



ATTACHMENTS

Ordinary Meeting of Council

Tuesday 27 June 2017

6.00pm

City of Albany Council Chambers

ORDINARY COUNCIL MEETING
ATTACHMENTS – 27/06/2017

TABLE OF CONTENTS

Attachment	Report No.	Description	Page No.
		Commercial, Community & Corporate Services	
	CCCS031	Financial Activity Statement - April 2017	1
	CCCS032	List of Accounts for Payment - May 2017	10
	CCCS033	Delegated Authority Reports	27
		Development & Infrastructure Services	
	DIS028	Ellen Cove Swimming Enclosure-Three Year Trial	32
	DIS029	Consideration of Adoption of Local Planning Scheme Amendment-Lot 1 Jason Road, Lot 476 Sibbald Road and Lot 1001 Lower King Road, Bayonet Head	63
	DIS030	Proposed Council Policy-Regulatory Compliance	204
	DIS031	Local Planning Scheme No. 1 Heritage List Procedure	213
	DIS033	Partnership Agreement-Regional Estuaries Initiative	225
	DIS034	Planning and Building Reports May 2017	252

City of Albany
MONTHLY FINANCIAL REPORT
For the Period Ended 30th April 2017

TABLE OF CONTENTS

Compliance Report

Statement of Financial Activity

Note 1 Major Variances

Note 2 Net Current Funding Position

Note 3 Cash and Investments

Note 3A Cash and Investments- Graphical Representation

Note 4 Receivables

Note 5 Capital Acquisitions

City of Albany
Compilation Report
For the Period Ended 30th April 2017

Report Purpose

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

Overview

No matters of significance are noted.

Statement of Financial Activity by reporting nature or type

Is presented on page 3 and shows a surplus For the Period Ended 30th April 2017 of \$18,965,850.

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

Preparation

Prepared by: P Martin
Reviewed by: D Olde
Date prepared: 20/05/2017

REPORT ITEM CCCS 031 REFERS

City of Albany
STATEMENT OF FINANCIAL ACTIVITY
 (Nature or Type)
 For the Period Ended 30th April 2017

	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(b)	
Note							
Operating Revenues		\$	\$	\$	\$	%	
Rate Revenue	34,118,692	34,233,692	34,128,897	34,202,560	73,663	0.2%	▲
Grants & Subsidies	4,559,247	4,849,377	3,842,847	4,000,850	158,003	3.9%	▲
Contributions, Donations & Reimbursements	504,935	1,139,438	1,108,180	1,183,603	75,423	6.4%	▲
Profit on Asset Disposal	108,584	108,584	79,590	50,243	(29,347)	(58.4%)	▲
Fees and Charges	16,401,086	16,557,379	15,021,912	15,588,373	566,461	3.6%	▲
Service Charges	0	0	0	0	0		
Interest Earnings	1,042,690	1,042,690	914,220	1,039,369	125,149	12.0%	▲
Other Revenue	370,960	1,009,001	937,091	979,296	42,205	4.3%	
Total	57,106,194	58,940,161	56,032,737	57,044,295	937,895		
Operating Expense							
Employee Costs	(25,036,655)	(25,037,655)	(20,485,026)	(20,261,119)	223,907	1.1%	▼
Materials and Contracts	(18,193,633)	(19,180,351)	(13,494,062)	(12,696,427)	797,635	6.3%	▼
Utilities Charges	(1,791,020)	(1,791,020)	(1,427,604)	(1,347,320)	80,284	6.0%	▼
Depreciation (Non-Current Assets)	(15,912,428)	(16,957,336)	(14,131,120)	(13,761,400)	369,720	2.7%	▼
Interest Expenses	(938,708)	(938,708)	(549,486)	(487,761)	61,725	12.7%	▼
Insurance Expenses	(820,550)	(820,550)	(794,845)	(755,805)	39,040	5.2%	▼
Loss on Asset Disposal	(48,372)	(48,372)	0	(864,421)	(864,421)	(100.0%)	▲
Other Expenditure	(2,494,649)	(2,782,707)	(2,269,234)	(2,100,201)	169,033	8.0%	▼
Less Allocated to Infrastructure	809,491	809,491	675,168	1,167,265	492,097	42.2%	▲
Total	(64,426,524)	(66,747,209)	(52,476,209)	(51,107,190)	1,369,019		
Contributions for the Development of Assets							
Grants & Subsidies	21,040,875	20,382,206	15,297,352	14,395,578	(901,774)	(6.3%)	▼
Contributions, Donations & Reimbursements	620,000	724,993	74,274	546,549	472,275	86.4%	▲
Net Operating Result	14,340,545	13,300,151	18,928,154	20,879,233	1,405,140		
Funding Balance Adjustment							
Add Back Depreciation	15,912,428	16,957,336	14,131,120	13,761,400	(369,720)	(2.7%)	▼
Adjust (Profit)/Loss on Asset Disposal	(60,212)	(60,212)	(79,590)	814,177	(893,767)	109.8%	
Movement From Current to Non-Current	0	0	0	0	0		
Add back Carrying Value of Investment Land	0	74,341	74,341	74,341	(0)		
Funds Demanded From Operations	30,192,761	30,271,616	33,054,025	35,529,151	2,475,126		
Capital Revenues							
Proceeds from Disposal of Assets	544,219	620,583	549,694	737,588	187,894	25.5%	▲
Total	544,219	620,583	549,694	737,588	187,894		
Acquisition of Fixed Assets							
Land and Buildings	(14,261,125)	(14,247,377)	(10,382,256)	(7,308,292)	3,073,964	42.1%	▼
Plant and Equipment	(2,858,500)	(2,906,500)	(1,514,749)	(1,664,900)	(150,151)	(9.0%)	▲
Furniture and Equipment	(647,028)	(647,028)	(457,247)	(84,395)	372,852	441.8%	▼
Infrastructure Assets - Roads	(7,446,182)	(7,006,750)	(4,562,344)	(3,631,103)	931,241	25.6%	▼
Infrastructure Assets - Other	(12,181,788)	(12,122,817)	(7,485,606)	(5,474,187)	2,011,419	36.7%	▼
Total	(37,394,623)	(36,930,472)	(24,402,202)	(18,162,877)	6,239,325		
Financing/Borrowing							
Debt Redemption	(2,018,571)	(2,018,571)	(1,230,684)	(1,123,240)	107,444	9.6%	▼
Loan Drawn Down	1,500,000	1,500,000	0	0	0		
Profit on Sale of Investments	0	0	0	0	0		
Self-Supporting Loan Principal	0	0	0	0	0		
Self Supporting Loan Issued	0	0	0	(92,880)			
Total	(518,571)	(518,571)	(1,230,684)	(1,216,120)	107,444		
Demand for Resources	(7,176,214)	(6,556,844)	7,970,833	16,887,742	9,009,789		
Restricted Funding Movements							
Opening Funding Surplus(Deficit)	1,725,566	2,075,384	2,075,384	2,078,108	2,724	0.1%	
Transfer to Reserves	(11,501,252)	(12,576,337)	0	0	0		
Transfer from Reserves	16,951,900	17,085,429	0	0	0		
Closing Funding Surplus(Deficit)	0	27,633	10,046,217	18,965,850	9,012,513		

City of Albany
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 30th April 2017

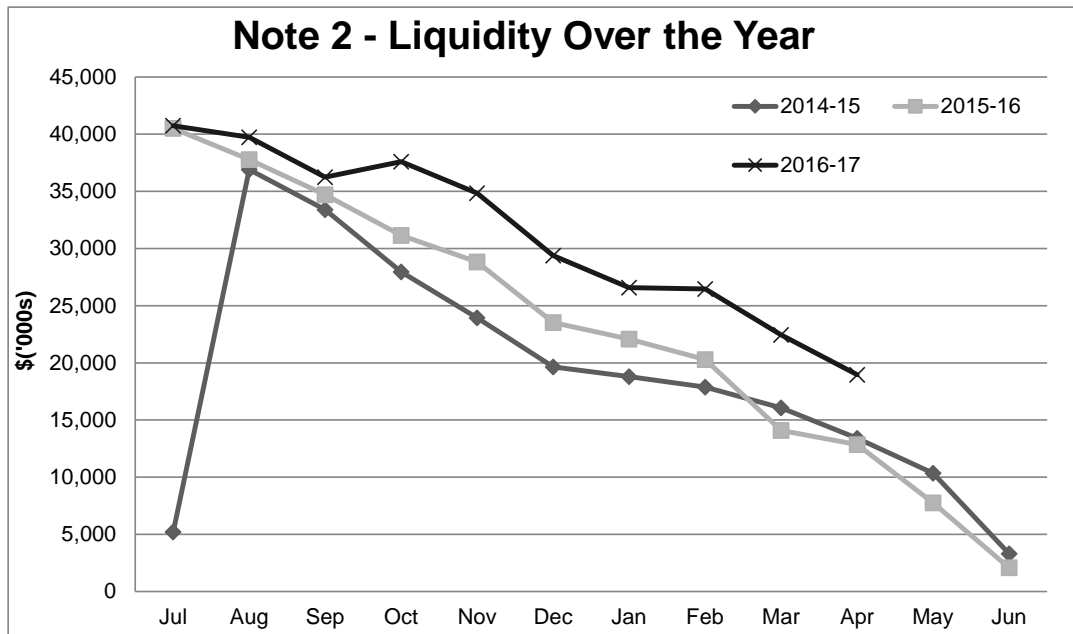
Note 1: EXPLANATION OF MATERIAL VARIANCES IN EXCESS OF \$50,000

	Var.	Var.	Timing/ Permanent	Explanation of Variance
	\$			
1.1 Operating Revenues				
Rate Revenue	73,663	▲	Timing	Interim rates over budget. Interim rates are raised when the valuation for a specific property changes during the year, generally after a significant change or improvement. Over the course of the year this may be to budget, as it is difficult to know the increases or decreases in valuations that will occur during the year.
Grants & Subsidies	158,003	▲	Permanent	Silversport grant received, not budgeted for.
Contributions, Donations & Reimbursements	75,423	▲	Permanent	After budget review items now allowed for, no one single major item. Sundry minor sponsorships, donations and insurance recovery.
Profit on Asset Disposal	(29,347)			No material variance.
Fees and Charges	566,461	▲	Timing	Airport landing fees ahead of budget - expect to be on or slightly over budget at year end. Waste fees at the refuse sites continue to be strong - expect to be on or over budget at year end. NAC retail store sales have exceeded yearly budget. Tip shop income exceeding total year budget. Total above variances \$465 000. Balance of variance spread across many areas, with no one significant item.
Interest Earnings	125,149	▲	Permanent	No one interest class. Small amounts over budget for instalment, penalty and investment interest. Interest on investment is budgeted conservatively due to the predicted low interest rates for the next year. Yearly budget almost met. Expect to exceed yearly budget.
Other Revenue	42,205			No material variance.
1.2 Operating Expense				
Employee Costs	223,907	▼	Timing	Expect to be to budget at year end, as year end accrual will see the variance be minimal.
Materials and Contracts	797,635	▼	Timing	Primarily timing delay in invoicing of waste and recyclable collection fees (\$256 000), anticipate this difference to continue until final June invoices are received. Operational materials and contracts budget for the two waste sites is significantly under budget. Expect to be under budget next year. 2017/18 budget allocation will be reduced. Otherwise, no one real significant area.
Utilities Charges	80,284	▼	Timing	Irregular billing cycle from utility companies.
Depreciation (Non-Current Assets)	369,720	▼	Permanent	Budget amendment put through in the mid-year budget review to allow for new infrastructure to begin to be depreciated. Timing delay in final completion of assets, and thus less depreciation to be allocated to the 2016/17 year.
Interest Expenses	61,725	▼	Timing	Timing difference for one loan repayment. Budgeted in April, actual paid early May.
Insurance Expenses	39,040			No material variance.
Loss on Asset Disposal	(864,421)	▲	Permanent	Non-cash loss. Accounting loss on sale of Chester Pass Rd lots, and loss on sale of Isuzu prime mover. Both of these assets had substantial non-cash income under 'revaluation increments' previously recorded, therefore the loss on sale is largely a reversal of these increases. For the Isuzu prime over, lower proceeds from sale due to quiet market, however, replacement asset cost approx. \$25 000 under budget.
Other Expenditure	169,033	▼	Timing	Payment to AAS in lieu of work for office in former Royals building renovation budgeted, not yet made (\$150 000). Per Special Council Meeting 29/11/2016, and noted in budget review.
Less Allocated to Infrastructure	492,097	▲	Timing	Reflects the recent focus on capital projects, and costing of employees to those projects.
1.3 Contributions for the Development of Assets				
Grants & Subsidies	(901,774)	▼	Timing	Primarily timing of budgeted receipt of roads and bridge grants, offset by actual receipt of DSR pool grant and CCTV grant, and other smaller capital grants.
Contributions, Donations & Reimbursements	472,275	▲	Permanent	Receipt of developer contribution, budgeted later in the year.
1.4 Funding Balance Adjustment				
Add Back Depreciation	(369,720)	▼	Permanent	Budget amendment put through in the mid-year budget review to allow for new infrastructure to begin to be depreciated. Time delay in final completion of assets, and thus less depreciation to be allocated to the 2016/17 year.
Adjust (Profit)/Loss on Asset Disposal	(893,767)		Permanent	Non-cash loss. Accounting loss on sale of Chester Pass Rd lots, and loss on sale of Isuzu prime mover. Both of these assets had substantial non-cash income under 'revaluation increments' previously recorded, therefore the loss on sale is largely a reversal of these increases. For the Isuzu prime over, lower proceeds from sale due to quiet market, however, replacement asset cost approx. \$25 000 under budget. Also includes the variance for the lower profit on sale to budget variance.
1.5 Capital Revenues				
Proceeds from Disposal of Assets	187,894	▲	Permanent	Sale of a block of land in the Cull Road subdivision, plus minor plant and equipment.
1.6 Acquisition of Fixed Assets				
Land and Buildings	3,073,964	▼	Timing	Awaiting final completion and invoicing for new Stadium. Expect a timing difference until June, possibly early in the new year, as final invoices and completion requirements are met.
Plant and Equipment	(150,151)	▲	Timing	DFES contributed asset - fire tanker - \$355 000, offset by underspend YTD in other areas of approx. \$200 000
Furniture and Equipment	372,852	▼	Timing	Delay in a number of smaller IT infrastructure purchases and projects
Infrastructure Assets - Roads	931,241	▼	Timing	Timing in the commencement of road projects. Large value of purchase orders issued, awaiting invoicing. All but 5 of 62 jobs have costs and/or purchase orders raised and allocated against them, so expected that budgeted amount will be close to actual.
Infrastructure Assets - Other	2,011,419	▼	Timing	Continuing timing difference on CPSP (non-building components), difference reducing as project reaches a conclusion (approx. \$700 000 in timing differences). Timing difference on the Albany Ag Society (AAS) construction (\$120 000 under budget YTD). Balance is various projects for drainage, footpaths, reserves and waste, most of which have commenced and partial costs allocated against them, waiting for project completion and final invoicing.
1.7 Financing/Borrowing				
Debt Redemption	107,444	▼	Timing	Will be to budget for the year.
Loan Drawn Down	0			No material variance.
1.8 Restricted Funding Movements				
Opening Funding Surplus(Deficit)	2,724			No material variance.
Transfer to Reserves	0			No material variance.
Transfer from Reserves	0			No material variance.

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th April 2017

Note 2: NET CURRENT FUNDING POSITION

		Positive=Surplus (Negative=Deficit)		
		2016-17		
Note	This Period	Last Period	Same Period Last Year	
	\$	\$	\$	
Current Assets				
Cash Unrestricted	16,948,952	20,148,726	10,575,919	
Cash Restricted	18,976,533	18,894,435	17,027,563	
Receivable - Rates and Rubbish	1,504,139	1,935,851	1,509,882	
Receivables - Other	4,018,259	4,296,676	4,920,742	
Investments - LG Unit Trust Shares	205,605	205,605	205,605	
Accrued Income	378,546	358,292	122,988	
Prepaid Expenses	51,479	51,479	21,895	
Investment Land	229,609	229,609	303,950	
Investment Loan	12,120	0	0	
Stock on Hand	643,724	640,804	869,096	
	42,968,967	46,761,477	35,557,641	
Less: Current Liabilities				
Payables	(1,908,206)	(2,456,125)	(2,199,437)	
Accrued Expenses	0	0	0	
Income in advance	(5,575)	(9,417)	(56,020)	
Provisions	(4,128,356)	(4,100,648)	(3,877,935)	
Retentions	(237,313)	(223,850)	(195,171)	
	(6,279,450)	(6,790,041)	(6,328,563)	
Add Back: Loans	924,636	924,636	805,700	
Less: Cash Restricted	(18,213,089)	(18,213,089)	(16,670,358)	
Unutilised - Loan	0	0	0	
Investment land	(229,609)	(229,609)	(303,950)	
Investments - LG Unit Trust Shares	(205,605)	(205,605)	(205,605)	
Net Current Funding Position	18,965,850	22,247,770	12,854,865	



Comments - Net Current Funding Position

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th April 2017

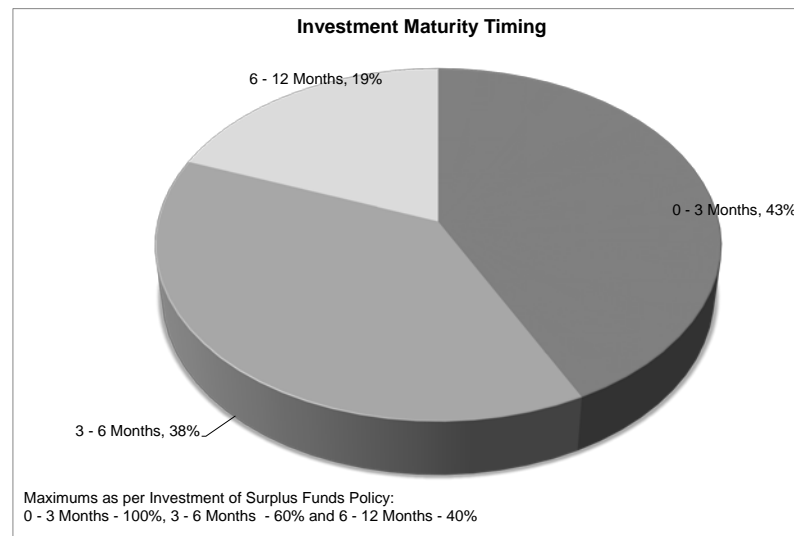
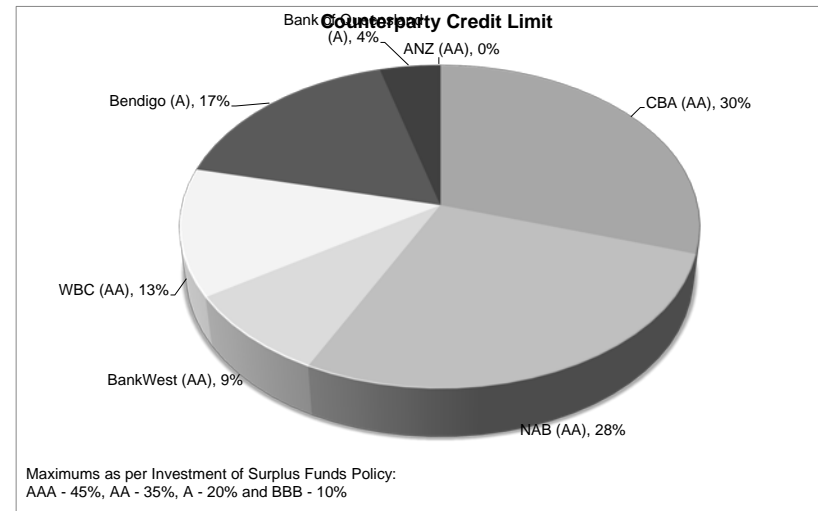
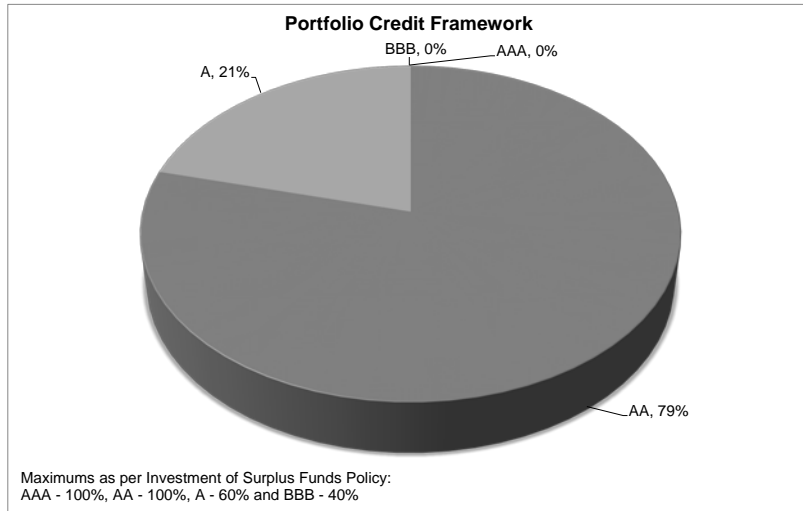
Note 3: CASH INVESTMENTS

Deposit Ref	Institution	Rating	Deposit Date	Term (Days)	Invested Interest rates	Amount Invested	Expected Interest	Amount Invested (Days)			Comparative rate		Budget v Actual				
								0 - 3 Months	3 - 6 Months	6 - 12 Months	Prior Month Interest Rate	Interest Rate at time of Report	Year to Date Budget	Year to Date Actual	Var.\$		
General Municipal																	
33822504	CBA	AA	16/02/2017	90	2.31%	2,000,000.00	11,392	2,000,000			2.58%	2.31%					
2242946	Bendigo	A	13/04/2017	61	2.20%	1,500,000.00	5,515	1,500,000			0.00%	2.20%					
10433324	NAB	AA	12/04/2017	62	2.32%	2,500,000.00	9,852	2,500,000			2.70%	2.32%					
10435766	NAB	AA	20/04/2017	60	2.32%	2,000,000.00	7,627	2,000,000			2.60%	2.32%					
10436990	NAB	AA	24/04/2017	60	2.32%	2,000,000.00	7,627	2,000,000			0.00%	2.32%					
					Subtotal	10,000,000	42,014	10,000,000	0	0					270,720	347,124	76,404.38
Restricted																	
4524027	Bankwest	AA	31/10/2016	182	2.55%	2,000,000	25,430		2,000,000		2.55%	2.55%					
430127	Bank of Queensland	A	28/11/2016	182	2.80%	1,000,000	13,962		1,000,000		3.00%	2.80%					
33822504	CBA	AA	3/03/2017	122	2.37%	2,000,000	15,843		2,000,000		2.70%	2.37%					
406578	Westpac	AA	10/04/2017	91	2.32%	3,000,000	17,352	3,000,000			2.60%	2.32%					
33822504	CBA	AA	28/04/2017	122	2.38%	3,000,000	23,865		3,000,000		2.58%	2.38%					
2247478	Bendigo	A	20/04/2017	183	2.50%	2,500,000	31,336		2,500,000		1.85%	2.50%					
					Subtotal	13,500,000	127,788	3,000,000	10,500,000	0					333,200	369,998	36,798.29
					Total Funds Invested	23,500,000	169,802	13,000,000	10,500,000	0					603,920	717,123	113,202.67

Comments/Notes - Cash Investments

City of Albany
 Monthly Investment Report
 For the Period Ended 30th April 2017

Note 3A: GRAPHICAL REPRESENTATION - CASH INVESTMENTS



City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th April 2017

Note 4: RECEIVABLES

Receivables - Rates and Refuse

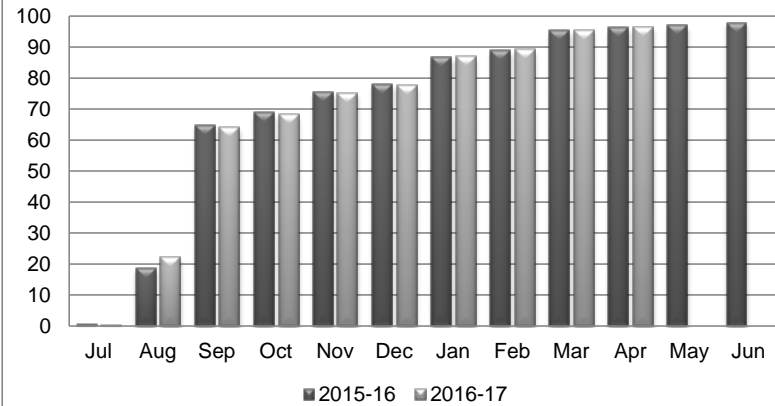
	Current 2016-17	Previous 2015-16	Total
	\$	\$	\$
Opening Arrears Previous Years		892,621	892,621
Rates Levied this year	34,202,560		34,202,560
Refuse Levied	5,869,781		5,869,781
ESL Levied	2,675,174		2,675,174
Other Charges Levied	426,848		426,848
Less Collections to date	(41,912,132)	(650,714)	(42,562,846)
Equals Current Outstanding	1,262,231	241,907	1,504,139
Total Rates & Charges Collectable			1,504,139
% Collected			96.59%

Receivables - General

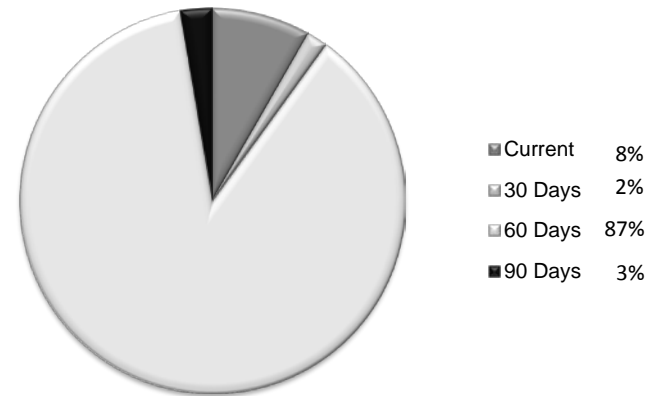
	Current	30 Days	60 Days	90 Days
	\$	\$	\$	\$
	316,402	66,722	3,342,839	101,381
Total Outstanding				3,827,343

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

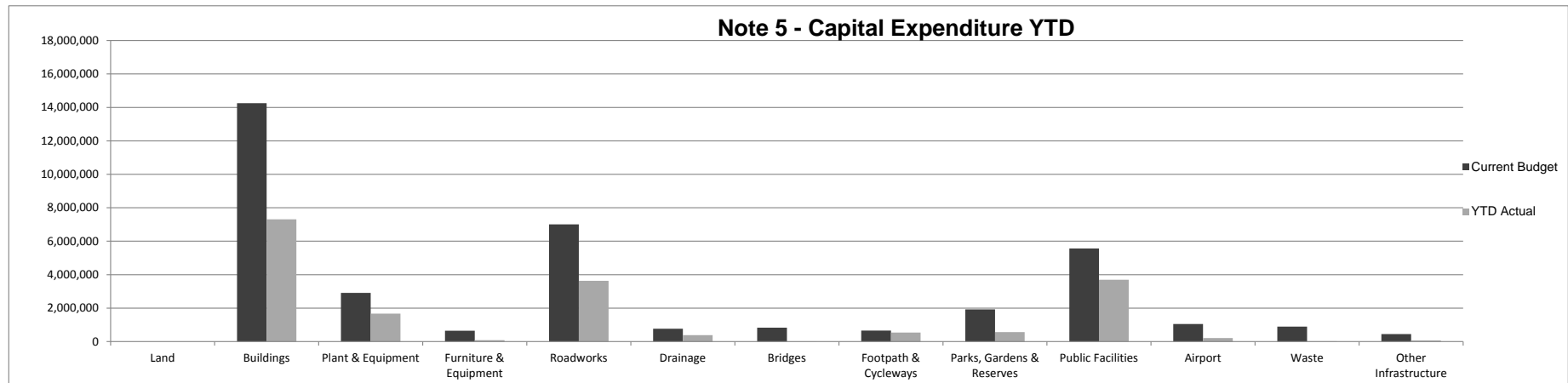
The 60 days overdue amount includes a grant of \$3.25 million that have since received.

City of Albany
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 30th April 2017

Note 5: CAPITAL ACQUISITIONS

Contributions Information					Summary Acquisitions	Original Budget	Current Budget	YTD Budget	Actual	Variance
Grants	Reserves	Borrowing	Restricted	Total						
\$	\$	\$		\$		\$			\$	\$
0	0	0	0	0	Property, Plant & Equipment					
1,327,500	770,000	1,000,000	0	3,097,500	Land	0	0	0	0	0
50,000	0	0	0	50,000	Buildings	14,261,125	14,247,377	10,382,256	7,308,292	(3,073,964) ▼
0	0	0	0	0	Plant & Equipment	2,858,500	2,906,500	1,514,749	1,664,900	150,151 ▲
					Furniture & Equipment	647,028	647,028	457,247	84,395	(372,852) ▼
					Infrastructure					
5,212,583	200,000	0	0	5,412,583	Roadworks	7,446,182	7,006,750	4,562,344	3,631,103	(931,241) ▼
0	175,000	0	0	175,000	Drainage	669,155	769,155	575,331	378,833	(196,498) ▼
825,000	0	0	0	825,000	Bridges	825,000	825,000	0	266	266 ▲
20,000	0	0	0	20,000	Footpath & Cycleways	664,932	652,474	594,426	536,224	(58,202) ▼
605,700	483,300	0	0	1,089,000	Parks, Gardens & Reserves	1,904,042	1,927,499	933,005	566,722	(366,283) ▼
13,035,092	467,820	500,000	0	14,002,912	Public Facilities	5,793,664	5,563,965	4,351,876	3,697,041	(654,835) ▼
0	0	0	0	0	Airport	1,070,000	1,049,010	532,321	210,689	(321,632) ▼
0	890,000	0	0	890,000	Waste	890,000	890,000	328,647	19,345	(309,302) ▼
0	0	0	0	0	Other Infrastructure	364,995	445,714	170,000	65,068	(104,932) ▼
21,075,875	2,986,120	1,500,000	0	25,561,995	Totals	37,394,623	36,930,472	24,402,202	18,162,876.84	(6,239,325)

Comments - Capital Acquisitions



TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

				Amount
31583	20/04/2017	ASIC	Remittance of Unclaimed Monies	\$ 64,633.08
Total				\$ 64,633.08

MASTERCARD TRANSACTIONS - APRIL 2017

Date		Description	Amount
26/04/2017	ROWE SCIENTIFIC	Material Supply - Specialised Cleaning Material - Desert Mounted Corps Memorial	\$ 962.50
30/03/2017	WOOLWORTHS ONLINE	Staff Recognition - Easter Eggs - COA Staff	\$ 975.44
30/03/2017	MANTRA HOTEL ST KILDA	Credit for Duplicate Payment - P Terry - Conference - Accommodation	-\$ 894.04
30/03/2017	REGIONAL EXPRESS	Flights - S Grimmer - IPN Meeting	\$ 399.67
11/04/2017	SLIMLINE WAREHOUSE	Material Supply - 2 x iPad Kiosks	\$ 347.79
12/04/2017	REGIONAL EXPRESS	Flights - A Catterall - CCTV Training	\$ 422.15
19/04/2017	EVENT & CONFERENCE	B Scott - Return to Work Training	\$ 654.68
19/04/2017	REGIONAL EXPRESS	Flights - D Olde - Finance Workshops	\$ 399.67
24/04/2017	SWIFTYPE	Website Monthly Fee	\$ 338.33
03/04/2017	REGIONAL EXPRESS	3 x Flights for FORM Representatives	\$ 1,199.03
30/03/2017	REGIONAL EXPRESS	Flights - S Reitsema - Cancelled - Credit Held	\$ 379.65
04/04/2017	PROPERTY PERSPECTIVE	Material Supply - Digital Height Measuring Apparatus	\$ 733.32
25/04/2017	AHA! CONSULTING	C Simpson - Training	\$ 935.00
04/04/2017	QANTAS AIRWAYS	Australian Tourism Exchange -Flights Perth to Sydney - T Dickson - Amazing South Coast	\$ 337.62
Various	SUNDRY < \$ 200.00		\$ 1,520.52
Total			\$ 8,711.33

PAYROLL 16/04/2017 - 15/05/2017

Date		Description	Amount
27/04/2017		COA - Salaries	\$ 615,023.12
28/04/2017		COA - Salaries	\$ 730.15
28/04/2017		COA - Salaries	\$ 828.62
28/04/2017		COA - Salaries	\$ 1,187.04
28/04/2017		COA - Salaries	\$ 709.89
4/05/2017		COA - Salaries	\$ 225.15
4/05/2017		COA - Salaries	\$ 798.10
11/05/2017		COA - Salaries	\$ 601,504.95
Total			\$ 1,221,007.02

REPORT ITEM CCCS 032 REFERS

Chq	Date	Name	Description	Amount
31565	11/05/2017	DEPARTMENT OF TRANSPORT	Vehicle Registration	\$ 434.15
31566	11/05/2017	TARGET AUSTRALIA PTY LTD	Material Supply - Local Stock for DCC	\$ 348.00
31567	11/05/2017	WATER CORPORATION	Water Charges	\$ 12,735.90
31568	11/05/2017	PETTY CASH	Petty Cash Reimbursement	\$ 430.35
31569	11/05/2017	PETTY CASH	Petty Cash Reimbursement	\$ 167.60
31570	11/05/2017	PETTY CASH	Petty Cash Reimbursement	\$ 374.80
31571	11/05/2017	PETTY CASH	Petty Cash Reimbursement	\$ 336.05
31572	11/05/2017	PETTY CASH	Petty Cash Reimbursement	\$ 191.25
31573	11/05/2017	PETTY CASH	Petty Cash Reimbursement	\$ 95.70
31574	11/05/2017	PIVOTEL SATELLITE PTY LIMITED	Satellite Phone Charges	\$ 124.00
31575	11/05/2017	SUSAN CAROL ANGIN	Labour Hire	\$ 800.00
31576	20/04/2017	THE HUNGER PROJECT RELIEF FUND	Pledge	\$ 3,000.00
31577	20/04/2017	DAMON ANNISON	Forts Store Merchandise	\$ 218.85
31578	20/04/2017	DEPARTMENT OF TRANSPORT	Vehicle Registration	\$ 383.15
31579	20/04/2017	PETTY CASH	Petty Cash Reimbursement	\$ 186.25
31580	20/04/2017	PETTY CASH	Petty Cash Reimbursement	\$ 180.00
31581	20/04/2017	TARGET AUSTRALIA PTY LTD	Material Supply - Quilt Set - DCC	\$ 138.00
31582	20/04/2017	WATER CORPORATION	Water Corporate Charges - COA Footpath Construction	\$ 11,996.01
31584	27/04/2017	AUSTRALIAN HISTORICAL ASSOCIATION	Membership Fee	\$ 170.00
31585	27/04/2017	DEPARTMENT OF TRANSPORT	Vehicle Registration	\$ 24.75
31586	27/04/2017	WATER CORPORATION	Water Charges	\$ 1,291.55
31587	01/05/2017	PETTY CASH	Umpire Payments	\$ 200.00
31588	11/05/2017	M MARCHMENT	Refund	\$ 55.00
31589	11/05/2017	RYAN AND CHENTELLE JONES	Crossover Subsidy	\$ 188.00
31590	11/05/2017	C.K. LEE SMASH REPAIR	Insurance Excess	\$ 400.00
31591	11/05/2017	G CROSS	Crossover Subsidy	\$ 164.44
31592	11/05/2017	J DAVIDSON	Crossover Subsidy	\$ 176.22
31953	11/05/2017	D BRETHERTON	Crossover Subsidy	\$ 199.77
Total				\$ 35,009.79

REPORT ITEM CCCS 032 REFERS

EFT	Date	Name	Description	Amount
EFT116114	20/04/2017	ABA SECURITY	Security Services	\$ 132.00
EFT116115	20/04/2017	AD CONTRACTORS PTY LTD	Equipment Hire	\$ 20,000.60
EFT116116	20/04/2017	AECOM AUSTRALIA PTY LTD	Business Case Preparation Support	\$ 16,775.00
EFT116117	20/04/2017	AFL SPORTSREADY LTD	Casual Staff/Apprentice Fees	\$ 2,411.55
EFT116118	20/04/2017	ALBANY PRINTERS	Printing	\$ 300.00
EFT116119	20/04/2017	ALBANY SWEEP CLEAN	Cleaning Services	\$ 2,933.00
EFT116120	20/04/2017	TRICOAST CIVIL	C16023 - Mueller Street Reconstruction	\$ 442,637.85
EFT116121	20/04/2017	ALBANY REFRIGERATION	Refrigeration & Air-conditioning Repairs & Maintenance	\$ 430.93
EFT116122	20/04/2017	ALBANY AUTO ONE	Material Supply - Seat Covers	\$ 178.00
EFT116123	20/04/2017	ALBANY SKIPS AND WASTE SERVICES PTY LTD	Rubbish Collection - Mercer Rd	\$ 480.00
EFT116124	20/04/2017	ALBANY OFFICE PRODUCTS DEPOT	Material Supply - Stationery	\$ 1,626.67
EFT116125	20/04/2017	ALBANY CITY CABS AND TRANSPORT	Taxi Fares	\$ 51.70
EFT116126	20/04/2017	ALBANY COMMUNITY ENVIRONMENT CENTRE INC	Sustainable Living Fair & Expo - Refreshments	\$ 115.00
EFT116127	20/04/2017	ALBANY DOMESTIC SERVICES	Cleaning Services	\$ 160.00
EFT116128	20/04/2017	ALBANY FORD & CHRYSLER JEEP	New Vehicle - Mitsubishi Pajero	\$ 27,693.40
EFT116129	20/04/2017	ALL EVENTS HIRE AND PRODUCTION	Equipment Hire	\$ 132.00
EFT116130	20/04/2017	AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance - Multiple Invoices (C14014)	\$ 15,787.90
EFT116131	20/04/2017	PAPERBARK MERCHANTS	Material Supply - Literature for Library	\$ 26.99
EFT116132	20/04/2017	APPLIED INTEGRITY SOLUTIONS	Professional Fees - Cyber Safety Training	\$ 3,600.00
EFT116133	20/04/2017	ATC WORK SMART	Casual Staff/Apprentice Fees	\$ 32,365.79
EFT116134	20/04/2017	AUSTRALIA'S SOUTH WEST	Advertising	\$ 435.60
EFT116135	20/04/2017	BARKERS TRENCHING SERVICES	Trenching North Rd Medians	\$ 550.00
EFT116136	20/04/2017	GEOFFREY BASTYAN	Multiple Invoices - Emu Point to Middleton Beach Project	\$ 5,207.74
EFT116137	20/04/2017	BATTERY WORLD	Material Supply - Batteries & UHF Radio	\$ 712.00
EFT116138	20/04/2017	BENARA NURSERIES	Material Supply - Plants	\$ 5,272.30
EFT116139	20/04/2017	BENNETTS BATTERIES	Material Supply - Batteries Part Payment	\$ 176.00
EFT116140	20/04/2017	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control	\$ 19,899.99
EFT116141	20/04/2017	BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire	\$ 514.80
EFT116142	20/04/2017	J. BLACKWOOD & SON PTY LTD	Material Supply - Various	\$ 893.15
EFT116143	20/04/2017	ALBANY PA AND LIGHTING	Material Supply - Speaker	\$ 185.00
EFT116144	20/04/2017	ALBANY BOBCAT SERVICES	Equipment Hire	\$ 3,062.13
EFT116145	16/03/2017	CONNECT TECHNOLOGY AUSTRALIA	Radio Adjustment - Mt Clarence	\$ 445.50
EFT116146	20/04/2017	BP BIRD PLUMBING & GAS	Plumbing Repairs & Maintenance	\$ 96.00
EFT116147	20/04/2017	BRANDNET PTY LTD T/AS MILITARY SHOP	Forts Store Merchandise	\$ 3,330.28
EFT116148	20/04/2017	BROCKS	Material Supply - Tiles, Grout & Adhesive	\$ 220.91
EFT116149	20/04/2017	HEAD TO TAIL PETS	Material Supply - Aquarium Lights	\$ 77.10
EFT116150	20/04/2017	BUNNINGS GROUP LIMITED	Material Supply - Hardware Items	\$ 699.52
EFT116151	20/04/2017	C&C MACHINERY CENTRE	Material Supply - Machinery Parts	\$ 161.80
EFT116152	20/04/2017	CALTEX AUSTRALIA PETROLEUM PTY LTD	Fuel Supply	\$ 11,764.25
EFT116153	20/04/2017	J & S CASTLEHOW ELECTRICAL SERVICES	C16006 - Sports Field Lighting & Power Installation - CPSP	\$ 43,581.60
EFT116154	20/04/2017	CATALYSE RESEARCH & STRATEGY	Community Perception Survey	\$ 6,008.20
EFT116155	20/04/2017	B CHAPMAN	Rates Refund	\$ 629.31
EFT116156	20/04/2017	CLEANAWAY PTY LIMITED	Rubbish Removal Contract March 2017	\$ 259,246.02
EFT116157	20/04/2017	COATES HIRE OPERATIONS PTY LIMITED	Equipment Hire	\$ 1,123.65
EFT116158	20/04/2017	COFFEE TO GO	Sustainable Living Fair & Expo - Refreshments	\$ 120.00
EFT116159	20/04/2017	EVELYN COLLIN	Grant Writing Service	\$ 4,120.00
EFT116160	20/04/2017	CONSTRUCTION EQUIPMENT AUSTRALIA	Supply Front Wiper Assembly	\$ 269.85
EFT116161	20/04/2017	COURIER AUSTRALIA	Freight Fees	\$ 180.91
EFT116162	20/04/2017	HOLCIM (AUSTRALIA) PTY LTD	Material Supply - Concrete	\$ 2,780.58
EFT116163	20/04/2017	DEFIBTECH	Material Supply - First Aid Supplies	\$ 2,824.75
EFT116164	20/04/2017	DE JONGE MECHANICAL REPAIRS	Vehicle Service	\$ 90.00
EFT116165	20/04/2017	CGS QUALITY CLEANING	Cleaning Services (C14036)	\$ 43,017.74
EFT116166	20/04/2017	LANDGATE - PROPERTY & VALUATIONS	Title Searches - GRC Interim Values	\$ 2,877.62

REPORT ITEM CCCS 032 REFERS

EFT116167	20/04/2017 DEPARTMENT OF PARKS AND WILDLIFE	Local Park Passes - Visitors Centre	\$ 2,772.00
EFT116168	20/04/2017 DESIGNER DIRT P/L	Forts Store Merchandise	\$ 226.80
EFT116169	20/04/2017 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Material Supply - Cleaning Product	\$ 268.10
EFT116170	20/04/2017 DOG ROCK MOTEL	NAC Advisory Committee - Accommodation & Meals	\$ 583.15
EFT116171	20/04/2017 DOMINO'S PIZZA ALBANY	Catering	\$ 148.01
EFT116172	20/04/2017 DYLAN'S ON THE TERRACE	Catering	\$ 1,151.70
EFT116173	20/04/2017 ALBANY ELITE EARTHMOVING AND DRAINAGE	Equipment Hire	\$ 2,618.00
EFT116174	20/04/2017 FARMERS CENTRE (1978) PTY LTD	Material Supply - Vehicle Parts	\$ 288.46
EFT116175	20/04/2017 THE FIXUPPERY	Cleaning Services	\$ 166.00
EFT116176	20/04/2017 FOUNDATION ELECTRICAL PTY LTD	Material Supply - Float Level Switches	\$ 375.70
EFT116177	20/04/2017 GLASS SUPPLIERS	Supply & Reglaze Windows	\$ 62.35
EFT116178	20/04/2017 GLOBAL INTEGRATED SOLUTIONS LIMITED	CMX System	\$ 198.00
EFT116179	20/04/2017 GOLDEN WEST NETWORK PTY LTD	Advertising	\$ 2,154.90
EFT116180	20/04/2017 SOUTH REGIONAL TAFE	Staff Training - Certificate III & IV Horticulture	\$ 19,776.02
EFT116181	20/04/2017 GREEN SKILLS INCORPORATED	Reserves Maintenance - Cheyne's Beach	\$ 1,894.75
EFT116182	20/04/2017 GSP WORKFORCE	Gardening Services	\$ 199.50
EFT116183	20/04/2017 GREAT SOUTHERN SUPPLIES	Cleaning Products	\$ 1,649.68
EFT116184	20/04/2017 GREENMAN TRADING COMPANY	Tree Pruning & Removal Services	\$ 1,980.00
EFT116185	20/04/2017 KATHY GRIFFITHS	Visitors Centre Merchandise	\$ 651.50
EFT116186	20/04/2017 GSM AUTO ELECTRICAL	Replace Switch	\$ 110.15
EFT116187	20/04/2017 BELLE HARVEY	Drug Aware Professional Music Skills Workshop	\$ 2,250.00
EFT116188	20/04/2017 HAVOC BUILDERS PTY LTD	Albany Heritage Park - Married Quarters Refit	\$ 8,760.29
EFT116189	20/04/2017 HBF HEALTH LIMITED	Occupational Health & Safety	\$ 859.00
EFT116190	20/04/2017 STEPHEN DONALD HOPPER	Consultancy - Albany Regional Botanic Gardens Proposal	\$ 2,625.00
EFT116191	20/04/2017 H AND H ARCHITECTS	Design Services - Albany Tourism And Information Hub	\$ 22,044.00
EFT116192	20/04/2017 IDENTITY CREATIVE	Advertising	\$ 143.00
EFT116193	20/04/2017 STATEWIDE RACKING & STORAGE SOLUTIONS	Material Supply - Signage	\$ 963.75
EFT116194	20/04/2017 ALBANY MAPPING AND SURVEYING SERVICES	Surveying Services	\$ 214.50
EFT116195	20/04/2017 JOHN KINNEAR AND ASSOCIATES	Surveying Services	\$ 1,036.75
EFT116196	20/04/2017 KANDOO WINDSCREENS	Material Supply- Windscreen & Moulding	\$ 539.00
EFT116197	20/04/2017 KESTON TECHNOLOGIES PTY LTD	Professional Services - Building Better Regions Fund	\$ 5,940.00
EFT116198	20/04/2017 KLB SYSTEMS	Material Supply - IT Equipment	\$ 3,036.00
EFT116199	20/04/2017 KOSTER'S STEEL CONSTRUCTION PTY LTD	Material Supply - Fabricated Brackets	\$ 3,047.00
EFT116200	20/04/2017 LEASE CHOICE	Monthly Lease Photocopiers Ricoh	\$ 1,246.83
EFT116201	20/04/2017 LET'S PARTY HIRE	Equipment Hire	\$ 220.00
EFT116202	20/04/2017 LINEMARKING WA PTY LTD	Line Marking & Wheel Stops - CPSP	\$ 8,950.00
EFT116203	20/04/2017 LITTLE GROVE GENERAL STORE	Catering	\$ 77.80
EFT116204	20/04/2017 LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Professional Development Conference 2017	\$ 41.50
EFT116205	20/04/2017 LOCHNESS LANDSCAPE SERVICES	Verge Mowing March 2017	\$ 17,053.00
EFT116206	20/04/2017 M & A STEEL FABRICATION	Material Supply - Bike Stand	\$ 242.00
EFT116207	20/04/2017 ALBANY CITY MOTORS	Material Supply - Vehicle Parts	\$ 59.04
EFT116208	20/04/2017 MIDALIA STEEL PTY LTD	Material Supply - Steel	\$ 190.89
EFT116209	20/04/2017 AIRPORT SECURITY PTY LTD	Aviation Security ID Card's	\$ 220.00
EFT116210	20/04/2017 MODERN TEACHING AIDS PTY LTD	Day Care Materials	\$ 273.24
EFT116211	20/04/2017 MOUNT ROMANCE AUSTRALIA PTY LTD	Material Supply - Hygiene Products	\$ 179.70
EFT116212	20/04/2017 NURRUNGA COMMUNICATIONS	Radio Repairs & Maintenance	\$ 363.00
EFT116213	20/04/2017 MULE CREATIVE	Videography Services - Grant Applications	\$ 1,840.00
EFT116214	20/04/2017 NEVILLES HARDWARE & BUILDING SUPPLIES	Material Supply - Quick Joint Adhesive	\$ 117.35
EFT116215	20/04/2017 NLC PTY LTD	Novated Lease And Associated Costs	\$ 1,351.30
EFT116216	20/04/2017 E NOLAN	Refund	\$ 139.40
EFT116217	20/04/2017 OCS SERVICES PTY LTD	Cleaning Services	\$ 3,946.51
EFT116218	20/04/2017 OFFICEWORKS SUPERSTORES PTY LTD	Material Supply - Stationery	\$ 886.00
EFT116219	20/04/2017 OKEEFE'S PAINTS	Material Supply - Paint	\$ 2,519.99
EFT116220	20/04/2017 D OLDE	Staff Reimbursement	\$ 447.00
EFT116221	20/04/2017 IXOM	Chlorine Supplies	\$ 348.50

REPORT ITEM CCCS 032 REFERS

EFT116222	20/04/2017 PENROSE PROFESSIONAL LAWNCARE	Mowing Services	\$ 264.00
EFT116223	20/04/2017 AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LIMITED	Licence Fees	\$ 1,853.31
EFT116224	20/04/2017 CLEANFLOW ENVIRONMENTAL SOLUTIONS	Provision Of Stormwater Inspection Services	\$ 2,473.90
EFT116225	20/04/2017 PERTH SAFETY PRODUCTS PTY LTD	Material Supply - Signage	\$ 1,650.00
EFT116226	20/04/2017 ALBANY POLICE AND CITIZENS YOUTH CLUB	Bus Driver Youth Week 2017	\$ 470.00
EFT116227	20/04/2017 PRINTSYNC BUSINESS SOLUTIONS	Photocopier Charges	\$ 14.50
EFT116228	20/04/2017 REECE PTY LTD	Supply Drainage Products - Centennial Oval Field T	\$ 1,167.20
EFT116229	20/04/2017 RICOH	Photocopier Charges - B & W - Colour	\$ 12,664.64
EFT116230	20/04/2017 HAZEL ROOME - SOUTH COAST COUNSELLING SERVICES	Professional Services - EAP	\$ 125.00
EFT116231	20/04/2017 SEASHORE ENGINEERING PTY LTD	Consultant Services - C015_15	\$ 8,162.00
EFT116232	20/04/2017 G & L SHEETMETAL	Material Supply - Flashing & Pressing	\$ 1,119.25
EFT116233	20/04/2017 SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	\$ 5,650.75
EFT116234	20/04/2017 SMITHS ALUMINIUM AND 4WD CENTRE	Fabricate New Stainless Steel Handrail	\$ 586.00
EFT116235	20/04/2017 SOIL SOLUTIONS PTY LTD	Bulk Green Waste	\$ 29,448.10
EFT116236	20/04/2017 SOUTHERN TOOL AND FASTENER CO	Material Supply - Tools & Hardware	\$ 654.97
EFT116237	20/04/2017 SOUTHCOAST SECURITY SERVICE	Security Services March 2017	\$ 23,626.12
EFT116238	20/04/2017 SOUTH METROPOLITAN TAFE	Staff Training	\$ 393.92
EFT116239	20/04/2017 SOUTHERN CROSS AUSTEREO PTY LTD	Advertising	\$ 633.60
EFT116240	20/04/2017 SPM ASSETS PTY LTD	SPM Assets Subscription May - July 2017	\$ 3,960.00
EFT116241	20/04/2017 STAR SALES AND SERVICE	Material Supply - Speed Feed Cap	\$ 13.00
EFT116242	20/04/2017 STATEWIDE BUILDING CERTIFICATION WA	New Air Lock Entry - Design Compliance	\$ 495.00
EFT116243	20/04/2017 SUBWAY	Catering	\$ 180.00
EFT116244	20/04/2017 SUMMERS CONSULTING	Professional Services - Mosquito Monitoring	\$ 5,118.00
EFT116245	20/04/2017 SUNNY INDUSTRIAL BRUSHWARE	Material Supply - Street Sweeper Components	\$ 720.50
EFT116246	20/04/2017 ALBANY LOCK SERVICE	Material Supply - Locks	\$ 819.00
EFT116247	20/04/2017 T & C SUPPLIES	Material Supply - Multiple Invoices	\$ 733.90
EFT116248	20/04/2017 T-QUIP	Material Supply - Vehicle Parts	\$ 415.90
EFT116250	20/04/2017 TECTONICS CONSTRUCTION GROUP PTY LTD	Construction Services - Albany Tourism & Information Hub	\$ 55,697.39
EFT116251	20/04/2017 THE RACEWARS GROUP	Racewars Traffic Management Plan & Security Services Night Shift	\$ 4,025.43
EFT116252	20/04/2017 THINKWATER ALBANY	Irrigation Supplies	\$ 1,867.50
EFT116253	20/04/2017 TIM WATERS DESIGN	Graphic Design	\$ 550.00
EFT116254	20/04/2017 TWILIGHT DREAMS	Fitness Instruction	\$ 900.00
EFT116255	20/04/2017 ALBANY TYREPOWER	Supply & Fit - Tyres	\$ 123.00
EFT116256	20/04/2017 JL JAMES-WALLACE	Refund	\$ 125.10
EFT116257	20/04/2017 ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	\$ 3,355.66
EFT116258	20/04/2017 WESTRAC EQUIPMENT PTY LTD	Material Supply - Vehicle Parts	\$ 124.42
EFT116259	20/04/2017 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Training - Integrated Strategic Planning	\$ 50.00
EFT116260	20/04/2017 WESTERBERG MARINE	Repairs & Maintenance - FVC	\$ 1,250.00
EFT116261	20/04/2017 WESTSHRED DOCUMENT DISPOSAL	Document Disposal	\$ 387.20
EFT116262	20/04/2017 HOLIDAY GUIDE PTY LTD	Bookings Marketing Fee March 2017	\$ 547.05
EFT116263	20/04/2017 WHITFIELD ESTATE & PAWPRINT CHOCOLATE	Forts Store Merchandise	\$ 95.70
EFT116264	20/04/2017 CECILE WILLIAMS	School Holiday Program	\$ 333.00
EFT116265	20/04/2017 WIRTGEN GROUP AUSTRALIA	Plant Parts And Repairs	\$ 623.96
EFT116266	20/04/2017 WOOD AND GRIEVE ENGINEERS	Multiple Invoices - Fire Hydrant Plan & Specification	\$ 10,903.75
EFT116267	20/04/2017 XLI	International Air Freight	\$ 508.00
EFT116268	20/04/2017 ZENITH LAUNDRY	Laundry Services/Hire	\$ 21.36
EFT116269	27/04/2017 ACORN TREES AND STUMPS	Fire Break Management	\$ 8,461.75
EFT116270	27/04/2017 AD CONTRACTORS PTY LTD	Material Supply - Emulsion	\$ 4,242.70
EFT116271	27/04/2017 ALBANY FARM TREE NURSERY	Material Supply - Growing Tubes	\$ 160.85
EFT116272	27/04/2017 ALBANY TRUCK AND CAR HIRE	Equipment Hire	\$ 360.00
EFT116273	27/04/2017 ALBANY V-BELT AND RUBBER	Material Supply - Vehicle Parts	\$ 2,528.22
EFT116274	27/04/2017 ALBANY ATHLETICS GROUP INCORPORATED	Sub-Lease Rent	\$ 1,000.00
EFT116275	27/04/2017 ALBANY LANDSCAPE SUPPLIES	Material Supply - Triple C	\$ 73.50
EFT116276	27/04/2017 ALBANY OFFICE PRODUCTS DEPOT	Material Supply - Stationery	\$ 1,072.16
EFT116277	27/04/2017 ALBANY INSULATION	Material Supply - Insulation	\$ 425.40

REPORT ITEM CCCS 032 REFERS

EFT116278	27/04/2017 ALBANY QUALITY LAWNMOWING	Lawn Mowing Service	\$	110.00
EFT116279	27/04/2017 ALBANY LEGAL PTY LTD	Professional Services	\$	1,242.45
EFT116280	27/04/2017 ALBANY IRRIGATION & DRILLING	Services - Bore Drilling	\$	3,950.00
EFT116281	27/04/2017 ALINTA	Gas Charges	\$	434.70
EFT116282	27/04/2017 ALL EVENTS HIRE AND PRODUCTION	Equipment Hire	\$	982.00
EFT116283	27/04/2017 AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance - Multiple Invoices (C14014)	\$	4,666.00
EFT116284	27/04/2017 PAPERBARK MERCHANTS	Material Supply - Literature for Library	\$	1,785.11
EFT116285	27/04/2017 ARDESS NURSERY	Material Supply - Plants	\$	318.65
EFT116286	27/04/2017 ARTHRITIS FOUNDATION OF WA	Silversport Program 2017	\$	2,400.00
EFT116287	27/04/2017 ATC WORK SMART	Casual Staff/Apprentice Fees	\$	8,645.55
EFT116288	27/04/2017 F45 ALBANY - AUSTARI PTY LTD	Equipment Hire - Body Scanner	\$	3,025.00
EFT116289	27/04/2017 BENNETTS BATTERIES	Material Supply - Engine Oil	\$	836.00
EFT116290	27/04/2017 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control	\$	9,852.49
EFT116291	27/04/2017 BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire	\$	242.00
EFT116292	27/04/2017 J. BLACKWOOD & SON PTY LTD	Material Supply - Various	\$	836.88
EFT116293	27/04/2017 ALBANY BOBCAT SERVICES	Equipment Hire	\$	233.75
EFT116294	27/04/2017 COLIN BRINHAM FENCING & RETAINING WALLS	Supply & Installation - Fencing	\$	4,400.00
EFT116295	27/04/2017 BUNNINGS GROUP LIMITED	Material Supply - Welding Gloves	\$	25.50
EFT116296	27/04/2017 CALTEX AUSTRALIA PETROLEUM PTY LTD	Litres Diesel Fuel	\$	9,534.90
EFT116297	27/04/2017 CAMLYN SPRINGS	Water Container Refills March 2017	\$	1,855.00
EFT116298	27/04/2017 J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Repairs/Maintenance	\$	1,019.61
EFT116299	27/04/2017 CENTIGRADE SERVICES	Repairs & Maintenance - HVAC	\$	465.06
EFT116300	27/04/2017 CLEANAWAY PTY LIMITED	Rubbish Removal Contract March	\$	2,449.80
EFT116301	27/04/2017 COLES SUPERMARKETS AUSTRALIA PTY LTD	Cleaning Products	\$	47.70
EFT116302	27/04/2017 ALBANY SIGNS	Material Supply - Signage	\$	1,435.50
EFT116303	27/04/2017 DOWNER EDI WORKS PTY LTD	Repairs & Maintenance - Roads	\$	1,920.13
EFT116304	27/04/2017 AL CURNOW HYDRAULICS	Material Supply - Vehicle Parts	\$	10.60
EFT116305	27/04/2017 DEAN SHEKELL KITCHENS	Material Supply - Primed Plywood	\$	418.00
EFT116306	27/04/2017 DE LAGE LANDEN PTY LIMITED	Monthly Rental	\$	6,319.50
EFT116307	27/04/2017 LANDGATE - PROPERTY & VALUATIONS	Title Searches	\$	347.90
EFT116308	27/04/2017 DEPARTMENT OF PARKS AND WILDLIFE	Local Park Passes - Visitors Centre	\$	1,960.20
EFT116309	27/04/2017 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Sanitary Services Provided - March 2017 (Contract Q16024)	\$	1,575.66
EFT116310	27/04/2017 CAROLYN DOWLING	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50
EFT116311	27/04/2017 DYLAN ON THE TERRACE	Catering	\$	410.00
EFT116312	27/04/2017 ENVIRO PIPES PTY LTD	Material Supply - Corrugated Pipe	\$	948.20
EFT116313	27/04/2017 E-STRALIAN PTY LTD	Weekly E-Bike Lease	\$	182.18
EFT116314	27/04/2017 E EVANS	Staff Reimbursement	\$	24.50
EFT116315	27/04/2017 EVERTRANS	Vehicle Repairs	\$	200.00
EFT116316	27/04/2017 EVTA GROUP PTY LTD	Fire Co Radio Mast	\$	2,898.50
EFT116317	27/04/2017 EYERITE SIGNS - WP & KA WATSON FAMILY TRUST	Marking Of Roller Derby Lines	\$	3,926.34
EFT116318	27/04/2017 FOXTEL MANAGEMENT PTY LTD	Business Package Subscription 20/03 - 19/04	\$	420.00
EFT116319	27/04/2017 GLASS SUPPLIERS	Sea Container - Replacement Window	\$	1,535.65
EFT116320	27/04/2017 ALISON GOODE	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50
EFT116321	27/04/2017 GREEN SKILLS INCORPORATED	Reserves Maintenance - Cosy Corner	\$	1,794.82
EFT116322	27/04/2017 GREAT SOUTHERN PEST & WEED CONTROL	Pest & Weed Controls	\$	148.50
EFT116323	27/04/2017 SOUTHERN SHARPENING SERVICES	Fire Panel Testing & Thermal Fire Detector Replacement	\$	715.00
EFT116324	27/04/2017 GSP WORKFORCE	Lotteries House Gardening	\$	217.50
EFT116325	27/04/2017 GREAT SOUTHERN SUPPLIES	Forts - Purchase Of Toilet Paper & Hand Towels	\$	808.77
EFT116326	27/04/2017 GREAT SOUTHERN BEARINGS	Material Supply - Machinery Parts	\$	18.61
EFT116327	27/04/2017 GREAT SOUTHERN LIQUID WASTE	Septic Tank Service	\$	2,055.20
EFT116328	27/04/2017 S GRIMMER	Staff Reimbursement	\$	99.19
EFT116329	27/04/2017 RAY HAMMOND	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50
EFT116330	27/04/2017 BILL HOLLINGWORTH	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50
EFT116331	27/04/2017 THE HONEY SHOP	Forts Store Merchandise	\$	364.00
EFT116332	27/04/2017 H AND H ARCHITECTS	Design Services - Albany Tourism & Information Hub	\$	10,764.00

REPORT ITEM CCCS 032 REFERS

EFT116333	27/04/2017 HHG LEGAL GROUP	Professional Services	\$	11,347.27
EFT116334	27/04/2017 ICKY FINKS WAREHOUSE SALES	Art Supplies	\$	124.62
EFT116335	27/04/2017 IN-SWING AUSTRALIA PTY LTD	Catering - COA Staff Function	\$	255.00
EFT116336	27/04/2017 JUST SEW EMBROIDERY	Staff Uniforms	\$	371.80
EFT116337	27/04/2017 KMART ALBANY	CPSP Meeting Room Supplies	\$	258.00
EFT116338	27/04/2017 KOSTER'S OUTDOOR PTY LTD	Supply & Install - Roller Door	\$	1,971.00
EFT116339	27/04/2017 LATRO LAWYERS	Professional Services	\$	3,087.90
EFT116340	27/04/2017 DAVID LEECH	Forts Store Merchandise	\$	400.00
EFT116341	27/04/2017 AUS LOCALS PTY LTD TRADING AS THE LOCALS	Visitors Centre Merchandise	\$	347.13
EFT116342	27/04/2017 LORLAINE DISTRIBUTORS PTY LTD	Material Supply - Gloves	\$	69.90
EFT116343	27/04/2017 M & A STEEL FABRICATION	Fabricate of Bolts - Goal Posts	\$	473.00
EFT116344	27/04/2017 M AND B SALES PTY LTD	Material Supply - Timber	\$	27.69
EFT116345	27/04/2017 ALBANY CITY MOTORS	Material Supply - Vehicles Parts	\$	222.37
EFT116346	27/04/2017 MARWICK BROTHERS MEDIA	Design Services	\$	3,700.00
EFT116347	27/04/2017 MCKAILS GENERAL STORE	Catering	\$	285.86
EFT116348	27/04/2017 MIDALIA STEEL PTY LTD	Steel Supplies	\$	165.00
EFT116349	27/04/2017 MJB INDUSTRIES PTY LTD	Material Supply - Concrete Components - Multiple Invoices	\$	18,254.57
EFT116350	27/04/2017 ANTHONY MOIR	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50
EFT116351	27/04/2017 MOUNT ROMANCE AUSTRALIA PTY LTD	Forts Store Merchandise	\$	1,565.88
EFT116352	27/04/2017 NURRUNGA COMMUNICATIONS	Equipment Hire	\$	1,016.72
EFT116353	27/04/2017 MULE CREATIVE	Amazing South Coast - Splash Page - Create Concepts	\$	2,260.00
EFT116354	27/04/2017 PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	Material Supply - Concrete Liners	\$	392.70
EFT116355	27/04/2017 ALBANY NEWS DELIVERY	News Paper Deliveries	\$	25.04
EFT116356	27/04/2017 KOMATSU AUSTRALIA PTY LTD	Purchase Of Machinery Parts	\$	173.78
EFT116357	27/04/2017 OFFICEWORKS SUPERSTORES PTY LTD	IT Parts	\$	39.88
EFT116358	27/04/2017 ORIGIN ENERGY	LPG Gas Delivery	\$	11,609.95
EFT116359	27/04/2017 OYSTER HARBOUR LANDSCAPE SUPPLIES	Tree Maintenance Services	\$	2,340.00
EFT116360	27/04/2017 PERTH SAFETY PRODUCTS PTY LTD	Material Supply - Signage	\$	698.50
EFT116361	27/04/2017 PORTNER PRESS PTY LTD	Employment Law Update	\$	97.00
EFT116362	27/04/2017 JANELLE PRICE	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50
EFT116363	27/04/2017 PROTON PROMOTIONAL ADVERTISING PTY LTD	Material Supply - Amazing Albany Bags	\$	2,469.50
EFT116364	27/04/2017 PUBLIC LIBRARIES AUSTRALIA LTD	PLA E-Connect April Subscription	\$	209.55
EFT116365	27/04/2017 QUICK SHOT COFFEE	Supply Coffee	\$	34.00
EFT116366	27/04/2017 BG, E AND KE RUSS	Supply & Deliver - Top Soil	\$	825.00
EFT116367	27/04/2017 ALBANY SCAFFOLD HIRE	Scaffold Hire - Albany Heritage Park - Married Quarters Refit	\$	2,396.33
EFT116368	27/04/2017 JOHN SHANHUN	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50
EFT116369	27/04/2017 SE SHAW	Staff Reimbursement	\$	370.09
EFT116370	27/04/2017 SKETCHY INK	Equipment Hire	\$	1,000.00
EFT116371	27/04/2017 SKIPPER TRANSPORT PARTS	Vehicle Parts	\$	529.02
EFT116372	27/04/2017 SANDIE SMITH	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50
EFT116373	27/04/2017 SOIL SOLUTIONS PTY LTD	Material Supply - Soil	\$	567.00
EFT116374	27/04/2017 SOUTHERN TOOL AND FASTENER CO	Material Supply - Tools	\$	720.00
EFT116375	27/04/2017 GARY OWEN SPENCE	Lawn Mowing & Maintenance - April 2017	\$	115.00
EFT116376	27/04/2017 STAR SALES AND SERVICE	Material Supply - Harness	\$	127.20
EFT116377	27/04/2017 STATEWIDE BEARINGS	Vehicle Parts	\$	6.05
EFT116378	27/04/2017 GREGORY BRIAN STOCKS	Deputy Mayoral Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	4,760.83
EFT116379	27/04/2017 SUBWAY	Catering	\$	140.00
EFT116380	27/04/2017 ALBANY LOCK SERVICE	Material Supply - Locks	\$	1,356.10
EFT116381	27/04/2017 ROBERT SUTTON	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50
EFT116382	27/04/2017 SYNERGY	Electricity Supplies 21/3/17 - 17/4/17- 52 Barker Road Centennial Park	\$	30,885.90
EFT116383	27/04/2017 T & C SUPPLIES	Material Supply - Tools/Building Components - Multiple Invoices	\$	1,063.29
EFT116384	27/04/2017 T & C SUPPLIES	Material Supply - Hardware	\$	134.77
EFT116385	27/04/2017 T-QUIP	Material Supply - Vehicle Parts	\$	40.15
EFT116386	27/04/2017 TELFORD INDUSTRIES	Material Supply - Pool Test Tablets	\$	836.00
EFT116387	27/04/2017 PAUL TERRY	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50

REPORT ITEM CCCS 032 REFERS

EFT116388	27/04/2017 CENTAMAN SYSTEMS PTY LTD	ALAC Centaman Upgrade Including Business Analysis	\$	8,745.00
EFT116389	27/04/2017 TRUCKLINE	Vehicle Parts	\$	52.80
EFT116390	27/04/2017 ALBANY TURF FARM	Material Supply - Turf	\$	495.00
EFT116391	27/04/2017 UNITED BOOK DISTRIBUTORS	Forts Store Merchandise	\$	324.89
EFT116392	27/04/2017 VERTICAL TELECOMS PTY LTD T/AS VERTEL	Repairs & Maintenance - UHF Radios	\$	1,082.62
EFT116393	27/04/2017 DENNIS WELLINGTON	Mayoral Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	11,621.66
EFT116394	27/04/2017 WESTERBERG PANEL BEATERS	Material Supply - Vehicle Parts	\$	164.89
EFT116395	27/04/2017 WESTERN AUSTRALIAN MUSEUM	Cleaning Services	\$	3,109.00
EFT116396	27/04/2017 NICOLETTE MULCAHY	Councillor Allowances And Sitting Fee 01/04/2017 - 30/04/2017	\$	2,909.50
EFT116397	27/04/2017 WOOLWORTHS LIMITED	Grocery Supplies - Day Care	\$	1,741.77
EFT116398	27/04/2017 ZENITH LAUNDRY	Laundry Services/Hire	\$	117.90
EFT116399	27/04/2017 TELSTRA CORPORATION LIMITED	Telephone Charges	\$	8,881.15
EFT116400	03/05/2017 WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 25 Interest Payment - Admin Building - Long Term Loan	\$	48,683.34
EFT116401	04/05/2017 ACORN TREES AND STUMPS	Slashing And Mulching Along Runway	\$	990.00
EFT116402	04/05/2017 AD CONTRACTORS PTY LTD	Material Supply - Road Base	\$	14,106.00
EFT116403	04/05/2017 ADVERTISER PRINT	Printing	\$	412.00
EFT116404	04/05/2017 OPTeon (ALBANY AND GREAT SOUTHERN WA)	Rental Valuations - Transfer	\$	770.00
EFT116405	04/05/2017 ALBANY CITY LAWNS	Mowing Services	\$	638.00
EFT116406	04/05/2017 ALBANY PRINTERS	Printing	\$	95.00
EFT116407	04/05/2017 ALBANY FARM TREE NURSERY	Supply Plants	\$	184.80
EFT116408	04/05/2017 ALBANY SOIL AND CONCRETE TESTING	Soil Testing Services	\$	605.00
EFT116409	04/05/2017 ALBANY COMMUNITY HOSPICE	Payroll Deductions	\$	64.00
EFT116410	04/05/2017 ALBANY INDOOR PLANT HIRE	Indoor Plant Hire	\$	1,033.12
EFT116411	04/05/2017 ALBANY PANEL BEATERS AND SPRAY PAINTERS	Insurance Excess	\$	300.00
EFT116412	04/05/2017 ALBANY AGRICULTURAL SOCIETY INCORPORATED	Storage Unit Rental	\$	2,970.00
EFT116413	04/05/2017 ALBANY REFRIGERATION	Refrigeration & Air-conditioning Repairs & Maintenance	\$	1,370.12
EFT116414	04/05/2017 ALBANY AUTO ONE	Car Accessories	\$	89.00
EFT116415	04/05/2017 ALBANY OFFICE PRODUCTS DEPOT	Material Supply - Stationery	\$	599.00
EFT116416	04/05/2017 ALBANY PLASTERBOARD COMPANY	Supply Of Masonry Adhesive & Taping Compound	\$	75.64
EFT116418	04/05/2017 ALBANY MILK DISTRIBUTORS	Milk Deliveries	\$	226.21
EFT116419	04/05/2017 ALBANY COMMUNITY FOUNDATION	Payroll Deductions	\$	10.00
EFT116420	04/05/2017 ALBANY RECORDS MANAGEMENT	Storage Of Archive Boxes - May 2017	\$	462.00
EFT116421	04/05/2017 ALBANY DOMESTIC SERVICES	Cleaning Services	\$	175.00
EFT116422	04/05/2017 AUSTRALIAN LIBRARY AND INFORMATION ASSOCIATION LTD	Registration Fee (Great Library Spaces)	\$	295.00
EFT116423	04/05/2017 AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance - Multiple Invoices (C14014)	\$	9,482.30
EFT116424	04/05/2017 APPRENTICE & TRAINEESHIP COMPANY	Casual Staff/Apprentice Fees	\$	273.95
EFT116425	04/05/2017 ATC WORK SMART	Casual Staff/Apprentice Fees	\$	36,071.06
EFT116426	04/05/2017 AUSWEST 4WD DISMANTLERS	Material Supply - Gearstick	\$	220.00
EFT116427	04/05/2017 AUSTRALIAN TAXATION OFFICE	Payroll Deductions	\$	373,810.10
EFT116428	04/05/2017 AUSTRALIAN SERVICES UNION WA BRANCH	Payroll Deductions	\$	3,649.50
EFT116429	04/05/2017 BADGEMATE	Supply Badges	\$	160.38
EFT116430	04/05/2017 AE BALL AND COMPANY	Repairs/Maintenance Vehicles - Auto Electrics	\$	49.50
EFT116431	04/05/2017 BECKETTS PRODUCTS	Material Supply - Specialised Chemicals - Monument Restoration	\$	2,250.00
EFT116432	04/05/2017 BENNETTS BATTERIES	Material Supply - Engine Oil	\$	734.80
EFT116433	04/05/2017 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control	\$	10,656.47
EFT116434	04/05/2017 BEST OFFICE SYSTEMS	Photocopier Charges	\$	489.00
EFT116435	04/05/2017 BIBBULMUN TRACK FOUNDATION	Yearly Subscription - Bibbulmun Track Foundation	\$	125.00
EFT116436	04/05/2017 BLACK AND WHITE CONCRETING	Material Supply - Concrete	\$	2,140.00
EFT116437	04/05/2017 J. BLACKWOOD & SON PTY LTD	Material Supply - Goggles	\$	459.80
EFT116438	04/05/2017 BLOOMIN FLOWERS	Material Supply - Wreaths - RSL Memorial Services	\$	320.00
EFT116439	04/05/2017 ALBANY BOBCAT SERVICES	Site Preparation Works - Various Locations	\$	1,729.75
EFT116440	04/05/2017 BODYCARE PHYSIOTHERAPY	Silversport Program 2017	\$	600.00
EFT116441	04/05/2017 BOOKMARKETING - GARY SPELLER	Material Supply - Literature for Library	\$	42.00
EFT116442	04/05/2017 AIR BP	Aviation Gas	\$	524.89
EFT116443	04/05/2017 COLIN BRINHAM FENCING & RETAINING WALLS	Supply & Installation - Fencing/Gates	\$	8,470.00

REPORT ITEM CCCS 032 REFERS

EFT116444	04/05/2017 CONSTRUCTION TRAINING FUND	CTF Levy Collected - April	\$ 13,651.71
EFT116445	04/05/2017 BUILDING COMMISSION	BSL Levy Collected - April	\$ 14,296.30
EFT116446	04/05/2017 BUNNINGS GROUP LIMITED	Hardware/Tool Supplies	\$ 133.84
EFT116447	04/05/2017 BUDGET RENT A CAR	Vehicle Hire	\$ 49.72
EFT116448	04/05/2017 C&C MACHINERY CENTRE	Various Parts For Tractor	\$ 92.60
EFT116449	04/05/2017 CALTEX AUSTRALIA PETROLEUM PTY LTD	Diesel Fuel	\$ 9,979.44
EFT116450	04/05/2017 DONNA CAMERON DESIGN	Design Services	\$ 4,156.63
EFT116451	04/05/2017 J & S CASTLEHOW ELECTRICAL SERVICES	Supply & Install - CCTV - Q16044	\$ 51,547.71
EFT116452	04/05/2017 CHILD SUPPORT AGENCY	Payroll Deductions	\$ 1,926.60
EFT116453	04/05/2017 B GORDON	Staff Reimbursement	\$ 69.69
EFT116454	04/05/2017 COATES HIRE OPERATIONS PTY LIMITED	Equipment Hire	\$ 449.46
EFT116455	04/05/2017 COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	\$ 206.25
EFT116456	04/05/2017 ANDREW JOHN COLLINS	MC For 2016 Sportsperson of The Year Award	\$ 400.00
EFT116457	04/05/2017 COMMON GROUND TRAILS PTY LTD	Detailed Design Alignment Flagging Of Stage 1 Trails - AHP	\$ 7,823.75
EFT116458	04/05/2017 CONSCIOUS CANDLE COMPANY	Visitors Centre Merchandise	\$ 609.07
EFT116459	04/05/2017 COURIER AUSTRALIA	Freight Fees	\$ 438.40
EFT116460	04/05/2017 ALBANY SIGNS	Material Supply - Signage	\$ 924.00
EFT116461	04/05/2017 DOWNER EDI WORKS PTY LTD	Repairs & Maintenance - Roads	\$ 698.23
EFT116462	04/05/2017 CYNERGIC COMMUNICATIONS	Web Hosting - Bundle Plan	\$ 909.90
EFT116463	04/05/2017 DENMARK VISITOR CENTRE	Taste Great Southern Food & Wine Festival 2017 - Sponsorship	\$ 11,000.00
EFT116464	04/05/2017 DEPARTMENT OF HOUSING	Rates Refund	\$ 2,188.00
EFT116465	04/05/2017 DEPARTMENT OF LANDS	Lodgement Fees - Drainage Easement	\$ 850.80
EFT116466	04/05/2017 DEPARTMENT OF TRANSPORT	Vehicle Search Fees - March 2017	\$ 132.00
EFT116467	04/05/2017 DIGGER'S VIEW PTY LTD	Forts Store Merchandise	\$ 740.00
EFT116468	04/05/2017 EASIFLEET MANAGEMENT	Payroll Deductions	\$ 14,191.97
EFT116469	04/05/2017 EMU POINT SPORTING CLUB INC	Silversport Program 2017	\$ 2,502.00
EFT116470	04/05/2017 EXPERTISE EVENTS PTY LTD	Equipment Hire & Installation	\$ 205.00
EFT116471	04/05/2017 EYERITE SIGNS - WP & KA WATSON FAMILY TRUST	Permanent Stadium Opening Plaque	\$ 1,567.50
EFT116472	04/05/2017 ALBANY FENCING COMPANY	Equipment Hire	\$ 200.00
EFT116473	04/05/2017 THE FIXUPPERY	Cleaning Services	\$ 440.00
EFT116474	04/05/2017 FREMANTLE ARTS CENTRE PRESS	Forts Store Merchandise	\$ 1,244.44
EFT116475	04/05/2017 FRONTLINE FIRE & RESCUE EQUIPMENT	Uniform Supply	\$ 710.60
EFT116476	04/05/2017 IAN GATJENS BOHL	Entertainment - DJ Services	\$ 300.00
EFT116477	04/05/2017 GLASS SUPPLIERS	Repairs And Maintenance - SES Building	\$ 1,175.00
EFT116478	04/05/2017 GOAD RESOURCES PTY LTD	Freight Fees	\$ 165.00
EFT116479	04/05/2017 GODFREYS THE VACUUM CLEANER SPECIALISTS	Cleaning Products	\$ 74.85
EFT116480	04/05/2017 GOMM PARK CROQUET CLUB INC	Silversport Program 2017	\$ 1,800.00
EFT116481	04/05/2017 ALBANY ASPHALT SERVICES - GORDON WALMSLEY PTY LTD	Supply & Lay Mountable Kerb (C15007)	\$ 812.50
EFT116482	04/05/2017 GREAT SOUTHERN GROUP TRAINING INC	Casual Staff/Apprentice Fees	\$ 7,853.47
EFT116483	04/05/2017 SOUTH REGIONAL TAFE	Training Course	\$ 2,997.50
EFT116484	04/05/2017 GREAT SOUTHERN SUPPLIES	Multiple Invoices - Cleaning & Hygiene Supplies	\$ 5,959.39
EFT116485	04/05/2017 GREAT SOUTHERN TURF	Material Supply - Turf	\$ 7,048.80
EFT116486	04/05/2017 GREAT SOUTHERN TROPHIES AND ENGRAVING	Material Supply - Trophies - Sports Person of the Year	\$ 367.00
EFT116487	04/05/2017 GREENMAN TRADING COMPANY	Tree Pruning & Removal Services	\$ 2,475.00
EFT116488	04/05/2017 GREAT SOUTHERN LIQUID WASTE	Septic Tank Service	\$ 303.20
EFT116489	04/05/2017 GREEN MAN MEDIA PRODUCTIONS	Video Services For Sports Person Of The Year Awards	\$ 1,072.50
EFT116490	04/05/2017 GREAT SOUTHERN NURSERIES	Material Supply - Trees	\$ 627.00
EFT116491	04/05/2017 GROVE PARK SENIORS GOLF CLUB (INC)	Silversport Program 2017	\$ 600.00
EFT116492	04/05/2017 HAEFELI-LYSNAR	Clean & Inspect VX Total Station - Install Screen For TCU	\$ 2,459.60
EFT116493	04/05/2017 YOGASUN STUDIO - HELEN LEEDER-CARLSON	Continuation Art Classes With Helen	\$ 240.00
EFT116494	04/05/2017 HELEN MUNT	Heritage Consultation - Helen Munt- Contract No C004_13	\$ 3,658.49
EFT116495	04/05/2017 HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD	C15022 - Return Of Retention Monies As Per Invoice 2205 - Fields C & D	\$ 23,038.20
EFT116496	04/05/2017 HHG LEGAL GROUP	Professional Services	\$ 165.80
EFT116497	04/05/2017 HUDSON SEWAGE SERVICES	Callout & Labour - Alarm & Filter Trips	\$ 2,477.80
EFT116498	04/05/2017 R HURNE	Rates Refund	\$ 704.24

REPORT ITEM CCCS 032 REFERS

EFT116499	04/05/2017 IMPULSE CYCLES	Material Supply - E-Bike Components	\$ 44.85
EFT116500	04/05/2017 JACK THE CHIPPER	Equipment Hire	\$ 2,261.88
EFT116501	04/05/2017 ALBANY MAPPING AND SURVEYING SERVICES	Surveying Services	\$ 13,468.95
EFT116502	04/05/2017 JILL O'MEEHAN	Equipment Hire	\$ 50.00
EFT116503	04/05/2017 JOHN KINNEAR AND ASSOCIATES	Professional Services	\$ 16,717.90
EFT116504	04/05/2017 JUST SEW EMBROIDERY	Staff Uniforms	\$ 552.20
EFT116505	04/05/2017 KINJARLING INDIGENOUS CORPORATION	Catering	\$ 2,950.00
EFT116506	04/05/2017 KLB SYSTEMS	Material Supply - IT Equipment	\$ 6,341.50
EFT116507	04/05/2017 LATRO LAWYERS	Professional Services	\$ 2,156.75
EFT116508	04/05/2017 LET'S PARTY HIRE	Equipment Hire	\$ 220.00
EFT116509	04/05/2017 LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Training	\$ 850.00
EFT116510	04/05/2017 CARLA GENEVE (LOCUST)	Musical Performance	\$ 100.00
EFT116511	04/05/2017 M AND B SALES PTY LTD	Material Supply - Treated Pine	\$ 241.18
EFT116512	04/05/2017 BUCHER MUNICIPAL PTY LTD	Material Supply - Trucking Top Plate	\$ 574.42
EFT116513	04/05/2017 L MADDOCK	Refund	\$ 150.00
EFT116514	04/05/2017 ALBANY EVENT HIRE	Equipment Hire	\$ 381.20
EFT116515	04/05/2017 SOUTH COAST WOODWORKS GALLERY	Material Supply - Poppy Broches	\$ 770.00
EFT116516	04/05/2017 ALBANY CITY MOTORS	Material Supply - Filters	\$ 780.83
EFT116517	04/05/2017 MARWICK BROTHERS MEDIA	Photography Services	\$ 250.00
EFT116518	04/05/2017 MCB CONSTRUCTION PTY LTD	Supply & Install Interchange Benches - CPSP	\$ 29,700.00
EFT116519	04/05/2017 HAYLEY MCDONALD-BURNS	Entertainment - Music	\$ 200.00
EFT116520	04/05/2017 MCKAILS GENERAL STORE	Material Supply - Coffee - ANZAC Day Event	\$ 54.00
EFT116521	04/05/2017 DAVID KENNETH MCKENZIE	Poster And Flyer Distribution	\$ 120.00
EFT116522	04/05/2017 SCULPTURAL TIMBER CREATIONS & SOUTH POLE STRUCTURES	Supply & Installation - Galvanised Metal Plates For Timber Swing	\$ 445.00
EFT116523	04/05/2017 ALANA JADE MCLEAN	2016/17 Community Leadership Grant	\$ 500.00
EFT116524	04/05/2017 MEDALS DIRECT	Forts Store Merchandise	\$ 416.00
EFT116525	04/05/2017 DIANA MILLER	Forts Store Merchandise	\$ 156.00
EFT116526	04/05/2017 MISHVISION FILMS	Youth Group - Drug Aware Professional Skills Workshops Video	\$ 350.00
EFT116527	04/05/2017 WESTERN AUSTRALIAN RANGERS ASSOCIATION INC	Staff Uniforms	\$ 99.00
EFT116528	04/05/2017 MULE CREATIVE	Printing & Design Services	\$ 3,715.00
EFT116529	04/05/2017 ALBANY NEWS DELIVERY	News Paper Deliveries	\$ 200.27
EFT116530	04/05/2017 NLC PTY LTD	Novated Lease And Associated Costs	\$ 1,351.30
EFT116531	04/05/2017 GREAT OAK	Collyn Gawned - Installation And Opening Night Assistance	\$ 450.00
EFT116532	04/05/2017 OCS SERVICES PTY LTD	Cleaning Services	\$ 29,586.54
EFT116533	04/05/2017 OFFICEWORKS SUPERSTORES PTY LTD	Material Supply - IT Equipment	\$ 268.69
EFT116534	04/05/2017 KIM JOHNSON - OLD SCHOOL ROAD	Emerging Artists - Curators Grant	\$ 2,100.00
EFT116535	04/05/2017 PALMER EARTHMOVING - PALMER CIVIL CONSTRUCTION	Equipment Hire	\$ 8,623.25
EFT116536	04/05/2017 PASSMORE CYCLES	Bike Week Expenses	\$ 230.00
EFT116537	04/05/2017 J PASSMORE	Staff Reimbursement	\$ 52.75
EFT116538	04/05/2017 PERTH SAFETY PRODUCTS PTY LTD	Material Supply - Signage	\$ 1,538.90
EFT116539	04/05/2017 PERTH PARTY HIRE	Catering	\$ 247.50
EFT116540	04/05/2017 PFD FOOD SERVICES PTY LTD	Corporate Expenses - Office Condiments	\$ 328.10
EFT116541	04/05/2017 PILA GROUP PTY LTD	Material Supply - AFL Goal Posts	\$ 42,878.00
EFT116542	04/05/2017 FULTON HOGAN INDUSTRIES	Resealing of Roads - Multiple Locations	\$ 222,357.63
EFT116543	04/05/2017 PLASTICS PLUS	Material Supply - Storage Boxes	\$ 865.48
EFT116544	04/05/2017 ALBANY POLICE AND CITIZENS YOUTH CLUB	WA Police - Funding As Per Agreement	\$ 5,500.00
EFT116545	04/05/2017 QUALITY PRESS	Printing	\$ 798.60
EFT116546	04/05/2017 R-GROUP INTERNATIONAL	Consultant - Network Engineer - Pre-Paid	\$ 7,507.50
EFT116547	04/05/2017 THE ROYAL LIFE SAVING SOCIETY WA INC	March 2017 Call Centre Charges	\$ 503.53
EFT116548	04/05/2017 BG, E AND KE RUSS	Equipment Hire	\$ 6,567.00
EFT116549	04/05/2017 SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	\$ 7,776.81
EFT116550	04/05/2017 SMITHS ALUMINIUM AND 4WD CENTRE	Plant Parts & Repairs	\$ 735.00
EFT116551	04/05/2017 SOIL SOLUTIONS PTY LTD	Material Supply - Soil	\$ 1,193.40
EFT116552	04/05/2017 SOUTHCOAST SECURITY SERVICE	Security Services	\$ 1,193.15
EFT116553	04/05/2017 SOUTH COAST DIVING SUPPLIES	Emu Point Boat Pens - Retrieval of Broken Mooring	\$ 1,320.00

REPORT ITEM CCCS 032 REFERS

EFT116554	04/05/2017 SOUTH COAST ENVIRONMENTAL	Material Supply - Plants	\$ 36,724.00
EFT116555	04/05/2017 GARY OWEN SPENCE	Lawn Mowing May 2017	\$ 115.00
EFT116556	04/05/2017 DEPARTMENT OF THE PREMIER & CABINET	Advertising	\$ 129.60
EFT116557	04/05/2017 STIRLING PRINT	Printing	\$ 348.00
EFT116558	04/05/2017 ALBANY LOCK SERVICE	Material Supply - Locks	\$ 2,972.25
EFT116559	04/05/2017 SUSAN CLARKE	Travel Reimbursement - Artist Fund Assessment Panel	\$ 65.00
EFT116560	04/05/2017 SYNERGY	Electricity Charges - Grouped Account	\$ 47,830.25
EFT116561	04/05/2017 T & C SUPPLIES	Material Supply - Tools	\$ 1,666.58
EFT116562	04/05/2017 TEEDE & CO	Catering - Council Meetings	\$ 865.00
EFT116563	04/05/2017 NAKED BEAN COFFEE ROASTERS	Coffee Supplies	\$ 165.00
EFT116564	04/05/2017 DAVID THEODORE	Casual Staff/Apprentice Fees	\$ 112.80
EFT116565	04/05/2017 THE 12 VOLT WORLD	Material Supply - Batteries	\$ 60.00
EFT116566	04/05/2017 TOURISM COUNCIL WESTERN AUSTRALIA	Perth Airport WA Tourism Awards Nomination Fee - AVC	\$ 255.00
EFT116567	04/05/2017 TRISLEY'S HYDRAULICS SERVICES	Material Supply - Hydraulic Injector & Injector PM Kit	\$ 1,998.10
EFT116568	04/05/2017 TRUCKLINE	Material Supply - Vehicle Parts	\$ 153.61
EFT116569	04/05/2017 ALBANY TURF FARM	Material Supply - Turf	\$ 297.00
EFT116570	04/05/2017 UNIFORM FASHIONS	Staff Uniforms	\$ 502.70
EFT116571	04/05/2017 WESTERN AUSTRALIAN CRICKET ASSOCIATION INC	Material Supply - Cricket Clay	\$ 4,390.00
EFT116572	04/05/2017 SHAUN WAKE-MAZEY	Judging For The Great Southern Art Award	\$ 250.00
EFT116573	04/05/2017 WATKINS CONTRACTORS	Material Supply - Mulch	\$ 1,870.00
EFT116574	04/05/2017 VICTOR WEBB	Hire of Bouncy Castle & Equipment - National Youth Week	\$ 760.00
EFT116575	04/05/2017 ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	\$ 1,258.85
EFT116576	04/05/2017 WESTERBERG PANEL BEATERS	Towing Services	\$ 190.00
EFT116577	04/05/2017 WESTRAC EQUIPMENT PTY LTD	Equipment Repairs & Maintenance	\$ 7,111.97
EFT116578	04/05/2017 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Staff Training	\$ 4,345.00
EFT116579	04/05/2017 WESTERN AUSTRALIAN GENEALOGICAL SOCIETY INC	Annual Subscription As Associate Member 2017/18	\$ 100.00
EFT116580	04/05/2017 WESTERN AUSTRALIAN MUSEUM	Malcolm Trail Charges March 2017	\$ 2,444.42
EFT116581	04/05/2017 TEENA-LOUISE WILLIAMS	Cleaning Services	\$ 2,155.00
EFT116582	04/05/2017 WILSON RACHEL	Renewal Of Approved Manager Accreditation	\$ 168.00
EFT116583	04/05/2017 SARAH WISEMAN	ANZAC Dawn Services - Entertainment	\$ 247.50
EFT116584	04/05/2017 ELIZABETH WOODS	Welcome To Country - Blessing Of The Roads	\$ 250.00
EFT116585	04/05/2017 WURTH AUSTRALIA PTY LTD	Material Supply - Brake Parts	\$ 123.66
EFT116586	04/05/2017 ZENITH LAUNDRY	Laundry Services/Hire	\$ 63.93
EFT116587	05/05/2017 J AND J FOOTBALL TRAINING	Refund Of Bond	\$ 500.00
EFT116588	08/05/2017 LED SIGNS PTY LTD	Material Supply - Batteries	\$ 1,589.50
EFT116589	11/05/2017 ABA SECURITY	Monitoring Of Security Alarm April	\$ 1,374.61
EFT116590	11/05/2017 ABLE VISION	Services - Vancouver Street Festival	\$ 3,036.00
EFT116591	11/05/2017 ACORN TREES AND STUMPS	Tree Pruning & Removal Services	\$ 3,734.50
EFT116592	11/05/2017 AD CONTRACTORS PTY LTD	Albany Airport General Aviation Taxiway & Apron - P17001	\$ 398,694.05
EFT116593	11/05/2017 ALBANY BRAKE AND CLUTCH	Material Supply - Brake Parts	\$ 346.39
EFT116594	11/05/2017 ALBANY INDUSTRIAL SERVICES PTY LTD	Equipment Hire - Multiple Invoices	\$ 42,665.70
EFT116595	11/05/2017 OPTeon (ALBANY AND GREAT SOUTHERN WA)	Valuation Services	\$ 1,100.00
EFT116596	11/05/2017 ALBANY V-BELT AND RUBBER	Material Supply - Vehicle Parts	\$ 250.47
EFT116597	11/05/2017 ALBANY ATHLETICS GROUP INCORPORATED	Reimbursement	\$ 241.50
EFT116598	11/05/2017 ALBANY POWDER COATERS	Restore Vents - Albany Heritage Park - Married Quarters	\$ 154.00
EFT116599	11/05/2017 TRICOAST CIVIL	Elizabeth Street Reconstruction (C16022)	\$ 457,811.03
EFT116600	11/05/2017 ALBANY GOLF CLUB	Silversport Program 2017	\$ 6,600.00
EFT116601	11/05/2017 ALBANY MOBILE WELDING	Supply - Bore Covers	\$ 1,936.00
EFT116602	11/05/2017 ALBANY WINDOWS	Replace Broken Window	\$ 1,312.00
EFT116603	11/05/2017 ALBANY OFFICE PRODUCTS DEPOT	Material Supply - Stationery	\$ 1,066.96
EFT116604	11/05/2017 ALBANY PSYCHOLOGICAL SERVICES	Professional Services - EAP	\$ 693.00
EFT116605	11/05/2017 ALBANY MILK DISTRIBUTORS	Milk Supply	\$ 301.95
EFT116606	11/05/2017 SUPAFINE ENTERPRISES PTY LTD T/AS ALBANY AUTOS	Material Supply - Isuzu Ute D-Max	\$ 36,726.10
EFT116607	11/05/2017 ALBANY YOGA ROOM	Silversport Program 2017	\$ 600.00
EFT116608	11/05/2017 ALBANY SHANTYMEN	Performance At VAC	\$ 300.00

REPORT ITEM CCCS 032 REFERS

EFT116609	11/05/2017 ALBANY UNITING CHURCH	Venue Hire	\$	39.50
EFT116610	11/05/2017 ALINTA	Gas Usage Charges	\$	76.70
EFT116611	11/05/2017 AUSTRALIAN LIBRARY AND INFORMATION ASS LTD	Memberships - Library	\$	1,508.00
EFT116612	11/05/2017 ALL EVENTS HIRE AND PRODUCTION	Equipment Hire	\$	1,542.00
EFT116613	11/05/2017 AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance - Multiple Invoices (C14014)	\$	8,987.80
EFT116614	11/05/2017 ANNETTE DAVIS	Services - Vancouver Street Festival	\$	4,975.06
EFT116615	11/05/2017 A CARMICHAEL	Staff Reimbursement	\$	182.99
EFT116616	11/05/2017 ARDESS NURSERY	Supply Of Plants	\$	323.35
EFT116617	11/05/2017 ARTHRITIS FOUNDATION OF WA	Silversport Program 2017	\$	1,600.00
EFT116618	11/05/2017 ATC WORK SMART	Casual Staff/Apprentice Fees	\$	5,195.28
EFT116619	11/05/2017 AUSTRALIA POST	Postage/Agency Fees April 2017	\$	3,341.74
EFT116620	11/05/2017 AUSCOINSWEST	Forts Store Merchandise	\$	1,435.50
EFT116621	11/05/2017 AUS-LINK WA	Forts Store Merchandise	\$	638.00
EFT116622	11/05/2017 AUSTRALIAN SKATEBOARDING COMMUNITY PTY LTD	Skate Coaching Clinic	\$	367.10
EFT116623	11/05/2017 AUSTRALIAN PVC CARDS PTY LTD	Membership Key Tags	\$	1,386.00
EFT116624	11/05/2017 BAREFOOT CLOTHING MANUFACTURERS	Staff Uniforms	\$	35.00
EFT116625	11/05/2017 BARRETT'S MINI EARTHMOVING & CHIPPING	Tree Pruning & Removal Services	\$	890.00
EFT116626	11/05/2017 BEAUREPAIRES ALBANY	Supply & Fit - Tyres	\$	425.00
EFT116627	11/05/2017 BENNETT'S BATTERIES	Material Supply - Batteries	\$	61.60
EFT116628	11/05/2017 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control	\$	1,815.13
EFT116629	11/05/2017 BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire	\$	218.90
EFT116630	11/05/2017 BEST OFFICE SYSTEMS	Photocopier Charges	\$	279.99
EFT116631	11/05/2017 ALBANY BOBCAT SERVICES	Equipment Hire	\$	4,067.25
EFT116632	11/05/2017 BODYCARE PHYSIOTHERAPY	Silversport Program 2017	\$	2,800.00
EFT116633	11/05/2017 BRANDNET PTY LTD T/AS MILITARY SHOP	Forts Store Merchandise	\$	4,697.46
EFT116634	11/05/2017 BUNNINGS GROUP LIMITED	Material Supply - Hardware	\$	199.68
EFT116635	11/05/2017 MELISSA BUTTON - CRACKLEPOT	Visitors Centre Merchandise	\$	280.00
EFT116636	11/05/2017 CABCHARGE AUSTRALIA LIMITED	Taxi Fares	\$	17.90
EFT116637	11/05/2017 CALIBRE CARE	Material Supply - Handy Grips	\$	237.60
EFT116638	11/05/2017 CALTEX AUSTRALIA PETROLEUM PTY LTD	Diesel Fuel	\$	18,708.27
EFT116639	11/05/2017 CAMTRANS ALBANY PTY LTD	Material Supply - Brick Pavers	\$	4,211.20
EFT116640	11/05/2017 JOHN CARBERRY	Story Of Wool - Photographic Services	\$	400.00
EFT116641	11/05/2017 J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Repairs/Maintenance	\$	802.23
EFT116642	11/05/2017 ALLYSON CHARLES	Anza Day Dawn Service - Bus Coordinator	\$	240.00
EFT116643	11/05/2017 CLEANAWAY PTY LIMITED	Rubbish Removal Contract	\$	2,547.12
EFT116644	11/05/2017 A CLEMENTS	Refund	\$	125.10
EFT116645	11/05/2017 COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries - Multiple Sites	\$	113.77
EFT116646	11/05/2017 COLAB CONSTRUCTION PTY LTD	Replacement of Stainless Steel Beams - Progress Claim 1 (C17002)	\$	19,353.27
EFT116647	11/05/2017 ALBANY SIGNS	Material Supply - Signage	\$	2,200.00
EFT116648	11/05/2017 A COUSINS	Staff Reimbursement	\$	95.29
EFT116649	11/05/2017 JAMES FRANCIS CUMBERLAND-BROWN	Visitors Centre Merchandise	\$	200.00
EFT116650	11/05/2017 CUSCUNA NOMINEES PTY LTD	Rates Refund	\$	15,538.55
EFT116651	11/05/2017 D & K ENGINEERING	Fabrication - Component for Flocon	\$	293.04
EFT116652	11/05/2017 MARINE SAFETY DEPARTMENT OF TRANSPORT	Jetty Renewal Fee - 1353 Emu Point Boat Harbour	\$	39.10
EFT116653	11/05/2017 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Cleaning Supplies	\$	2,932.50
EFT116654	11/05/2017 DIGGER PRESS	Forts Store Merchandise	\$	747.68
EFT116655	11/05/2017 LISA DIMER	Community Leadership Grant 2016/17	\$	500.00
EFT116656	11/05/2017 INNOVA AUSTRALIA DISCGOLF PARK AUSTRALIA	Disc Golf Pack	\$	1,225.90
EFT116657	11/05/2017 DS AGENCIES	Replacement Drink Fountain	\$	4,356.00
EFT116658	11/05/2017 DYLAN'S ON THE TERRACE	Catering	\$	190.00
EFT116659	11/05/2017 ADEN EADES	Attendance At Noongar Consultation Committee - 04/05/2017	\$	200.00
EFT116660	11/05/2017 EMU POINT SPORTING CLUB INC	Silversport Program 2017	\$	2,479.00
EFT116661	11/05/2017 ALBANY ENGINEERING COMPANY	Reticulation Repairs	\$	178.62
EFT116662	11/05/2017 E-STRALIAN PTY LTD	E-Bike Leases	\$	182.18
EFT116663	11/05/2017 EVERTRANS	Trailer Brake And Bearing Repairs	\$	5,460.40

REPORT ITEM CCCS 032 REFERS

EFT116664	11/05/2017 ALBANY FENCING COMPANY	Equipment Hire	\$ 946.00
EFT116665	11/05/2017 THE FIXUPPERY	Cleaning Services	\$ 1,414.99
EFT116666	11/05/2017 FOXTEL MANAGEMENT PTY LTD	Subscriber Services - Gym	\$ 420.00
EFT116667	11/05/2017 GALLERY WORKS	Printing & Framing	\$ 2,066.00
EFT116668	11/05/2017 GEOFABRICS AUSTRALASIA PTY LTD	Material Supply - Vandal Deterrent Sand Bags - Emu Point	\$ 7,723.10
EFT116669	11/05/2017 GIRL GUIDES WESTERN AUSTRALIA	Kidsport Vouchers	\$ 550.00
EFT116670	11/05/2017 HOLLY O'MEEHAN	Artist Curator Fund	\$ 2,000.00
EFT116671	11/05/2017 ALBANY ASPHALT SERVICES - GORDON WALMSLEY PTY LTD	Multiple Invoices - Supply & Installation of Kerbing	\$ 45,633.50
EFT116672	11/05/2017 GRACE REMOVALS GROUP	Packing And Removal Of Albany History Collection To Co-Op Building	\$ 2,965.55
EFT116673	11/05/2017 GREEN SKILLS INCORPORATED	Installation of Bollards	\$ 580.25
EFT116674	11/05/2017 GREAT SOUTHERN PEST & WEED CONTROL	Pest Removal Services	\$ 110.00
EFT116675	11/05/2017 GREAT SOUTHERN SUPPLIES	Staff Uniforms & PPE	\$ 454.39
EFT116676	11/05/2017 GREAT SOUTHERN BEARINGS	Material Supply - Bearings	\$ 19.67
EFT116677	11/05/2017 GREAT SOUTHERN LIQUID WASTE	Service Ablutions - Ellen Cove Pump Station	\$ 2,602.80
EFT116678	11/05/2017 GROVE PARK SENIORS GOLF CLUB (INC)	Silversport Program 2017	\$ 600.00
EFT116679	11/05/2017 HART SPORT	Material Supply - Fitness Equipment	\$ 1,275.00
EFT116680	11/05/2017 HAVOC BUILDERS PTY LTD	Albany Heritage Park - Married Quarters Refit	\$ 12,877.20
EFT116681	11/05/2017 HOBBS SMITH AND HOLMES PTY LTD	Q16030 - UWA Verandah Reconstruction	\$ 1,870.00
EFT116682	11/05/2017 THE HOPPING KANGAROO PTY LTD	Forts Store Merchandise	\$ 229.25
EFT116683	11/05/2017 HHG LEGAL GROUP	Professional Services	\$ 30,429.35
EFT116684	11/05/2017 ICON ILLUSTRATIONS - RICHARD JACKSON	Services - Vancouver Street Festival Graphic Design	\$ 2,204.40
EFT116685	11/05/2017 IPAR REHABILITATION PTY LTD	Pre-Employment Medical	\$ 288.75
EFT116686	11/05/2017 JACK THE CHIPPER	Tree Pruning & Removal Services	\$ 2,124.38
EFT116687	11/05/2017 JJ'S HIAB SERVICES & JJ'S GREAT SOUTHERN	Freight	\$ 682.55
EFT116688	11/05/2017 JOHN KINNEAR AND ASSOCIATES	Surveying Services	\$ 1,146.75
EFT116689	11/05/2017 JUST SEW EMBROIDERY	Staff Uniforms	\$ 56.10
EFT116690	11/05/2017 KALAMUNDA & DISTRICTS BASKETBALL ASSOCIATION INC	Kidsport Vouchers	\$ 220.00
EFT116691	11/05/2017 KANGAS NETBALL CLUB	Kidsport Vouchers	\$ 735.00
EFT116692	11/05/2017 KATHERINE CAMPBELL-POPE	Story Of Wool - Materials For Display	\$ 300.00
EFT116693	11/05/2017 KIM ANGELA TOMLINSON	Professional Services - EAP	\$ 260.00
EFT116694	11/05/2017 KLEEN WEST DISTRIBUTORS	Material Supply - Graffiti Removal Product	\$ 275.00
EFT116695	11/05/2017 LANDMARK PRODUCTS LTD	Supply & Deliver - Streetsmart Litter & Recycling Units - CPSP	\$ 18,557.00
EFT116696	11/05/2017 CAMERON LANGRIDGE	Forts Store Merchandise	\$ 195.20
EFT116697	11/05/2017 LATRO LAWYERS	Professional Services	\$ 551.95
EFT116698	11/05/2017 LAWLEY PARK TENNIS CLUB	Silversport Program 2017	\$ 330.00
EFT116699	11/05/2017 ALISON LEE	Community Leadership Grant 2016/17	\$ 500.00
EFT116700	11/05/2017 LIKE A THIEF - A.J CROSBY & C.T DRAGE & J.P HENNIG	Entertainment - Band For Beach Party	\$ 400.00
EFT116701	11/05/2017 LOCALISE PTY LIMITED	Lower Great Southern Economic Alliance Strategic Plan	\$ 2,684.00
EFT116702	11/05/2017 STANLEY JAMES LOO	Attendance At Noongar Consultation Committee - 04/05/2017	\$ 200.00
EFT116703	11/05/2017 LOOKSCOPE	Story Of Wool - Materials For Display	\$ 100.00
EFT116704	11/05/2017 M AND B SALES PTY LTD	Building Supplies	\$ 134.32
EFT116705	11/05/2017 RL & KJ MACKENZIE (GLENORAN LEATHER)	Stock Purchased For Visitor Centre - 1 X Leather Multi Tool Pouch	\$ 24.00
EFT116706	11/05/2017 ALBANY CITY MOTORS	Vehicle Repairs	\$ 263.22
EFT116707	11/05/2017 MARKETFORCE LIMITED	Advertising	\$ 334.40
EFT116708	11/05/2017 JAMES MCLEAN - SCULPTURAL TIMBER CREATIONS	Story Of Wool Exhibition - Supply & Installation Of Exhibition Fixtures	\$ 676.45
EFT116709	11/05/2017 LOST THE PLOT PRODUCTIONS	Story Of Wool - Materials For Display	\$ 100.00
EFT116710	11/05/2017 METROOF ALBANY	Material Supply - Zincalume	\$ 264.31
EFT116711	11/05/2017 GRAEME DOUGLAS MINITER	Attendance At Noongar Consultation Committee - 04/05/2017	\$ 200.00
EFT116712	11/05/2017 JUSTIN MINITER	Attendance At Noongar Consultation Committee - 04/05/2017	\$ 200.00
EFT116713	11/05/2017 JASON WAYDE MINITER	Attendance At Noongar Consultation Committee - 04/05/2017	\$ 200.00
EFT116714	11/05/2017 MOMAR AUSTRALIA PTY LTD	Material Supply - Road Chemicals	\$ 1,694.00
EFT116715	11/05/2017 NURRUNGA COMMUNICATIONS	Installation - VHF Antenna	\$ 303.27
EFT116716	11/05/2017 NARRIKUP NETBALL CLUB	Kidsport Vouchers	\$ 1,315.00
EFT116717	11/05/2017 NATALIE RADIVOJEVIC	Story Of Wool - Materials For Display	\$ 100.00
EFT116718	11/05/2017 NATURAL AREA CONSULTING MANAGEMENT SERVICES	Material Supply - Plants	\$ 2,051.50

REPORT ITEM CCCS 032 REFERS

EFT116719	11/05/2017 ALBANY NEWS DELIVERY	News Paper Deliveries	\$ 110.30
EFT116720	11/05/2017 ALBANY COMMUNITY PHARMACY	Staff Vaccinations	\$ 238.95
EFT116721	11/05/2017 NORDIC FITNESS EQUIPMENT	Cleaning Products	\$ 782.70
EFT116722	11/05/2017 NOXCUSES GROUP PTY LTD	Sportsperson Of The Year Award - Key Note Speaker Brant Garvey	\$ 5,500.00
EFT116723	11/05/2017 MICHAEL JAMES O'DOHERTY	Busking At The Town Square	\$ 100.00
EFT116724	11/05/2017 PALMER EARTHMOVING - PALMER CIVIL CONSTRUCTION	Equipment Hire	\$ 4,625.50
EFT116725	11/05/2017 PARKS AND LEISURE AUSTRALIA	Magical Parks Fee - School Holiday Program	\$ 450.00
EFT116726	11/05/2017 PEDAL REVOLUTION	Bike Skill Lessons - Albany Primary School	\$ 360.00
EFT116727	11/05/2017 PENROSE PROFESSIONAL LAWN CARE	Lawn Mowing Service	\$ 264.00
EFT116728	11/05/2017 PERTH SAFETY PRODUCTS PTY LTD	Material Supply - Signage	\$ 962.50
EFT116729	11/05/2017 CAROL JOY PETERSEN	Attendance At Noongar Consultation Committee - 04/05/2017	\$ 200.00
EFT116730	11/05/2017 PFD FOOD SERVICES PTY LTD	Administration Expenses - Staff Condiments	\$ 739.35
EFT116731	11/05/2017 PLASTICS PLUS	Material Supply - Acrylic Sheets - Library Relocation	\$ 1,423.38
EFT116732	11/05/2017 @THE POOLSIDE	Catering	\$ 180.00
EFT116733	11/05/2017 POORNARTI ABORIGINAL TOURS - JOEY WILLIAMS	Services - Vancouver Street Festival	\$ 1,000.00
EFT116734	11/05/2017 POWERHOUSE ARCHITECTURAL DRAFTING	Design Services	\$ 5,940.00
EFT116735	11/05/2017 PRE-EMPTIVE STRIKE PTY LTD	Design Services	\$ 1,650.00
EFT116736	11/05/2017 RAILWAYS FOOTBALL & TIGERS SPORTING CLUB ALBANY INC	Kidsport Vouchers	\$ 896.50
EFT116737	11/05/2017 DAVID RASTRICK	Entertainment	\$ 850.00
EFT116738	11/05/2017 WR PAVING - WP REID	Material Supply - Paving	\$ 3,600.30
EFT116739	11/05/2017 RIVERVIEW COUNTRY CLUB INC	Silversport Program 2017	\$ 1,400.00
EFT116740	11/05/2017 THE ROYAL LIFE SAVING SOCIETY WA INC	Certificates For Swim School	\$ 400.00
EFT116741	11/05/2017 ROYALS SAINTS NETBALL CLUB	Kidsport Vouchers	\$ 2,200.00
EFT116742	11/05/2017 SERENA MCLAUCHLAN	Story Of Wool - Loan Woollen Mill Blanket	\$ 100.00
EFT116743	11/05/2017 B SCOTT	Staff Reimbursement	\$ 79.50
EFT116744	11/05/2017 SECUREPAY PTY LTD	Website Security	\$ 39.34
EFT116745	11/05/2017 SMITHS ALUMINIUM AND 4WD CENTRE	Supply & Fit - Bull Bar	\$ 3,095.00
EFT116746	11/05/2017 SOIL SOLUTIONS PTY LTD	Material Supply - Compaction Sand	\$ 116.00
EFT116747	11/05/2017 SOUTHERN TOOL AND FASTENER CO	Hardware Supplies	\$ 113.50
EFT116748	11/05/2017 SOUTHCOAST SECURITY SERVICE	Security Services	\$ 1,731.79
EFT116749	11/05/2017 SOUTHERN EDGE ARTS INC	Kidsport Vouchers	\$ 176.00
EFT116750	11/05/2017 SOUTH COAST DIVING SUPPLIES	AWAC Recovery	\$ 1,940.00
EFT116751	11/05/2017 NICOLE SPANBROEK	Services - Vancouver Street Festival	\$ 500.00
EFT116752	11/05/2017 STAX CHAIRS MODUS NATURA PTY LTD	Material Supply - Chairs - CPSP	\$ 9,240.00
EFT116753	11/05/2017 STIRLING PRINT	Printing	\$ 520.00
EFT116754	11/05/2017 ST VINCENT DE PAUL SOCIETY (WA) INC	Rates Refund	\$ 2,033.97
EFT116755	11/05/2017 ALBANY LOCK SERVICE	Key System Design & Development	\$ 24,575.10
EFT116756	11/05/2017 SYNERGY	Electricity Supplies - Street Lighting	\$ 62,028.85
EFT116757	11/05/2017 T & C SUPPLIES	Hardware/Tool Supplies	\$ 365.35
EFT116758	11/05/2017 T-QUIP	Vehicle Parts/Repairs	\$ 100.30
EFT116760	11/05/2017 NAKED BEAN COFFEE ROASTERS	Coffee Supplies	\$ 165.00
EFT116761	11/05/2017 TOLL FAST	Freight	\$ 1,016.94
EFT116762	11/05/2017 TOURISM COUNCIL WESTERN AUSTRALIA	Top Tourism Town Award Nomination 2017	\$ 165.00
EFT116763	11/05/2017 TRANSOFT SOLUTIONS (AUSTRALIA) PTY LTD	Software Licence	\$ 375.10
EFT116764	11/05/2017 ALBANY TYREPOWER	Supply & Fit - Tyres	\$ 996.85
EFT116765	11/05/2017 VARIDESK LLC	Material Supply - Office Furniture	\$ 655.00
EFT116766	11/05/2017 ALBANY VETERINARY HOSPITAL PTY LTD	Veterinary Services	\$ 125.35
EFT116767	11/05/2017 VIBRANT BOTANICALS	Forts Store Merchandise	\$ 127.50
EFT116768	11/05/2017 WRITING WA INC	Annual Membership Renewal For 2017	\$ 135.00
EFT116769	11/05/2017 WATCH REPAIR CENTRE	UWA Clock Service	\$ 1,500.00
EFT116770	11/05/2017 NICOLE MARIE WEEDEN	Community Leadership Grant 2016/17	\$ 500.00
EFT116771	11/05/2017 WELLINGTON AND REEVES	Rates Refund	\$ 645.12
EFT116772	11/05/2017 WESTRAC EQUIPMENT PTY LTD	Material Supply - Vehicle Parts	\$ 179.15
EFT116773	11/05/2017 WESTERN WORK WEAR	Staff Uniforms & PPE	\$ 94.06
EFT116774	11/05/2017 WESTERN AUSTRALIAN MUSEUM - ALBANY	Brig Amity Management Fees March 2017	\$ 6,160.00

REPORT ITEM CCCS 032 REFERS

EFT116775	11/05/2017 HOLIDAY GUIDE PTY LTD	Bookings Marketing Fee - April 2017	\$	940.38
EFT116776	11/05/2017 MADELINE LOUISE WINTON	Performance - Vancouver Street Festival	\$	200.00
EFT116777	11/05/2017 SOULIN WILD - WOMB LANGUAGE	Entertainment Performance	\$	800.00
EFT116778	11/05/2017 WOODLANDS DISTRIBUTORS AND AGENCIES	Material Supply - Bag Dispensers	\$	526.35
EFT116779	11/05/2017 STEVEN WOODS	Attendance At Noongar Consultation Committee - 04/05/2017	\$	200.00
EFT116780	11/05/2017 WORLDWIDE PRINTING SOLUTIONS	Printing	\$	132.00
EFT116781	11/05/2017 ZENITH LAUNDRY	Laundry Services/Hire	\$	110.90
EFT116782	11/05/2017 TALIS CONSULTANTS PTY LTD	Waste Disposal Business Modelling Consultancy - P16023	\$	2,382.12
DD24797.1	25/04/2017 WA SUPER	Payroll Deductions	\$	82,096.20
DD24797.2	25/04/2017 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL	Superannuation Contributions	\$	625.00
DD24797.3	25/04/2017 REST SUPERANNUATION	Payroll Deductions	\$	1,855.22
DD24797.4	25/04/2017 ASGARD 1	Superannuation Contributions	\$	1,241.55
DD24797.5	25/04/2017 LOCAL GOVERNMENT SUPER	Superannuation Contributions	\$	541.24
DD24797.6	25/04/2017 DESMO SUPERANNUATION FUND	Superannuation Contributions	\$	589.26
DD24797.7	25/04/2017 CBUS	Superannuation Contributions	\$	660.90
DD24797.8	25/04/2017 AMP SUPERANNUATION SAVINGS	Payroll Deductions	\$	1,877.31
DD24797.9	25/04/2017 HOSTPLUS PTY LTD	Superannuation Contributions	\$	436.05
DD24808.1	25/04/2017 WA SUPER	Superannuation Contributions	\$	81.95
DD24809.1	25/04/2017 WA SUPER	Superannuation Contributions	\$	21.03
DD24810.1	25/04/2017 HESTA SUPER FUND	Superannuation Contributions	\$	126.45
DD24811.1	25/04/2017 FUTURE SUPER	Superannuation Contributions	\$	67.44
DD24843.1	25/04/2017 CBUS	Superannuation Contributions	\$	77.72
DD24858.1	09/05/2017 WA SUPER	Payroll Deductions	\$	79,712.39
DD24858.2	09/05/2017 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation Contributions	\$	625.00
DD24858.3	09/05/2017 REST SUPERANNUATION	Payroll Deductions	\$	2,202.73
DD24858.4	09/05/2017 ASGARD	Superannuation Contributions	\$	1,241.55
DD24858.5	09/05/2017 LOCAL GOVERNMENT SUPER	Superannuation Contributions	\$	541.24
DD24858.6	09/05/2017 DESMO SUPERANNUATION FUND	Superannuation Contributions	\$	526.02
DD24858.7	09/05/2017 CBUS	Superannuation Contributions	\$	552.62
DD24858.8	09/05/2017 AMP SUPERANNUATION SAVINGS	Payroll Deductions	\$	1,877.31
DD24858.9	09/05/2017 HOSTPLUS PTY LTD	Superannuation Contributions	\$	426.47
DD24797.10	25/04/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	352.72
DD24797.11	25/04/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	149.48
DD24797.12	25/04/2017 TAL SUPERANNUATION LIMITED	Superannuation Contributions	\$	204.50
DD24797.13	25/04/2017 WEALTH PERSONAL SUPER AND PERSONAL	Superannuation Contributions	\$	75.77
DD24797.14	25/04/2017 WEALTH PERSONAL SUPER AND PERSONAL	Superannuation Contributions	\$	47.86
DD24797.15	25/04/2017 BT SUPER FOR LIFE 3	Superannuation Contributions	\$	305.16
DD24797.16	25/04/2017 NATIONAL MUTUAL RETIREMENT FUND	Superannuation Contributions	\$	123.99
DD24797.17	25/04/2017 PRIME SUPER	Superannuation Contributions	\$	835.42
DD24797.18	25/04/2017 MLC MASTERKEY BUSINESS SUPER	Superannuation Contributions	\$	743.44
DD24797.19	25/04/2017 SUPERWRAP PERSONAL SUPER PLAN	Superannuation Contributions	\$	409.98
DD24797.20	25/04/2017 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL	Superannuation Contributions	\$	587.14
DD24797.21	25/04/2017 OAK TREE SUPERANNUATION FUND	Superannuation Contributions	\$	216.18
DD24797.22	25/04/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	102.46
DD24797.23	25/04/2017 FIRST SUPER	Superannuation Contributions	\$	190.69
DD24797.24	25/04/2017 CARE SUPER PTY LTD	Superannuation Contributions	\$	381.23
DD24797.25	25/04/2017 FIRST STATE SUPER	Superannuation Contributions	\$	632.71
DD24797.26	25/04/2017 SPECTRUM SUPER	Superannuation Contributions	\$	327.98
DD24797.27	25/04/2017 SUPERWRAP PERSONAL SUPER PLAN	Superannuation Contributions	\$	244.15
DD24797.28	25/04/2017 AUSTRALIAN SUPER	Payroll Deductions	\$	6,674.75
DD24797.29	25/04/2017 NORTH PERSONAL SUPERANNUATION & PENSION FUND	Superannuation Contributions	\$	202.36
DD24797.30	25/04/2017 AJW SUPERANNUATION FUND	Superannuation Contributions	\$	244.50
DD24797.31	25/04/2017 BENDIGO SMARTSTART SUPER	Superannuation Contributions	\$	14.32
DD24797.32	25/04/2017 AUSTRALIAN CATHOLIC SUPERANNUATION	Superannuation Contributions	\$	179.14
DD24797.33	25/04/2017 SUNSUPER SUPERANNUATION	Superannuation Contributions	\$	590.17

REPORT ITEM CCCS 032 REFERS

DD24797.34	25/04/2017 MTAA SUPERANNUATION FUND	Superannuation Contributions	\$	455.79
DD24797.35	25/04/2017 IOOF EMPLOYEE SUPER	Superannuation Contributions	\$	302.86
DD24797.36	25/04/2017 RUSSELL SUPERSOLUTION MASTER TRUST	Superannuation Contributions	\$	195.92
DD24797.37	25/04/2017 ASGARD	Superannuation Contributions	\$	90.93
DD24797.38	25/04/2017 AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation Contributions	\$	241.96
DD24797.39	25/04/2017 ONEPATH MASTERFUND	Superannuation Contributions	\$	285.24
DD24797.40	25/04/2017 MLC MASTERKEY SUPERANNUATION	Superannuation Contributions	\$	522.70
DD24797.41	25/04/2017 COMMONWALTH ESSENTIAL SUPER	Superannuation Contributions	\$	35.27
DD24797.42	25/04/2017 UNI SUPER	Superannuation Contributions	\$	161.06
DD24797.43	25/04/2017 THE UNIVERSAL SUPER SCHEME	Superannuation Contributions	\$	194.58
DD24797.44	25/04/2017 AMP SUPERANNUATION SAVINGS	Superannuation Contributions	\$	54.55
DD24797.45	25/04/2017 MACAULAY SUPER FUND	Superannuation Contributions	\$	218.56
DD24797.46	25/04/2017 ANZ SMART CHOICE SUPER	Superannuation Contributions	\$	216.18
DD24797.47	25/04/2017 IOOF GLOBAL ONE	Superannuation Contributions	\$	122.17
DD24797.48	25/04/2017 FUTURE SUPER	Superannuation Contributions	\$	130.33
DD24797.49	25/04/2017 COLONIAL SUPER RETIREMENT FUND	Superannuation Contributions	\$	193.76
DD24797.50	25/04/2017 BT SUPER	Superannuation Contributions	\$	210.50
DD24797.51	25/04/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	209.40
DD24797.52	25/04/2017 MACQUARIE SUPER CONSOLIDATOR	Superannuation Contributions	\$	157.70
DD24797.53	25/04/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	281.47
DD24797.54	25/04/2017 MASON SUPERANNUATION FUND	Superannuation Contributions	\$	264.20
DD24797.55	25/04/2017 IOOF INVESTMENT MANAGEMENT LTD	Superannuation Contributions	\$	187.68
DD24797.56	25/04/2017 AMP SUPERANNUATION SAVINGS	Superannuation Contributions	\$	779.76
DD24797.57	25/04/2017 HESTA SUPER FUND	Superannuation Contributions	\$	523.78
DD24797.58	25/04/2017 KEZ AND JOHN MITCHELL SUPERANNUATION FUND	Superannuation Contributions	\$	273.83
DD24797.59	25/04/2017 WEALTH PERSONAL SUPER AND PERSONAL PENSION	Payroll Deductions	\$	224.85
DD24858.10	09/05/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	352.72
DD24858.11	09/05/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	149.48
DD24858.12	09/05/2017 TAL SUPERANNUATION LIMITED	Superannuation Contributions	\$	204.49
DD24858.13	09/05/2017 WEALTH PERSONAL SUPER AND PERSONAL PENSION	Superannuation Contributions	\$	122.62
DD24858.14	09/05/2017 WEALTH PERSONAL SUPER AND PERSONAL PENSION	Superannuation Contributions	\$	77.44
DD24858.15	09/05/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	305.16
DD24858.16	09/05/2017 NATIONAL MUTUAL RETIREMENT FUND	Superannuation Contributions	\$	123.99
DD24858.17	09/05/2017 PRIME SUPER	Superannuation Contributions	\$	789.61
DD24858.18	09/05/2017 MLC MASTERKEY BUSINESS SUPER	Superannuation Contributions	\$	743.44
DD24858.19	09/05/2017 SUPERWRAP PERSONAL SUPER	Superannuation Contributions	\$	409.98
DD24858.20	09/05/2017 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation Contributions	\$	587.14
DD24858.21	09/05/2017 OAK TREE SUPERANNUATION FUND	Superannuation Contributions	\$	216.18
DD24858.22	09/05/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	118.02
DD24858.23	09/05/2017 FIRST SUPER	Superannuation Contributions	\$	190.69
DD24858.24	09/05/2017 CARE SUPER PTY LTD	Superannuation Contributions	\$	381.23
DD24858.25	09/05/2017 FIRST STATE SUPER	Superannuation Contributions	\$	616.60
DD24858.26	09/05/2017 SPECTRUM SUPER	Superannuation Contributions	\$	310.17
DD24858.27	09/05/2017 SUPERWRAP PERSONAL SUPER PLAN	Superannuation Contributions	\$	244.15
DD24858.28	09/05/2017 AUSTRALIAN SUPER	Payroll Deductions	\$	6,915.20
DD24858.29	09/05/2017 NORTH PERSONAL SUPERANNUATION & PENSION FUND	Superannuation Contributions	\$	202.36
DD24858.30	09/05/2017 AJW SUPERANNUATION FUND	Superannuation Contributions	\$	244.50
DD24858.31	09/05/2017 AUSTRALIAN CATHOLIC SUPERANNUATION	Superannuation Contributions	\$	43.77
DD24858.32	09/05/2017 SUNSUPER SUPERANNUATION	Superannuation Contributions	\$	433.00
DD24858.33	09/05/2017 MTAA SUPERANNUATION FUND	Superannuation Contributions	\$	376.14
DD24858.34	09/05/2017 IOOF EMPLOYEE SUPER	Superannuation Contributions	\$	218.56
DD24858.35	09/05/2017 RUSSELL SUPERSOLUTION MASTER TRUST	Superannuation Contributions	\$	195.92
DD24858.36	09/05/2017 ASGARD	Superannuation Contributions	\$	99.20
DD24858.37	09/05/2017 AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation Contributions	\$	269.85
DD24858.38	09/05/2017 ONEPATH MASTERFUND	Superannuation Contributions	\$	220.05

DD24858.39	09/05/2017 MLC MASTERKEY SUPERANNUATION	Superannuation Contributions	\$	412.46
DD24858.40	09/05/2017 COMMONWALTH ESSENTIAL SUPER	Superannuation Contributions	\$	60.47
DD24858.41	09/05/2017 UNI SUPER	Superannuation Contributions	\$	161.06
DD24858.42	09/05/2017 THE UNIVERSAL SUPER SCHEME	Superannuation Contributions	\$	194.58
DD24858.43	09/05/2017 AMP SUPERANNUATION SAVINGS	Superannuation Contributions	\$	82.14
DD24858.44	09/05/2017 MACAULAY SUPER FUND	Superannuation Contributions	\$	218.56
DD24858.45	09/05/2017 ANZ SMART CHOICE SUPER	Superannuation Contributions	\$	246.76
DD24858.46	09/05/2017 FUTURE SUPER	Superannuation Contributions	\$	209.00
DD24858.47	09/05/2017 IOOF GLOBAL ONE	Superannuation Contributions	\$	88.18
DD24858.48	09/05/2017 COLONIAL SUPER RETIREMENT FUND	Superannuation Contributions	\$	191.87
DD24858.49	09/05/2017 BT SUPER	Superannuation Contributions	\$	181.57
DD24858.50	09/05/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	207.49
DD24858.51	09/05/2017 MACQUARIE SUPER CONSOLIDATOR	Superannuation Contributions	\$	148.37
DD24858.52	09/05/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	281.47
DD24858.53	09/05/2017 MASON SUPERANNUATION FUND	Superannuation Contributions	\$	131.70
DD24858.54	09/05/2017 IOOF INVESTMENT MANAGEMENT LTD	Superannuation Contributions	\$	187.68
DD24858.55	09/05/2017 NORTH	Superannuation Contributions	\$	47.24
DD24858.56	09/05/2017 AMP SUPERANNUATION SAVINGS	Superannuation Contributions	\$	750.04
DD24858.57	09/05/2017 HESTA SUPER FUND	Superannuation Contributions	\$	906.19
DD24858.58	09/05/2017 KEZ AND JOHN MITCHELL SUPERANNUATION FUND	Superannuation Contributions	\$	273.83
DD24858.59	09/05/2017 WEALTH PERSONAL SUPER AND PERSONAL PENSION	Payroll Deductions	\$	224.85
Total			\$	4,510,286.59

REPORT ITEM CCCS 033 REFERS

Document Number	Description	Date Sent / Received
EDR1764169	<p>COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR 2017/2018 COMMUNITY EVENTS PROGRAM ; CHRISTMAS PAGEANT AND FESTIVAL; NEW YEARS EVE FAMILY PICNIC AND FIREWORKS; AUSTRALIA DAY FESTIVAL; VANCOUVER STREET FESTIVAL PARTIES: HEALTHWAYS FUNDING 2017/2018 SIGNED BY CEO A SHARPE 1 COPY</p>	18/04/2017
EDR1764170	<p>COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR 2017/2018 COMMUNITY EVENTS PROGRAM; CHRISTMAS PAGEANT AND FESTIVAL; NEW YEARS EVE FAMILY PICNIC AND FIREWORKS; AUSTRALIA DAY FESTIVAL; VANCOUVER STREET FESTIVAL PARTIES: LOTTERYWEST COMMUNITY EVENTS FUNDING 2017/2018 SIGNED BY CEO A SHARPE 1 COPY</p>	18/04/2017
EDR1764232	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM18/9/2012 ITEM101 RE: ANNUAL ENVIRONMENT REPORT FOR SOUTH STIRLING TRANSFER STATION, TO BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENT REGULATIONS AS PART OF THE LICENCE CONDITIONS PARTIES: DEPARTMENT OF ENVIRONMENT REGULATION SIGNED BY CEO A SHARPE 1 COPY</p>	19/04/2017
EDR1764490	<p>COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR FUNDING FROM LOTTERYWEST FOR \$1.6M FOR THE SOUTHERN CIVIC CENTRE, CITY OF ALBANY'S CONTRIBUTION IS \$2M, REGIONAL GRANT SCHEME CONTRIBUTION IS \$150K, DEPT OF HOUSING \$250K, FORM \$25K, COMING TO A TOTAL OF \$4,025,000 IN KIND ESTIMATED AT \$963,585 PARTIES: N/A SIGNED BY CEO A SHARPE 1 COPY</p>	27/04/2017

REPORT ITEM CCCS 033 REFERS

EDR1764653	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: CERTIFICATE OF COMPLETION STATE BLACK SPOT 2016/2017 PARTIES: MAIN ROADS WA SIGNED BY CEO A SHARPE 1 COPY	01/05/2017
EDR1764744	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: PROGRESS CERTIFICATE FOR CONTRACT P17001- GENERAL AVIATION TAXIWAY AND APRON PARTIES: N/A SIGNED BY CEO A SHARPE 1 COPY	02/05/2017
EDR1764745	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: ADDENDUM TO SERVICE AGREEMENT FOR DELIVERY OF STRIKE II PROGRAM (WA POLICE GRANT \$25K) PARTIES: ALBANY POLICE AND COMMUNITY YOUTH CENTRE SIGNED BY CEO A SHARPE 1 COPY	02/05/2017
EDR1765040	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: GRANT AGREEMENT WITH DEPT OF LOCAL GOVERNMENT AND COMMUNITIES FOR GREAT SOUTHERN INTEGRATED PLANNING AND REPORTING (IPR) PEER SUPPORT PILOT PROGRAM - \$20,000 PARTIES: DEPARTMENT OF LOCAL GOVERNMENT AND COMMUNITIES SIGNED BY CEO A SHARPE 1 COPY	09/05/2017
EDR1765043	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: DEVELOPMENT APPROVAL PORTION LOT 736 - PROPOSED SCOREBOARD FOR LOWER GREAT SOUTHERN HOCKEY ASSOCIATION PARTIES: LOWER GREAT SOUTHERN HOCKEY ASSOCIATION SIGNED BY CEO A SHARPE 1 COPY	09/05/2017
EDR1765107	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.06.2016 ITEM CSF246 RE: AWARD OF TENDER C17003 UWA VERANDAH CONSTRUCTION PARTIES: SMITH CONSTRUCTIONS SIGNED BY CEO A SHARPE 1 COPY	10/05/2017

REPORT ITEM CCCS 033 REFERS

EDR1765109	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM 28.06.2016 ITEM CSF246 RE: AWARD OF TENDER C17011 CONSTRUCTION - PATIENT TRANSFER BUILDING ALBANY AIRPORT PARTIES: KBUILT CONSTRUCTION PTY LTD SIGNED BY CEO A SHARPE 1 COPY</p>	10/05/2017
EDR1765110	<p>COPY OF EXECUTED DOCUMENT ITEM: N/A RE: DEVELOPMENT APPLICATION PRO188 SITE 4 ALBANY HIGHWAY, DROME FOR EXTENSION WITHIN LEASE AREA AT HANGAR 4 PARTIES: HAMISH WRIGHT AND JENNIFER SCHMIDT SIGNED BY CEO A SHARPE 1 COPY</p>	10/05/2017
EDR1765111	<p>COPY OF EXECUTED DOCUMENT ITEM: N/A RE: DEVELOPMENT APPROVAL, LEASE 12 ALBANY HIGHWAY DROME, ADDITION OF SEA CONTAINER TO BE USED AS AN OFFICE PARTIES: JULIE BISER SIGNED BY CEO A SHARPE 1 COPY</p>	10/05/2017
EDR1765112	<p>COPY OF EXECUTED DOCUMENT ITEM: N/A RE: BUILDING PERMIT APPLICATION FOR CITY OF ALBANY AIRLOCK PARTIES: N/A SIGNED BY CEO A SHARPE 1 COPY</p>	10/05/2017
EDR1765154	<p>COPY OF EXECUTED DOCUMENT ITEM: N/A RE: MOU BETWEEN CITY OF ALBANY AND DEPARTMENT OF HEALTH TO PROVIDE FUNDING OPPORTUNITIES FOR MOSQUITO MANAGEMENT PARTIES: DEPARTMENT OF HEALTH SIGNED BY CEO A SHARPE 1 COPY</p>	11/05/2017

Document Number	Description	Date Sent / Received
NCSR1764494	COPY OF COMMON SEAL ITEM: SECTION 70A NOTIFICATION REQUIRED UNDER SUBDIVISION APPROVAL WAPC 165-16 RE: SECTION 70A FOR LOT 1 ON STRATA PLAN 74740 INSTALLATION OF STORM WATER INFILTRATION PARTIES: CONSTANCE CRUMP SIGNED BY CEO A SHARPE & MAYOR D WELLINGTON 1 COPY	27/04/2017
NCSR1764506	COPY OF COMMON SEAL ITEM: SECTION 70A NOTIFICATION REQUIRED UNDER SUBDIVISION APPROVAL WAPC 149943 RE: SECTION 70A FOR LOT 1410 ON DEPOSITED PLAN 404982 INSTALLATION OF STORM WATER ATTENUATION PARTIES: GERALD FITZPATRICK MAUREEN FITZPATRICK SIGNED BY THE CEO A SHARPE & MAYOR D WELLINGTON 2 COPIES	27/04/2017
NCSR1765073	COPY OF COMMON SEAL ITEM: N/A RE: LEASED HOUSE DEED UNDER DELEGATED AUTHORITY NO: 2016:019 PARTIES: ALBANY HALFWAY HOUSE ASSOCIATION INC. SIGNED BY CEO A SHARPE & MAYOR D WELLINGTON 2 COPIES	10/05/2017
NCSR1765076	COPY OF COMMON SEAL ITEM: N/A RE: DEED OF ASSIGNMENT OF LEASE - HANGAR SITE 29, ALBANY REGIONAL AIRPORT, 35615 ALBANY HIGHWAY DROME PARTIES: McCOY ENGINEERING PTY LTD - ASSIGNOR: JOHN RICH - ASSIGNEE SIGNED BY CEO A SHARPE & MAYOR D WELLINGTON 3 COPIES	10/05/2017
NCSR1765079	COPY OF COMMON SEAL ITEM: N/A RE: RENEWAL OF LEASE UNDER DELEGATION FOR MIDDLETON BEACH BOWLING CLUB ON	10/05/2017

	<p>PORTION OF LOT 2, GARDEN STREET MIDDLETON BEACH FOR 21 YEARS PARTIES: MIDDLETON BEACH BOWLING CLUB SIGNED BY CEO A SHARPE & MAYOR D WELLINGTON 2 COPIES</p>	
NCSR1765192	<p>COPY OF COMMON SEAL ITEM: N/A RE: RENEWAL OF LEASE UNDER DELEGATION FOR ALBANY PISTOL CLUB CHESTER PASS BRANCH SSAA ON PORTION OF CROWN RESERVE 35381 FOR 21 YEARS. LEASE RENTAL BEING PEPPERCORN PARTIES: ALBANY PISTOL CLUB CHESTER PASS BRANCH SSAA SIGNED BY CEO A SHARPE & MAYOR D WELLINGTON 3 COPIES</p>	11/05/2017
NCSR1765193	<p>COPY OF COMMON SEAL ITEM: N/A RE: DEED OF VARIATION OF LEASE UNDER DELEGATED AUTHORITY FOR THE SCOUT ASSOCIATION OF AUSTRALIA, WA BRANCH ON ALBANY SUBURBAN LOT 4 SANFORD ROAD. LEASE RENTAL BEING PEPPERCORN PARTIES: THE SCOUT ASSOCIATION OF AUSTRALIA, WA BRANCH SIGNED BY CEO A SHARPE & MAYOR D WELLINGTON 3 COPIES</p>	11/05/2017



MAINTENANCE PROGRAM REPORT YEAR 1

Ellen Cove Swimming Enclosure

Contents

2016/17 Highlights..... 1
 April 2016..... 3
 May 2016 4
 June 2016..... 5
 August 2016..... 6
 November 2016 7
 December 2016..... 8
 February 2017 9
 March 2017..... 10

2016/17 HIGHLIGHTS

- No bycatch reported.
- No swimmer safety incidents.
- No shark/predator breaches.
- After initial replacement, very minimal damage recorded.
- Proven its ability to withstand seagrass influx.
- Endured many winter storms and swell breaking at Middleton Point.
- Growth found to be stable and does not require cleaning.
- An established eco-system has formed on the barrier.
- Upgrades performed include:
 - Adding vertical ropes to reinforce barrier.
 - Modify materials of clips to strengthen in surf zone.
 - Introduce new float design in surf zone.
 - Improve the rock anchor section to reduce wear and increase longevity.
 - Increased the height in surf zone to account for bathymetry changes.

Over the first 12 months of the Aquarius Barrier at Ellen Cove there were a number of modifications and upgrades made to improve the barrier’s ability to withstand its environment. The barrier was installed at arguably the most challenging time of the year and consecutive easterly swells brought in a massive influx of seagrass causing damage in the first week. A large section of the barrier was replaced with new and improved barrier materials and vertical ropes were introduced across the whole barrier. Flotation was reduced to minimise forces in high swell environments.

The upgraded barrier proved to withstand some very challenging swell conditions across the winter period, with 5-6m swells and 100kph winds at times threatening the area. The barrier was sheltered from the worst of it inside Ellen Cove but nonetheless survived when other infrastructure did not. The

only damage recorded over the winter period was a few floats missing and the odd clip that needed replacement.

The barrier was further upgraded in the surf zone following GME's trial in Lennox Head. New floats were added to reduce the stress on the barrier in the high-impact surf zone area and there have been no missing floats since. The height of the barrier in this section was also increased following bathymetric changes over the first 8 months.

The barrier has since been performing extremely well and we are confident that the knowledge gained over the first 12 months has resulted in a solution that fits well in the unique environment at Ellen Cove. There are some early signs of wear in the abrasive areas near the seabed in the surf zone but otherwise the barrier is in a very sound condition.

The monitoring program was taken over by South Coast Diving Services which provided reliability and continuity between the monitoring and maintenance. The maintenance program has been conducted with the assistance of GME which will continue for the remainder of the three year trial period.

APRIL 2016

- No bycatch reported.
- No swimmer safety incidents reported.
- New section of Aquarius Barrier delivered and fitted on the 6th April.
- Minimal seaweed accumulation on barrier.
- No observable beach sand accretion or erosion.
- Minimal damage recorded since new section installed – only three float ties needed replacement.
- Cleaning procedure trialled; balanced jets selected as preferred cleaning method.
- Monitoring duties taken over by South Coast Diving Services.
- First monthly report released.



MAY 2016

- No bycatch reported.
- No swimmer safety incidents reported.
- No observable beach sand accretion or erosion.
- Minor storm damage recorded on the 11th May 2016 to a strut and three floats.
- No accumulation on barrier as seagrass migrates out of Ellen Cove.
- Fouling on barrier found to be minimal: seagrass passing through the barrier appears to clean excess growth.
- Very minimal heavy barnacle fouling due to algae growth.
- Monthly service of barrier conducted by South Coast Diving Services on 3rd June 2016.



JUNE 2016

- No bycatch reported.
- No swimmer safety incidents reported.
- Minimal seagrass migration during this period.
- No fouling issues on the barrier – barrier cleaning is not required.
- Chafing on the rocks evident and addressed with Denso tape and spiral wrap.
- Red floats upgraded and a new glow-in-the-dark float trialled.
- A single strut found broken during monthly service.
- Bathymetric change in the surf zone; to be addressed by adding an extra row of struts in this area at the next service.
- Monthly service of barrier conducted by Global Marine Enclosures and South Coast Diving Services on 8th July 2016.



JULY / AUGUST 2016

- No bycatch reported.
- No swimmer safety incidents.
- Limited fouling/growth and no seagrass issues.
- 4 x floats replaced in surf zone during monitoring.
- Signage near rock anchor damaged and returned to the City of Albany.
- Chafing on rocks due to winter swell surges leaving Ellen Cove. Three ropes repaired and new protection installed.



SEPTEMBER / OCTOBER / NOVEMBER 2016

- No bycatch reported.
- No swimmer safety incidents.
- No seagrass issues.
- Enclosure popularity growing as weather warms up.
- Monitoring program reduced in frequency due to stable barrier performance.
- Upgrades proposed following Lennox Head trial.



DECEMBER 2016

- No bycatch reported.
- No swimmer safety incidents.
- No seagrass issues.
- New aquadynamic floats introduced in the surf zone, an 80m section of barrier upgraded.
- Rock anchor fixings upgraded to increase the longevity of the barrier.



JANUARY / FEBRUARY 2017

- No bycatch reported.
- No swimmer safety incidents.
- No seagrass issues.
- New floats in surf zone and rock anchor reinforcements performing well.



MARCH 2017

- No bycatch reported.
- No swimmer safety incidents.
- No seagrass issues.
- Large quantity of mussels accumulating on barrier.
- Small amount of wear near seabed in surf zone and around concrete block.

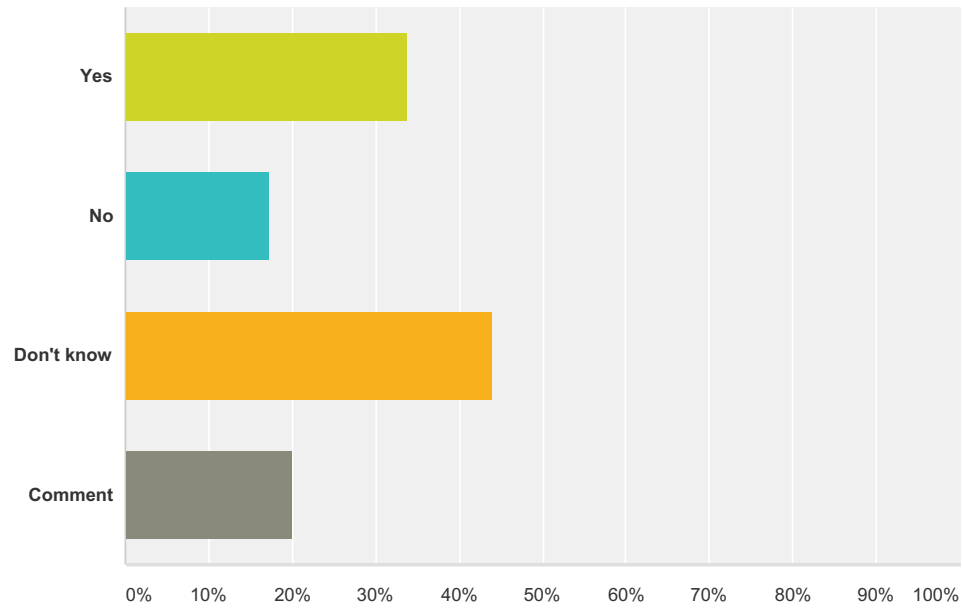


City of Albany
Review of Ellen Cove
Swimming Enclosure
March 2017

Community
Experience POST
Installation

Q4 Do you feel that the amount of shark encounters has been reduced?

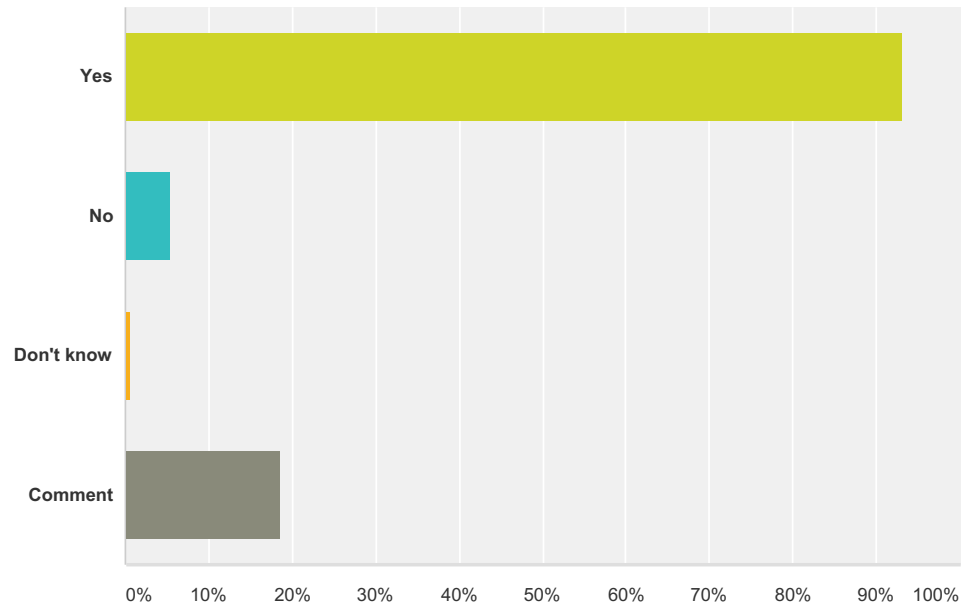
Answered: 145 Skipped: 1



Answer Choices	Responses	
Yes	33.79%	49
No	17.24%	25
Don't know	44.14%	64
Comment	20.00%	29
Total Respondents: 145		

Q5 Do you see value in the City installing and maintaining the Swimming Enclosure?

Answered: 146 Skipped: 0

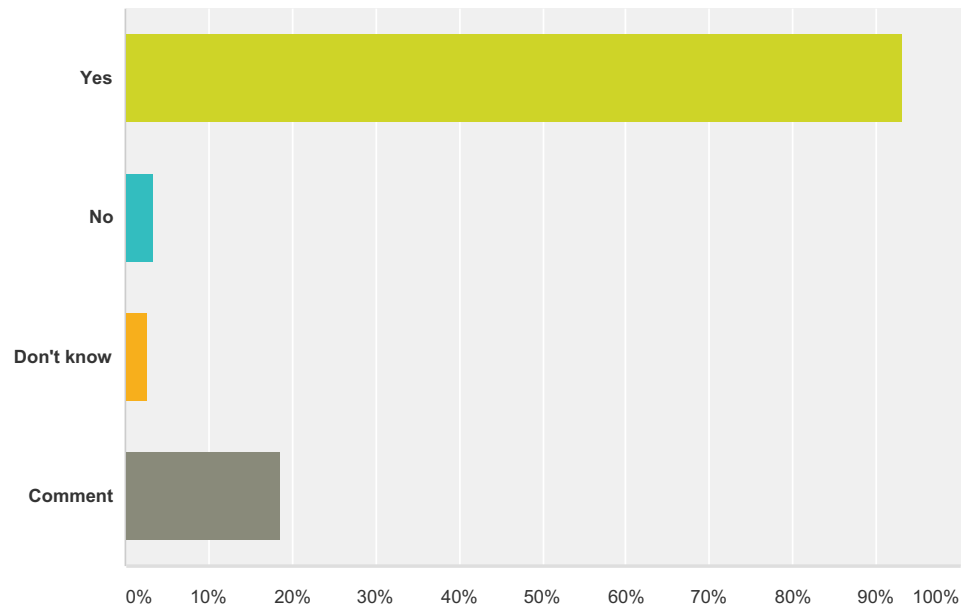


Answer Choices	Responses
Yes	93.15% 136
No	5.48% 8
Don't know	0.68% 1
Comment	18.49% 27
Total Respondents: 146	

City of Albany Ellen Cove Swimming Enclosure Survey

Q6 The development of the Swimming Enclosure was meant to offer a safe swimming area at the beach. Do you think this has been achieved?

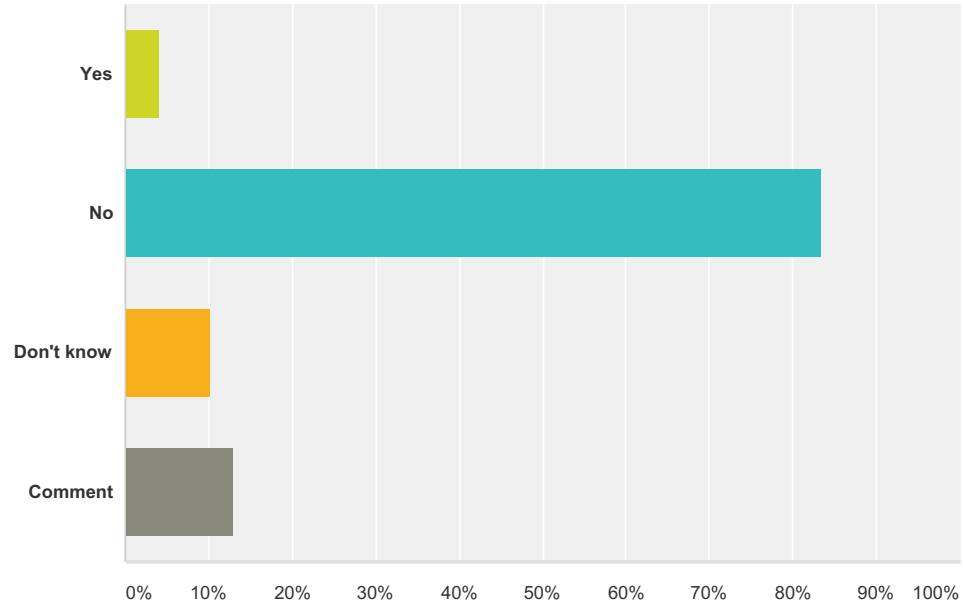
Answered: 146 Skipped: 0



Answer Choices	Responses	
Yes	93.15%	136
No	3.42%	5
Don't know	2.74%	4
Comment	18.49%	27
Total Respondents: 146		

Q7 Since the Swimming Enclosure has been installed have you noticed any damage to the environment at this location?

Answered: 146 Skipped: 0

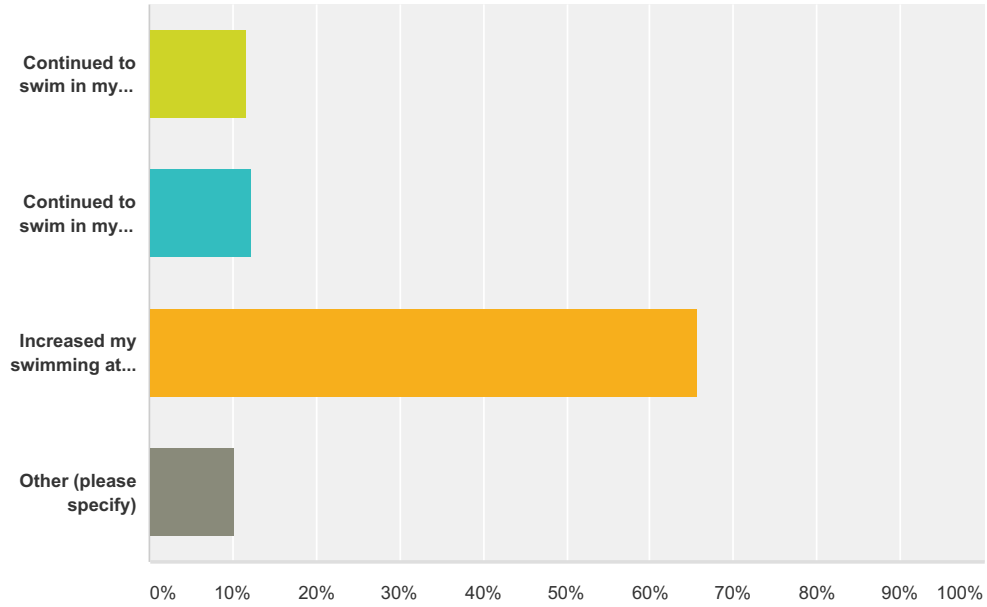


Answer Choices	Responses
Yes	4.11% 6
No	83.56% 122
Don't know	10.27% 15
Comment	13.01% 19
Total Respondents: 146	

City of Albany Ellen Cove Swimming Enclosure Survey

Q8 Since the Swimming Enclosure has been installed I have: (please choose from the following)

Answered: 146 Skipped: 0

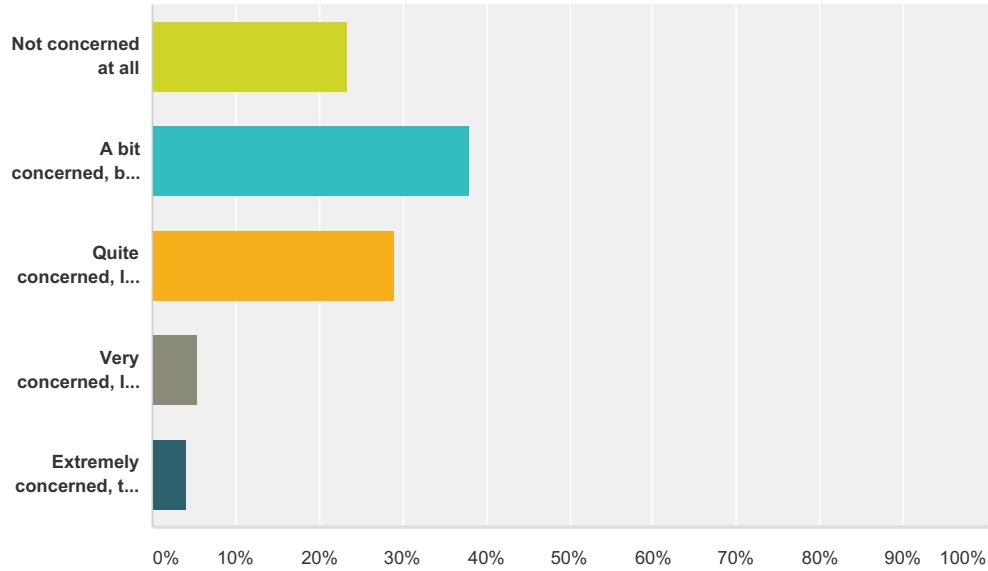


Answer Choices	Responses
Continued to swim in my normal location outside of the Enclosure	11.64% 17
Continued to swim in my normal location inside the Enclosure	12.33% 18
Increased my swimming at this location because of the Enclosure	65.75% 96
Other (please specify)	10.27% 15
Total	146

City of Albany Ellen Cove Swimming Enclosure Survey

Q9 Generally speaking, how concerned are you now about the risk of a shark encounter?

Answered: 145 Skipped: 1

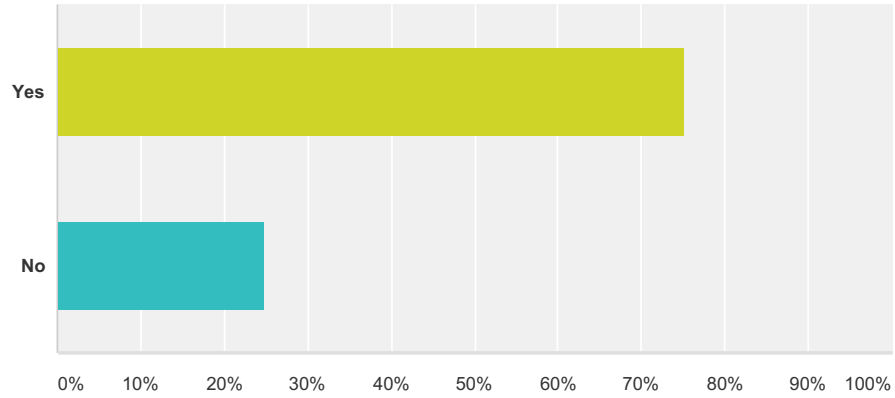


Answer Choices	Responses	
Not concerned at all	23.45%	34
A bit concerned, but it does not affect my behaviour or enjoyment of the water	37.93%	55
Quite concerned, I am somewhat afraid to go in the water, but still would	28.97%	42
Very concerned, I would not enter the water for fear of a shark encounter	5.52%	8
Extremely concerned, this should be the City of Albany's highest priority	4.14%	6
Total		145

City of Albany Ellen Cove Swimming Enclosure Survey

Q10 Do you think there have been any social benefits to you since the Swimming Enclosure has been installed?

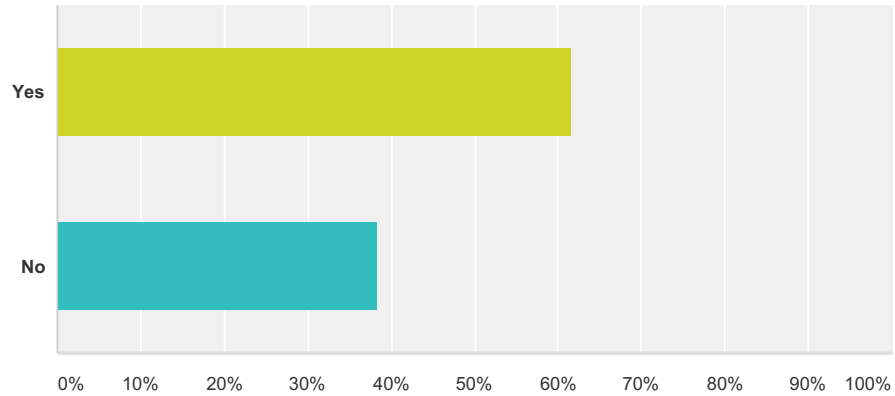
Answered: 145 Skipped: 1



Answer Choices	Responses	
Yes	75.17%	109
No	24.83%	36
Total		145

Q11 Have you read the information boards located on the steps outside the Albany Surf Life Saving Club and outside the toilet amenities adjacent to the Three Anchors restaurant?

Answered: 146 Skipped: 0

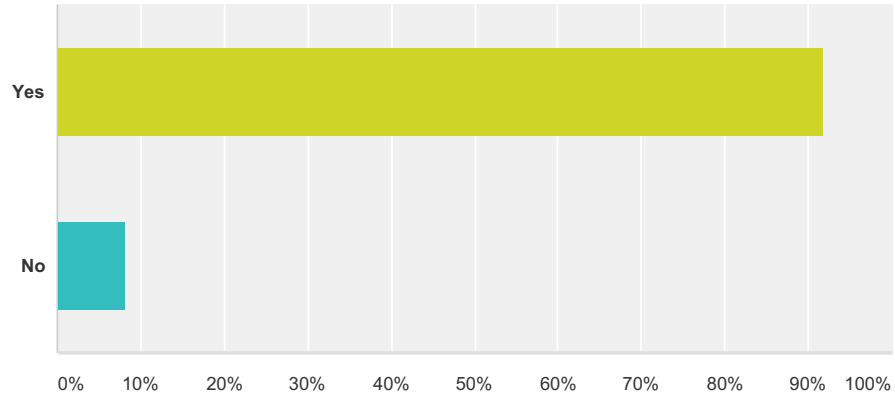


Answer Choices	Responses
Yes	61.64% 90
No	38.36% 56
Total	146

City of Albany Ellen Cove Swimming Enclosure Survey

Q12 Do you support the continuation of the three-year trial of the Swimming Enclosure at Ellen Cove?

Answered: 146 Skipped: 0



Answer Choices	Responses	
Yes	91.78%	134
No	8.22%	12
Total		146

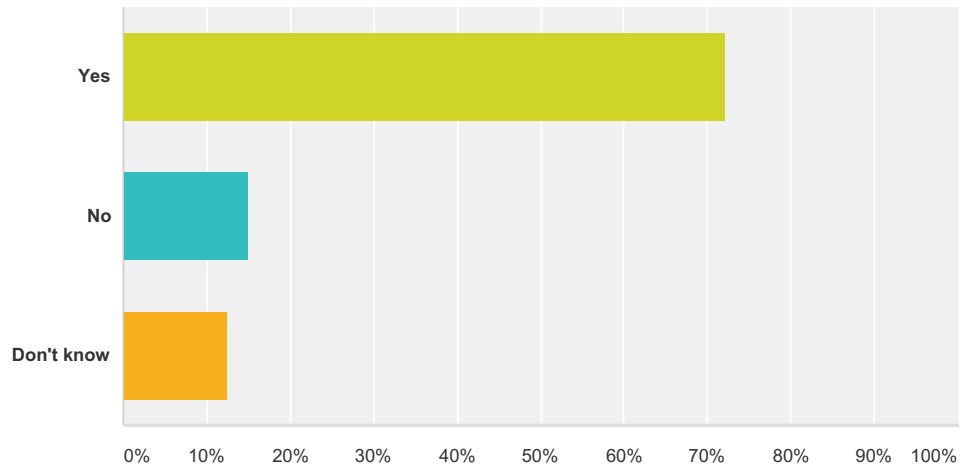
City of Albany
Shark Barrier Feasibility Study
October 2015

Community Perception
PRIOR to Installation

City of Albany Shark Barrier Feasibility Survey

Q4 It reduces the amount of shark encounters amongst swimmers

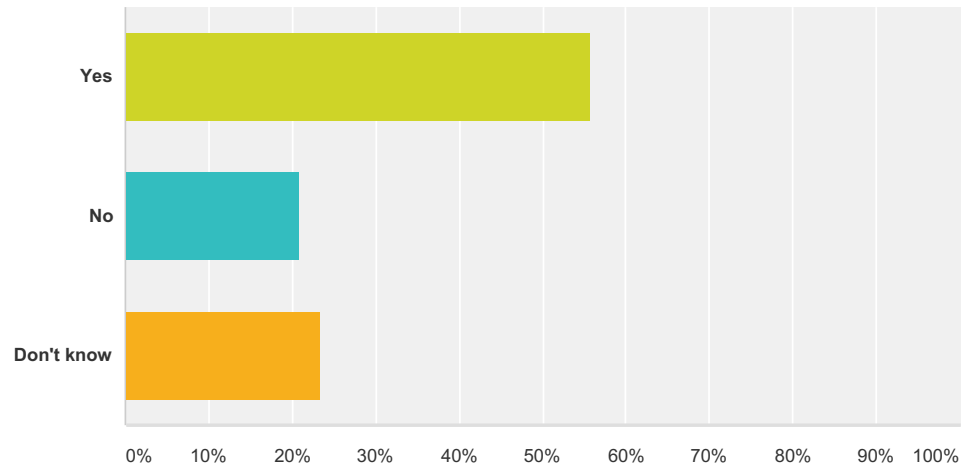
Answered: 119 Skipped: 1



Answer Choices	Responses	Count
Yes	72.27%	86
No	15.13%	18
Don't know	12.61%	15
Total		119

Q5 Are expensive to install and maintain

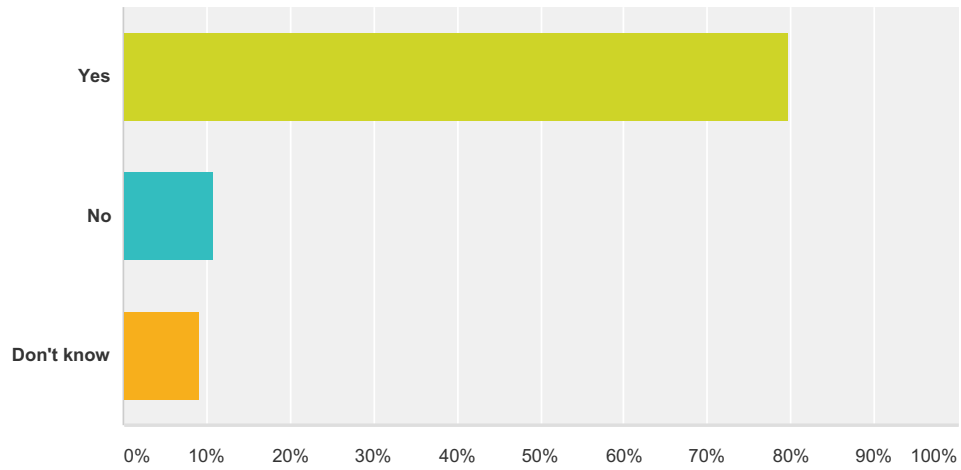
Answered: 120 Skipped: 0



Answer Choices	Responses
Yes	55.83% 67
No	20.83% 25
Don't know	23.33% 28
Total	120

Q6 Offers safe swimming areas at the beach

Answered: 119 Skipped: 1

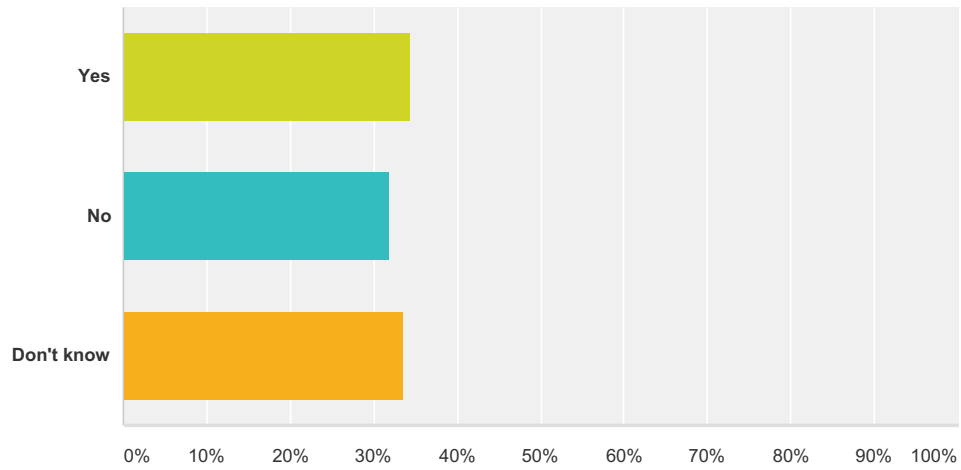


Answer Choices	Responses
Yes	79.83% 95
No	10.92% 13
Don't know	9.24% 11
Total	119

City of Albany Shark Barrier Feasibility Survey

Q7 May cause potential damage to the environment

Answered: 119 Skipped: 1

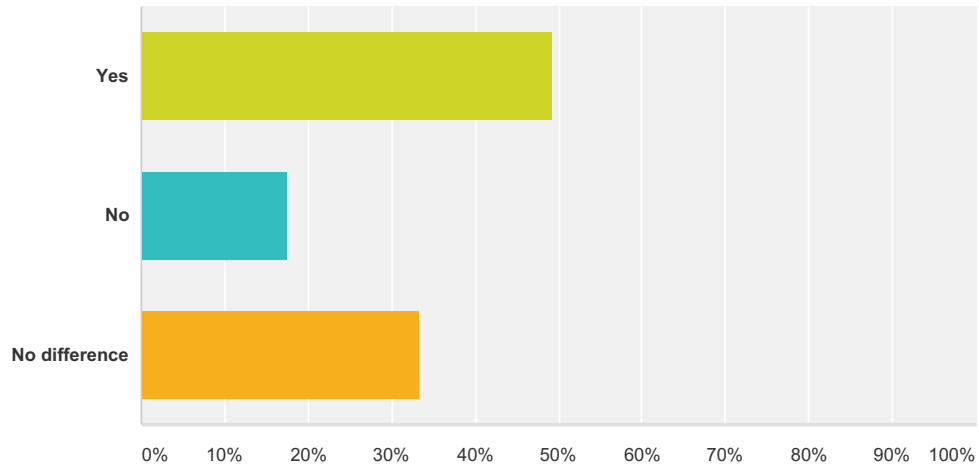


Answer Choices	Responses
Yes	34.45% 41
No	31.93% 38
Don't know	33.61% 40
Total	119

City of Albany Shark Barrier Feasibility Survey

Q8 If a shark barrier was installed at a section of Middleton Beach, would you choose to visit Middleton Beach as opposed to a beach with no barrier?

Answered: 120 Skipped: 0

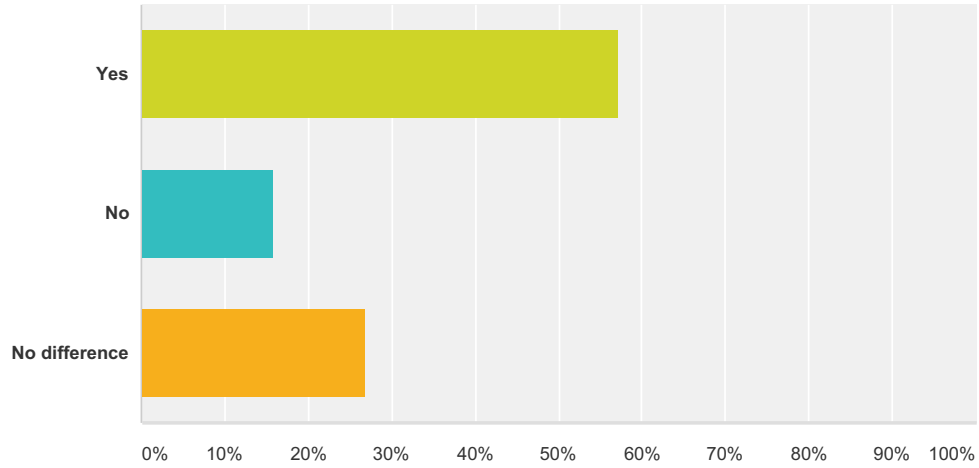


Answer Choices	Responses
Yes	49.17% 59
No	17.50% 21
No difference	33.33% 40
Total	120

City of Albany Shark Barrier Feasibility Survey

Q9 If a shark barrier was installed at a section of Middleton Beach would you be more likely to swim in the water at this location as compared to if there were no barrier?

Answered: 119 Skipped: 1

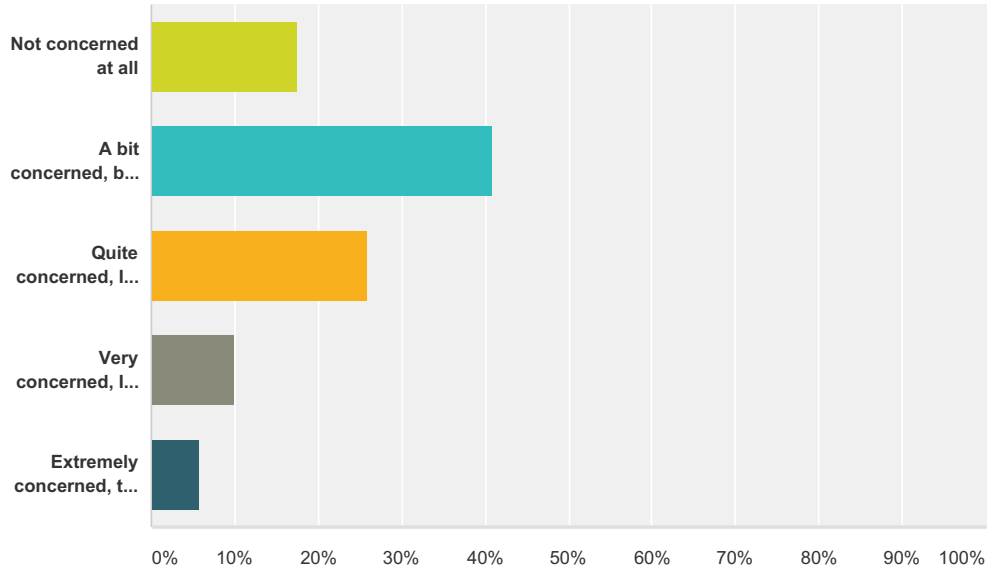


Answer Choices	Responses	
Yes	57.14%	68
No	15.97%	19
No difference	26.89%	32
Total		119

City of Albany Shark Barrier Feasibility Survey

Q10 Generally speaking, how concerned are you about the risk of a shark encounter at Middleton Beach and other beaches?

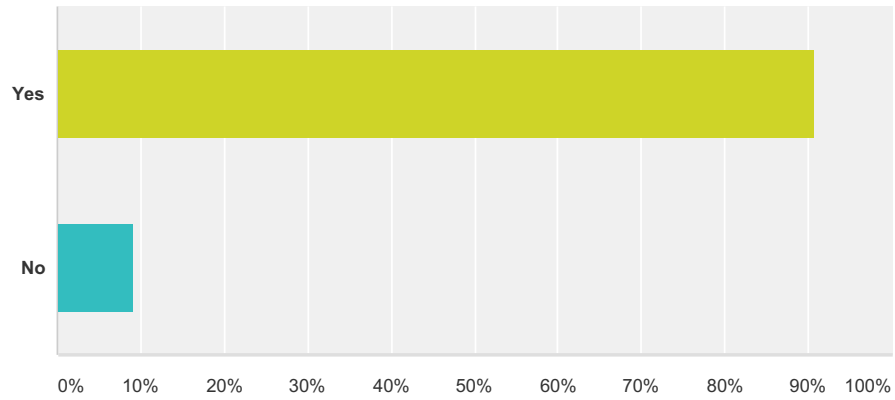
Answered: 120 Skipped: 0



Answer Choices	Responses
Not concerned at all	17.50% 21
A bit concerned, but it does not affect my behaviour or enjoyment of the water	40.83% 49
Quite concerned, I am somewhat afraid to go in the water, but still would	25.83% 31
Very concerned, I would not enter the water for fear of a shark encounter	10.00% 12
Extremely concerned, this should be the City of Albany's highest priority	5.83% 7
Total	120

Q11 Have you read the information sheet and do you understand the background information?

Answered: 120 Skipped: 0

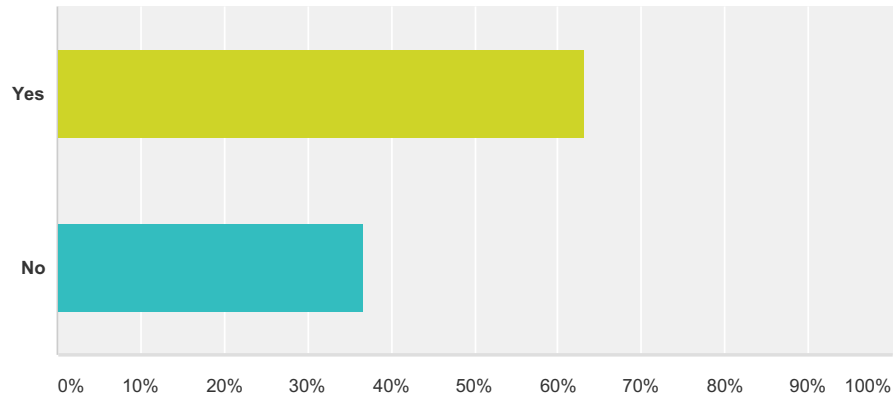


Answer Choices	Responses
Yes	90.83% 109
No	9.17% 11
Total	120

City of Albany Shark Barrier Feasibility Survey

Q12 Do you support the installation of a shark barrier at a section of Middleton Beach?

Answered: 120 Skipped: 0



Answer Choices	Responses	
Yes	63.33%	76
No	36.67%	44
Total		120



Environmental Protection Authority



City of Albany Records
 Doc No: ICR17248656
 File: LAMD22
 Date: 03 JAN 2017
 Officer: PLA;MPS

Attach:
 Box:
 Vol:
 Box+Vol:

Mr Jan Van Der Mescht
 Manager Planning Services
 City of Albany
 PO Box 484
 ALBANY WA 6331

Our Ref: CMS16318 AC04-2016-0257
 Enquiries: Gerard O'Brien, 6145 0814
 Email: gerard.obrien@epa.wa.gov.au



Dear Mr Van Der Mescht

**SCHEME AMENDMENT: CITY OF ALBANY LPS 1 AMENDMENT 22
 LOCATION: BAYONET HEAD**

Thank you for your correspondence dated 6 December 2016 in relation to the above proposed scheme amendment.

The information you have provided is insufficient to enable the Environmental Protection Authority (EPA) to comply with s48A of the *Environmental Protection Act 1986* (EP Act) in relation to the proposed scheme amendment and consequently does not constitute a valid referral under section 81 of the *Planning and Development Act 2005* (PD Act).

To enable the EPA to comply with s48A of the EP Act the following information is requested:

The EPA notes that Amendment 22 is within the area assessed as a strategic proposal by the EPA under s38 of the EP Act. The EPA's Report 1447 *Bayonet Head Plan for Development* resulted in the Minister for Environment issuing Ministerial Statement 942 (MS 942) regarding the implementation of future proposals.

The submitted amendment documentation incorrectly states:

The Minister also determined that the proposal was a 'derived' proposal, and that future clearing within the development footprint does not require further assessment from the EPA.

I can advise that no proposal within the strategic proposal area has been declared a 'derived' proposal.

The documentation needs to be amended to provide correct information as future development proposals within the area may require further consideration by the EPA.

Level 8, The Atrium, 168 St Georges Terrace, Perth, Western Australia 6000
 Telephone 08 6145 0800 Facsimile 08 6145 0895 Email info@epa.wa.gov.au

Locked Bag 10, East Perth WA 6892

www.epa.wa.gov.au

MS 942 Schedule 1 sets out that a derived proposal can be a subdivision and development proposal for residential purposes outside of the conservation or foreshore areas, or a reservation of land for conservation within the conservation or foreshore areas. The process for the implementation of future proposals within the area is as follows:

- In accordance with s39B of the EP Act, a future proposal can be referred to the EPA, and the proponent may request it to be a derived proposal.
- In accordance with s45A(3) of the EP Act, the Minister for Environment may then identify the relevant conditions of MS 942 which apply to the derived proposal.
- Alternatively, a proposal can be referred to the EPA under s38 of the EP Act for consideration on its own merits.

Please also complete the EPA s48A referral form for Amendment 22, complete with the City of Albany resolution to adopt the scheme or amendment. Please find a copy of the referral form attached.

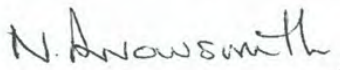
The EPA requests you provide the amended documentation by 20 January 2017.

Please forward the above information to the Chairman of the EPA, Locked Bag 10, EAST PERTH WA 6892, marked to the attention of Gerard O'Brien.

Upon receipt of sufficient information, as required by s81 of the PD Act, the EPA will comply with section 48A of the EP Act and advise you accordingly.

If you have any questions in relation to this letter you should Gerard O'Brien on 6145 0814.

Yours sincerely



Naomi Arrowsmith
Director
Strategic Policy and Planning Division

21 December 2016



Environmental Protection Authority

EPA REFERRAL
FORM

Referral of a Scheme or Scheme Amendment to the Environmental Protection Authority for consideration under Section 48A of the *Environmental Protection Act 1986*.

GUIDE TO COMPLETING THE REFERRAL FORM

STATUTORY REQUIREMENTS

The *Planning and Development Act 2005*, the *Metropolitan Redevelopment Act 2011* and the *Hope Valley Wattleup Redevelopment Act 2000* (Scheme Acts) require all proposed schemes and scheme amendments¹ to be referred to the Environmental Protection Authority (EPA) by the authority responsible for the scheme. The Scheme Acts provide that the responsible authority is to refer to the EPA a written notice of the responsible authority's resolution to prepare or amend the scheme; and such written information about the scheme or amendment as is sufficient to enable the EPA to comply with section 48A of the *Environmental Protection Act 1986* (EP Act). Schemes and scheme amendments can only be referred to the EPA by the responsible authority.

Upon receipt of a scheme or scheme amendment and such written information about the scheme or scheme amendment which enables the EPA to comply with section 48A of the EP Act, the EPA will decide whether the referred scheme or scheme amendment:

- a) should not be assessed (advice and recommendations may be provided); or
- b) should be assessed; or
- c) is incapable of being made environmentally acceptable.

This decision must be made within 28 days of referral of the scheme or scheme amendment and sufficient information to enable the EPA to comply with section 48A of the EP Act.

PURPOSE OF THE REFERRAL FORM

The purpose of this referral form is to ensure that sufficient information is provided to the EPA to enable the EPA to comply with section 48A of the EP Act in a timely manner.

It is important that there is sufficient supporting evidence and documentation about the likely environmental issues raised by the scheme or scheme amendment.

EPA ENVIRONMENTAL FACTORS AND OBJECTIVES

The EPA's environmental factors and objectives, and how the EPA makes decisions are outlined in Environmental Assessment Guideline 8 *Environmental factors and objectives* (EAG 8) and Environmental Assessment Guideline 9 *Application of a significance framework in the environmental impact assessment process* (EAG 9) which are available through the EPA website at www.epa.wa.gov.au/Policies_guidelines/EAGs

¹ Referred to as master plans under the *Hope Valley-Wattleup Redevelopment Act 2000*

REFERRAL INFORMATION REQUIREMENTS

If insufficient information is provided with the referral of the scheme or amendment, the referral may be deemed to be incomplete and will not be accepted.

The following outlines the information required to be provided by responsible authorities or their authorised agents.

- **Referral Form** – complete all sections.
- **Responsible authority's resolution to adopt the scheme or amendment** – until the scheme or scheme amendment has been prepared there is unlikely to be sufficient information available.
- **Spatial data** - GIS data is considered critical to informing the EPA's decision and record-keeping for referrals.

(GIS or CAD) on CD, depicting the scheme or scheme amendment extent, geo-referenced and conforming to the following parameters:

- GIS: polygons representing all activities and named;
- CAD: simple closed polygons representing all activities and named;
- Datum: GDA94;
- Projection: Geographic (latitude/longitude) or Map Grid of Australia (MGA);
- Format: Arcview shapefile, Arcinfo coverages, Microstation or AutoCad.

Spatial data may not be required for all referrals, for example text amendments which apply across a scheme. Spatial data must be provided where a scheme amendment area consists of multiple lots and/or partial lots.

- **New schemes that replace existing schemes and/or incorporate existing schemes into a single scheme** - provide maps with notes showing changes to zones and a summary of changes to the scheme text/s. Identify any amendments in progress for the existing scheme/s. The Environmental Planning Branch at the Office of the EPA can provide further advice where required.
- **One hard (if mailed to the EPA) and one electronic copy (all referrals) of documentation relating to the scheme or scheme amendment** e.g. Council Minutes, environmental reports, subdivision guide plan, maps etc. on CD, in PDF file format. The EPA may forward documentation to other agencies for technical advice.

Please ensure any attachments are below eight megabytes (8MB) as they may be published on the Department's website for public comment. To minimise file size, enclose maps and figures as separate files if necessary. File names should be descriptive and must not include any special characters such as the following: ~ ` ^ : & * () | ' " , ? @ [] < >

Please mail completed referrals to:

Locked Bag 10
EAST PERTH WA 6892

Or Email to registrar@epa.wa.gov.au

For further information:

EPA website: www.epa.wa.gov.au

Email: info@epa.wa.gov.au

REFERRAL OF A SCHEME OR SCHEME AMENDMENT TO THE ENVIRONMENTAL PROTECTION AUTHORITY

REFERRAL FORM

RESPONSIBLE AUTHORITY AND SCHEME (or SCHEME AMENDMENT) INFORMATION

Name of Responsible Authority:

Name of the Responsible Authority's Chief Executive Officer (for correspondence):

Salutation: First Name:.....Surname:.....

Scheme Type (choose one): **Local** **Region** **Redevelopment** **Improvement** **Other**

Scheme Title:

Amendment No.:

If the referral concerns an amendment to a Local Planning Scheme does the amendment conform to a WAPC endorsed Local Planning Strategy? **Yes** **No** Date of endorsement:.....

ENVIRONMENTAL CHECKLIST

This checklist is intended to assist responsible authorities identify potential environmental issues, and to ensure they supply sufficient information with the referral to enable the EPA to decide whether or not to assess a scheme or scheme amendment.

The questions below have been grouped together under themes in accordance with the EPA's environmental factors and objectives as listed in Environmental Assessment Guideline No. 8.

For clarification of any terms or descriptions used, please refer to EPA Guidance No. 33 "Environmental Guidance for Planning and Development" through the EPA website.

Please tick the appropriate box and supply the information indicated at the end of this section.

	LAND, WATER and SEA	Yes	No	Unsure
1. Does the scheme (or amendment) apply to land which contains or adjoins any of the following?				
a) Native vegetation.		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If yes, identify:				
b) Wetland (includes seasonally damp land), watercourse or river		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If yes, identify:				
c) Estuary or inlet.		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If yes, identify:				
d) Coastal area or near-shore marine area.		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If yes, identify:				
e) Public water supply area.		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If yes, identify:				
f) Landform of special interest, for example, karst, beach, ridge, plain.		<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If yes, identify:				

- | | Yes | No | Unsure |
|--|-----------------------|-----------------------|-----------------------|
| 2. Does the scheme (or amendment) apply to land which is the subject of any significant or potentially significant soil or land degradation issues, for example, salinity, waterlogging, erosion, acid sulphate soil?
If yes, identify issue/s: | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 3. Does the scheme (or amendment) allow for a land use/s that will or could discharge a pollutant to the air, surface water, soil or groundwater?
If yes, identify the land use/s, and associated pollutants: | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 4. Does the scheme (or amendment) apply to a site that has been used for a past land use which may have contaminated the soil or groundwater, for example, market garden, industrial use, fill?
If yes, identify: | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 5. Does the scheme (or amendment) apply to any land with a high watertable? | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

PEOPLE and AIR

- | | Yes | No | Unsure |
|---|-----------------------|-----------------------|-----------------------|
| 6. Does the scheme (or amendment) allow development that may cause emissions (noise, gases, odour, dust, light, vibration) to impact on sensitive land uses (including land that may be used for future residential use)?
If yes, identify the nearby sensitive land uses: | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 7. Does the scheme (or amendment) allow a sensitive land use to be situated in an area likely to be affected by emissions (noise, gases, odour, dust, light, vibration) from land uses such as industry, agriculture or infrastructure?
If yes, identify: | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 8. Does the scheme (or amendment) raise any environmental issues of concern to the public?
Please specify the environmental issue(s) of concern:..... | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| 9. Does the scheme (or amendment) adversely affect any historical and/or cultural association?
If yes, identify: | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Additional information

- If all answers to the questions above are “no”, no other environmental information is required to accompany this checklist.
- If answers include “yes” or “unsure”, please provide information for those items on:
 - the existing environment
 - potential environmental impacts and their magnitude/significance
 - how the impacts will be managed to ensure a good environmental outcome.

The EPA will review the checklist and information submitted and if the response or information is insufficient to enable the EPA to decide whether or not to assess the scheme, the EPA may request additional information. Processing of the referral cannot be commenced until the information is provided.

REFERRAL INFORMATION CHECKLIST

Information to be included with the referral	Yes	N/A
A copy of the Responsible Authority's resolution to adopt the scheme or scheme amendment	<input type="checkbox"/>	
New schemes that replace existing schemes and/or incorporate existing schemes into a single scheme:		
Maps showing changes to zones	<input type="radio"/>	<input type="radio"/>
A summary of changes to the scheme text/s	<input type="radio"/>	<input type="radio"/>
Amendments in progress for the existing scheme/s	<input type="radio"/>	<input type="radio"/>
Spatial data (see guide) If not, identify why (eg a text amendment that applies across the scheme): ----- -----	<input type="radio"/>	<input type="radio"/>
One electronic and one hard copy of the referral documentation (if mailed to the EPA)	<input type="radio"/>	<input type="radio"/>
A letter of authorisation to act on behalf of the Responsible Authority (only required if the referral is being submitted by an agent acting on behalf of the Responsible Authority)	<input type="radio"/>	<input type="radio"/>

DECLARATION (for completion by Responsible Authority or authorised agent):

I, -----, (*full name*) declare that I am authorised on behalf of ----- (being the Responsible Authority referring the scheme/ scheme amendment) to submit this form and further declare that the information contained in this form is true and correct.

Signature:	Name (print):
Position:	Responsible Authority/ Company:
Date:	Contact Phone/Email:



Environmental Protection Authority



Doc No.	City of Albany Records
File	ICR17256113
Date	LAMD22
Officer	17 MAR 2017
	PLA MPS

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

Your Ref:
Our Ref: CMS16318
Enquiries: Gerard O'Brien, 6145 0800
Email: Gerard.O'Brien@epa.wa.gov.au

Dear Sir/Madam

DECISION UNDER SECTION 48A(1)(a)
Environmental Protection Act 1986

SCHEME: City of Albany - Local Planning Scheme 1 - Amendment 22

LOCATION: Lot 1 Jason Road Lot 476 Sibbald Road and Lot 1001 Lower King Road Bayonet Head

RESPONSIBLE AUTHORITY: City of Albany

DECISION: Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of EP Act. Advice Given. (No Appeals)

Thank you for referring the above proposed scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and provides the attached advice and recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.

Level 8, The Atrium, 168 St Georges Terrace, Perth, Western Australia 6000
Telephone 08 6145 0800 Facsimile 08 6145 0895 Email info@epa.wa.gov.au

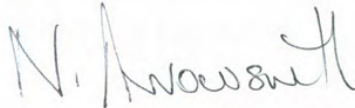
Locked Bag 10, East Perth WA 6892

www.epa.wa.gov.au

- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of this letter and the attached advice and recommendations will be made available to the public via the EPA website.

Yours sincerely



Naomi Arrowsmith
Director
Strategic Policy and Planning Division

Delegate of the Chairman of the Environmental Protection Authority
Under Notice of Delegation No. 33 published 17 December 2013

13 March 2017

Encl. Scheme Advice and Recommendations
Ministerial Statement 942

**ADVICE UNDER SECTION 48A(1)(a)
ENVIRONMENTAL PROTECTION ACT 1986**

City of Albany Local Planning Scheme No. 1 Amendment 22

Location: Bayonet Head, Albany

Determination: Scheme Not Assessed – Advice Given (no appeals)

Determination Published: 13 March 2017

Summary

The City of Albany proposes to rezone approximately 22 hectares (ha) from 'General Agriculture' to 'Future Urban' zone, and 48 hectares of 'General Agriculture' zoned land to an 'Environmental Conservation' reserve, in Bayonet Head. The amendment area covers 71.5 ha.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act, providing the following advice is implemented.

1. Environmental Factors

The EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and Vegetation;
- Terrestrial Fauna; and
- Inland Waters Environmental Quality.

2. Advice regarding Environmental Factors

The EPA has examined the City of Albany's referral documentation and conducted investigations, and has decided not to assess the amendment. The following advice is provided:

Amendment 22 is within the area assessed by the EPA as a strategic proposal in Report 1447 *Bayonet Head Plan for Development*.

The *Bayonet Head Plan for Development* was assessed as a strategic proposal so that the EPA could consider the environmental impacts over the whole area ensuring that the key environmental values could be identified, retained and managed in one proposal.

The EPA considered that in order for future residential developments to occur within the strategic proposal area the retention of a consolidated area of 58.84 ha is to be reserved as a 'Conservation Area' and 4.75 ha as a 'Foreshore Reserve' to protect the

key environmental values. The Minister for Environment subsequently issued Ministerial Statement 942 (MS 942) regarding the implementation of future 'derived' proposals including conditions for the future creation and management of the 'Conservation Area' and 'Foreshore Reserve'.

The EPA supports the modification of the amendment report which now clarifies the details in MS 942 regarding 'derived proposals'. All residential development will either require a referral to the EPA requesting it to be declared a 'derived proposal' or as a proposal under s38 of the EP Act for consideration on its own merits, separate from the strategic proposal.

The EPA supports the creation of the 'Environmental Conservation Reserve' within the City of Albany planning scheme through Amendment 22. The EPA notes that Amendment 22 does not reserve all of the land shown in MS 942 as 'Conservation Area' and 'Foreshore Reserve' which is not consistent with aim of the strategic proposal.

The EPA's preference is that all land within the Strategic Proposal area is zoned consistent with the Strategic Proposal. Therefore, the EPA expects the City of Albany to initiate a future amendment which zones and reserves all remaining land within the Bayonet Head Strategic Proposal area as set out in MS 942 as a priority.

THIS DOCUMENT

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Published on: 9 August 2013

Statement No. 942

**STATEMENT THAT A FUTURE PROPOSAL(S)
IDENTIFIED IN A STRATEGIC PROPOSAL MAY BE IMPLEMENTED
(Sections 40B and 45 of the *Environmental Protection Act 1986*)**

Strategic Proposal: Plan for the future urban development and conservation of Lots 37, 38 and Part Lot 39 Elizabeth Street, Lots 2, 3, and 286 Alison Parade, Lot 1000, 1001 and Part Lot 42 Lower King Road, Part Lot 1 Yatana Road, Location 476 Sibbald Road and Lot 0 Bayonet Head, within the Bayonet Head Outline Development Plan Area (as defined in City of Albany Town Planning Scheme No. 3).

Proponents: Lowe Pty Ltd, Housing Authority, MB and EM Cameron, K Slee, M Greer and City of Albany

Proponent Address: c/o Heath Development Company
PO Box 381 Cottesloe WA 6911

Assessment Number: 1758

Report of the Environmental Protection Authority: Report 1447

Pursuant to sections 40B and 45 of the *Environmental Protection Act 1986* (the Act), it has been agreed that in the event of a declaration by the EPA pursuant to section 39B of the Act that it is a derived proposal, a proposal to do one or more of the Developments or Changes in Land Use listed in Column 1 of Table 1 in this Statement and which was identified in the Strategic Proposal to which Report 1447 relates, may be implemented. Upon declaration that the proposal is a derived proposal, subject to the Minister for Environment's identification of relevant conditions under section 45A(3) of the Act, the implementation of the proposal shall be subject to the following conditions and procedures and Schedule 2 details definitions of terms and phrases used in the implementation conditions and procedures:

1 Development, Activities, Operations or Changes in Land Use shall not exceed limits/extents in Table 1

1-1 Proposals referred to the EPA and declared to be derived proposals containing one or more of the Developments or Change in Land Use listed in Column 1 of Table 1 of Schedule 1, shall not exceed the Description of Limits/Extent, relevant to the Developments or Change in Land Use, provided for in Column 2 of Table 1 of Schedule 1.

Note: More than one proponent may implement the proposal identified in Table 1 of Schedule 1.

2 Contact Details

- 2-1 The proponent shall notify the CEO of any change of its name, physical address or postal address for the serving of notices or other correspondence within 28 days of such change. Where the proponent is a corporation or an association of persons, whether incorporated or not, the postal address is that of the principal place of business or of the principal office in the State.

3 Time Limit for Proposal Implementation

- 3-1 The proponent shall not commence implementation of the proposal after the expiration of 10 years from the date of issue of the Section 45A Notice, and any commencement, within this 10 year period, must be substantial.
- 3-2 Any commencement of implementation of the proposal, within 10 years from the date of date of issue of the Section 45A Notice, must be demonstrated as substantial by providing the CEO with written evidence, on or before the expiration of 10 years from the date of this statement.

4 Compliance Reporting

- 4-1 The proponent shall prepare and submit a compliance assessment plan to the satisfaction of the CEO at least 6 months prior to the first compliance report required by condition 4-6 or prior to the commencement of future proposals, whichever is sooner.
- 4-2 The proponent shall implement and maintain to the satisfaction of the CEO the compliance assessment plan required by condition 4-1. The compliance assessment plan shall indicate:
- (1) the frequency of compliance reporting;
 - (2) the approach and timing of compliance assessments;
 - (3) the retention of compliance assessments;
 - (4) the reporting of potential non-compliances and corrective actions taken;
 - (5) the table of contents of compliance reports; and
 - (6) the public availability of compliance reports.
- 4-3 The proponent shall assess compliance with conditions in accordance with the compliance assessment plan required by condition 4-1.
- 4-4 The proponent shall retain reports of all compliance assessments described in the compliance assessment plan required by condition 4-1 and shall make those reports available when requested by the CEO.
- 4-5 The proponent shall advise the CEO of any potential non-compliance as soon as practicable.
- 4-6 The proponent shall submit a compliance assessment report annually from the date of issue of the Section 45A Notice addressing the previous twelve month period or other period as agreed by the CEO. The compliance assessment report shall:

- (1) be endorsed by the proponents' Managing Director or a person, approved in writing by the Office of the EPA, delegated to sign on the Managing Director's behalf;
- (2) include a statement as to whether the proponent has complied with the conditions;
- (3) identify all potential non-compliances and describe corrective and preventative actions taken;
- (4) be made publicly available in accordance with the compliance assessment plan; and
- (5) indicate any proposed changes to the compliance assessment plan required by condition 4-1.

5 Public Availability of Data, Plans, Programs and Surveys

5-1 Subject to condition 5-2, within a reasonable time period approved by the CEO from the date of issue of the Section 45A Notice and for the remainder of the life of the proposal the proponent shall make publicly available, in a manner approved by the CEO, all validated environmental data (including sampling design, sampling methodologies, empirical data and derived information products (e.g. maps)) relevant to the assessment of this proposal and implementation of this proposal.

5-2 If any of the data referred to in condition 5-1 contains particulars of:

- (1) a secret formula or process;
- (2) confidential commercially sensitive information; or
- (3) the location of threatened species or other important environmental assets that may be threatened if their location was published,

the proponent may submit a request for approval from the CEO to not make this data publicly available. In making such a request the proponent shall provide the CEO with an explanation and reasons why that data should not be made publicly available.

5-3 The proponent is to make all plans approved under these conditions, and all programs and surveys which meet the requirements of these conditions, to be made available to the public in a manner approved by the CEO.

6 Subdivision and Development for Residential and Urban Bushland Conservation

6-1 Any outline development plan or plan of subdivision must demonstrate how it will:

- (1) relate to:
 - a. existing subdivision and development;
 - b. the Conservation Area and Foreshore Reserve identified in Figure 1 of this Statement; and
- (2) implement the management plans and strategies required by conditions 7-3, 8-2, 9-1 and 10-1.

7 Conservation Area

- 7-1 Any outline development plan, plan of subdivision or development shall ensure that the Conservation Area is subdivided solely as an area for conservation for the protection of key environmental values.
- 7-2 The Conservation Area shall not be divided by any sealed access road for use by vehicles, and shall remain a consolidated area of 58.84 hectares as delineated in Figure 1 of Schedule 1.
- 7-3 Prior to any ground disturbing activities the proponent shall submit a Conservation Area Management Plan to the CEO for approval.
- 7-4 The Conservation Area Management Plan shall address:
- (1) fencing, access and signage;
 - (2) rehabilitation and revegetation;
 - (3) weed control;
 - (4) fire management;
 - (5) dieback management and monitoring;
 - (6) completion criteria for handover to a management authority/authorities; and
 - (7) a Conservation Area Monitoring Program to provide data about the long-term viability of the Conservation Area.
- 7-5 Upon request of the CEO the proponent shall review the Conservation Area Management Plan, required pursuant to condition 7-3, to the satisfaction of the CEO.
- 7-6 The proponent shall implement the approved Conservation Area Management Plan for 10 years from the date of onsite works or until such time as the land is ceded to a management authority/authorities approved by the CEO, whichever is sooner.
- 7-7 In the compliance assessment report required by condition 4-6 the proponent shall also report on work carried out under the approved Conservation Area Management Plan during the report period.
- 7-8 The Conservation Area Monitoring Program required pursuant to condition 7-4(7) shall target the following:
- (1) statutory listed flora and fauna species under State and Commonwealth legislation;
 - (2) Department of Parks and Wildlife (DPaW) listed Priority flora and fauna species; and
 - (3) *Banksia coccinea* Shrubland / *Eucalyptus staeri* / Sheoak Woodland Priority Ecological Community.
- 7-9 The proponent shall implement the approved Conservation Area Monitoring Program for 10 years from the date of onsite works or until such time as the Conservation Area is ceded to a management authority/authorities approved by the CEO, whichever is sooner.
- 7-10 Upon conclusion of implementation of the approved Conservation Area Monitoring Program as per condition 7-9, the proponent shall provide the data from monitoring

and a written report to the CEO on the findings of the Conservation Area Monitoring Program specifically addressing the extent to which the environmental values of the Conservation Area have been maintained, and conclusions regarding the long term viability of an area of this size.

8 Foreshore Reserve

- 8-1 Any outline development plan or plan of subdivision shall ensure that the Foreshore Reserve is subdivided solely as a foreshore reserve for the protection of key environmental values and some community use.
- 8-2 Prior to any ground disturbing activities the proponent shall submit a Foreshore Management Plan to the CEO for approval.
- 8-3 The Foreshore Management Plan shall address:
 - (1) fencing, access and signage;
 - (2) rehabilitation and weed management;
 - (3) erosion control and water management;
 - (4) fire management;
 - (5) treatment of foreshore and development interface; and
 - (6) disease management (dieback).
- 8-4 Upon request of the CEO the proponent shall review the approved Foreshore Management Plan to the satisfaction of the CEO.
- 8-5 The proponent shall implement the approved Foreshore Management Plan for 10 years from the date of onsite works adjacent to the Foreshore Reserve or until such time as the land is ceded to a management authority/authorities approved by the CEO, whichever is sooner.

9 Construction Management Plan

- 9-1 Prior to ground disturbing activities the proponent shall prepare a Construction Management Plan to ensure that the adverse impacts from urban construction and associated activities do not unnecessarily threaten conservation values of the Conservation Area and prevent impacts outside of the Conservation Area.
- 9-2 The Construction Management Plan shall address:
 - (1) vegetation clearing protocols (including retrieval of hollows and rehabilitation);
 - (2) fauna management during clearing of native vegetation, including the translocation of Western Ringtail Possums (*Pseudocheirus occidentalis*) to a suitable habitat;
 - (3) dieback hygiene and management;
 - (4) weed control and management;
 - (5) indigenous heritage issues.
- 9-3 Upon request of the CEO the proponent shall review the approved Construction Management Plan to the satisfaction of the CEO and with advice from DPaW.

9-4 The proponent shall implement the approved Construction Management Plan until such time as the CEO agrees implementation may cease.

10 Acid Sulfate Soils Management Plan

10-1 Prior to any ground disturbing activities within the Acid Sulfate Soils Risk Boundary mapped in Figure 2 of Schedule 1, the proponent shall prepare an Acid Sulfate Soils Management Plan.

10-2 The Acid Sulfate Soils Management Plan shall address:

- (1) testing of soils and groundwater to determine treatment regimes and management; and
- (2) the requirements of the Acid Sulfate Soil Guidelines Series *Identification and Investigation of Acid Sulfate Soils and Acidic Landscapes* (2009) and *Treatment and Management of Soils and Water in Acid Sulfate Soil Landscapes* (2011), or any approved update of these guidelines.

10-3 Upon request of the CEO the proponent shall review the approved Acid Sulfate Soils Management Plan to the satisfaction of the CEO.

10-4 The proponent shall implement the approved Acid Sulfate Soils Management Plan until such time as the CEO agrees implementation may cease.

[Signed 9 August 2013]

Albert Jacob MLA
MINISTER FOR ENVIRONMENT; HERITAGE

Schedule 1

Table 1: Summary of Key Proposal Characteristics

Development /Change of Land Use	Description of and limits/extent
Subdivision and development proposals for residential purposes.	Within the development area identified in Figure 1, including: (1) public open spaces areas for the purposes of active recreation; and (2) the provision of public infrastructure directly related to the subdivision and development proposals for residential purposes.
Subdivision/reservation/vesting for nature conservation.	63.59 hectares within the area identified in Figure 1 comprised of areas labelled "Conservation Area" and "Foreshore Reserve."

Figures

Figure 1: Conservation Area and Foreshore Reserve Boundary.
 Figure 2: Acid Sulfate Soils Risk Mapping within the SEA Area

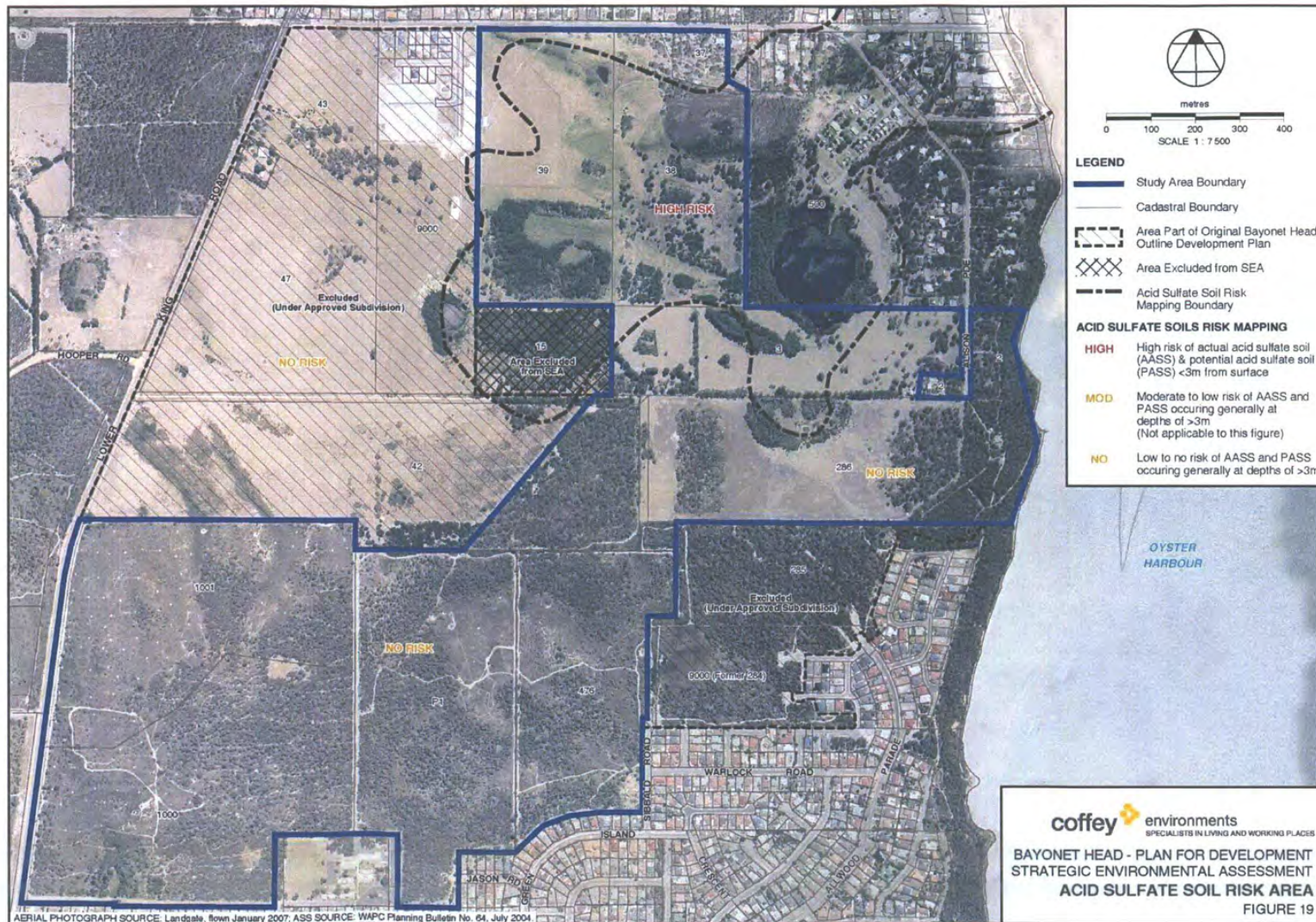
Co-ordinates

Co-ordinate List 1: Conservation Area (58.84 hectares)
 Co-ordinate List 2: Foreshore Reserve (4.75 hectares)

Figure 1: Conservation Area and Foreshore Reserve Boundary



Figure 2: Acid Sulfate Soils Risk Mapping within the SEA Area.



Co-ordinates defining the *Conservation Area* and *Foreshore Reserve* dataset are prescribed below, noting that the correct recreation of the boundary requires the sequential connection of the co-ordinates as per its co-ordinate number.

All co-ordinates are listed in Map Grid of Australia Zone 50 (MGA Zone 50), datum of Geodetic Datum of Australia 1994 (GDA94).

Co-ordinate List 1: Conservation Area (58.84 hectares)

Co-ordinate No.	Easting	Northing
1	585184.12	6129700.53
2	585383.89	6129699.49
3	585660.03	6129743.38
4	585658.94	6129550.96
5	585383.65	6129552.47
6	585383.32	6129353.34
7	585348.64	6129314.85
8	584946.27	6129314.85
9	584926.27	6129314.85
10	584526.71	6129314.85
11	584492.01	6129078.72
12	584209.05	6129078.72
13	584232.45	6129256.81
14	584282.88	6129640.58
15	584290.01	6129674.49
16	584297.14	6129708.41
17	584315.02	6129764.54
18	584318.09	6129771.77
19	584928.94	6129768.17
20	584938.95	6129768.11
21	584938.55	6129701.81
22	584948.55	6129701.76
23	585184.12	6129700.53

Co-ordinate List 2: Foreshore Reserve (4.75 hectares)

Co-ordinate No.	Easting	Northing
1	586425.06	6130244.46
2	586446.61	6130244.26
3	586420.12	6130177.27
4	586450.62	6130043.11
5	586473.59	6129942.35
6	586413.88	6129759.09
7	586353.72	6129759.44
8	586350.46	6129759.46
9	586331.51	6129759.57
10	586246.80	6129760.07
11	586317.71	6129817.58
12	586356.47	6129849.02
13	586362.86	6129866.33
14	586387.58	6129927.18
15	586391.96	6129942.50
16	586384.45	6129959.55
17	586307.52	6129968.52
18	586307.12	6129990.05
19	586308.80	6130004.18
20	586309.23	6130017.27
21	586355.97	6130017.53
22	586378.99	6130027.73
23	586381.15	6130039.14
24	586383.47	6130054.18
25	586370.38	6130071.43
26	586362.38	6130083.33
27	586351.23	6130106.08
28	586342.91	6130141.53
29	586342.74	6130178.16
30	586348.16	6130208.02
31	586361.49	6130245.03
32	586425.06	6130244.46

END OF CO-ORDINATE LISTINGS

Schedule 2

Term or Phrase	Definition
Approved Acid Sulfate Soils Management Plan	The Acid Sulfate Soils Management Plan for which the proponent has received written notification from the CEO that it meets the requirements of condition 10-2. The DER will be consulted in the CEO's determination process
Approved Conservation Area Management Plan	The Conservation Area Management Plan for which the proponent has received written notification from the CEO that it meets the requirements of condition 7-4. DPaW will be consulted in the CEO's determination process.
Approved Conservation Area Monitoring Program	The Conservation Area Management Plan for which the proponent has received written notification from the CEO that it meets the requirements of condition 7-4(7).
Approved Construction Management Plan	The Construction Management Plan for which the proponent has received written notification from the CEO that it meets the requirements of condition 9-2. DPaW will be consulted in the CEO's determination process.
Approved Foreshore Management Plan	The Foreshore Management Plan for which the proponent has received written notification from the CEO that it meets the requirements of condition 8-3. DPaW will be consulted in the CEO's determination process.
CEO	The Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the <i>Environmental Protection Act 1986</i> , or his delegate.
Conservation Area	The 58.84 hectare area depicted as the "Conservation Area" in Figure 1 of Schedule 1.
DER	Department of Environment Regulation
DPaW	Department of Parks and Wildlife
EPA	Environmental Protection Authority
Foreshore Reserve	The 4.75 hectare area depicted as the "Foreshore Reserve" in Figure 1 of Schedule 1.
Section 45A Notice	Means the notice issued by the Minister under section 45A of the <i>Environmental Protection Act 1986</i>
The Act	<i>Environmental Protection Act 1986</i>

Notes

The following notes are provided for information and do not form a part of the implementation conditions of the Statement:

- The proponent for the time being nominated by the Minister for Environment under section 38(6) of the Act is responsible for the implementation of the proposal unless and until that nomination has been revoked and another person is nominated.
- If the person nominated by the Minister, ceases to have responsibility for the proposal, that person is required to provide written notice to the EPA of its intention to relinquish responsibility for the proposal and the name of the person to whom responsibility for the proposal will pass or has passed. The Minister for Environment may revoke a nomination made under section 38(6) of the Act and nominate another person.
- To initiate a change of proponent, the nominated proponent and proposed proponent are required to complete and submit *Post Assessment Form 1 – Application to Change Nominated Proponent*.
- The General Manager of the Office of the EPA was the Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the Act at the time the Statement was signed by the Minister for Environment.

Schedule on Submissions				
No.	Address	Copy/Summary of Submissions	City of Albany Comments on submissions	Proposed modifications to address issues raised in the submissions
1.	ATCO Gas	ATCO Gas do not have any gas mains or infrastructure within the said Lots (application area) nor within the surrounding road reserves. ATCO Gas do not have any objection to the proposed Local Planning Scheme 1 Amendment No. 22	No objection noted.	Pertaining to comments received from ATCO Gas Australia, it is recommended that the Council agree to support the amendment without modification.
2.	Department of Education	The Department of Education wishes to advise that it has no objections to the proposed Scheme Amendment.	No objection noted.	Pertaining to comments received from the Department of Education, it is recommended that the Council agree to support the amendment without modification.
3.	Department of Parks and Wildlife	The Department of Parks and Wildlife South Coast Region has reviewed Local Planning Scheme Amendment No. 22 and has no objections to this proposal. The rezoning of Lot 1001 and partial Lots 1 and 476 from 'General Agriculture ' to 'Environmental Conservation' reserve is in accordance with Ministerial Statement 942. The establishment of this reserve contributes to biodiversity conservation through maintaining landscape native vegetation linkage and habitat for native flora and fauna including listed Threatened species and communities. The department notes that the balance of the environmental conservation reserve identified in Ministerial Statement 942 occurs within Lot 1000 on Plan 47513 and expects that this will be the subject of a future scheme amendment.	No objection noted.	Pertaining to comments received from the Department of Parks and Wildlife, it is recommended that the Council agree to support the amendment without modification.
4.	Telstra	At present, Telstra Corporation Limited has no objection.	No objection noted.	Pertaining to comments received from Telstra, it is recommended that the Council agree to support the amendment without modification.
5.	Water Corporation	The Water Corporation has prepared conceptual water and wastewater planning for the area, which provides a guide for the future servicing of the area. The developers of this land will need to fund the extension of reticulation-sized water mains and gravity sewers from established networks. The subject land is some distance from the current development front and the development of the land relies on the development of adjoining land for the efficient extension of water and sewerage. The developer's consulting engineers can adapt the Corporation's planning and may be able to stage servicing of the development area in consultation with the Corporation.	The City notes that: <ul style="list-style-type: none"> • development of the land relies on the development of adjoining land for the efficient extension of water and sewerage; • The Water Corporations planning may be adapted to suit future proposed development; and • The servicing of future development may be completed in stages. 	Pertaining to comments received from the Water Corporation, it is recommended that the Council agree to support the amendment without modification.
6.	Department of Water	As the proposal has no water resource related issues, the department has no objection and no comments to make.	No comment noted.	Pertaining to comments received from the Department of Water, it is recommended that the Council agree to support the amendment without modification.
7.		The EPA concluded the proposed development is environmentally acceptable. The EPA's decision was made given significant native vegetation will be protected for conservation purposes in perpetuity in the conservation area. The conservation area will become public land which will benefit the local and wider Albany community.	Noted concerns in relation to bushfire risk and a need for a secondary egress to Lower King Road. Future structure planning, required prior to development in the 'Future Urban' zone may require additional egress in accordance with a Bushfire Hazard Level Assessment and Transport	Pertaining to comments received from A Nicholson, it is recommended that the Council agree to support the amendment without modification.

		<p>The development will assist to provide a range of housing and promote job creation.</p> <p>I have been uneasy for some years that there is considerable risk in the case of bushfire in Bayonet Head because we have only one road in and out.</p> <p>Having another access road connecting with Lower King Rd is an important aspect of this development to us.</p> <p>We respectfully request that the Council support the rezoning of the property as proposed.</p>	<p>Assessment Plan submitted as an appendix to a structure plan and/or subdivision application.</p>	
8.		<p>Given Bayonet Head currently has one road in and out, development of this land will assist to lower fire risks.</p> <p>Bushfire risks for the new development can be designed to meet City and State Government requirements.</p> <p>I suggest the provision of the generous public open space will be a great asset to the area.</p>	<p>Noted comments in relation to bushfire risk and public open space.</p> <p>Future structure planning, required prior to development in the 'Future Urban' zone may require additional egress and suitable areas for public recreation in accordance with a Public Open Space assessment, a Bushfire Hazard Level Assessment and Transport Assessment Plan submitted as an appendix to a structure plan or subdivision application.</p>	<p>Pertaining to comments received from Merrifield Real Estate, it is recommended that the Council agree to support the amendment without modification.</p>
9.		<p>We would like to provide the following comments on the above listed Planning Scheme Amendment.</p> <p>1) Since the earlier studies for the "Bayonet Head plan for development" (Coffey Environments, 2010) the conservation status of the western ringtail possum (<i>Pseudocheirus occidentalis</i>) has changed from vulnerable to critically endangered under the WA State Government <i>Wildlife Conservation (Specially Protected Fauna) Notice 2016</i> issued under S 14(4) of the <i>Wildlife Conservation Act 1950</i>. The species is also listed as vulnerable under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>. A recovery plan has been developed for the western ringtail possum (Department of Parks and Wildlife 2014).</p> <p>2) The change in conservation status for the western ringtail possum has not been considered in the layout of the 'Environment Conservation' reserve with much of the known habitat for this critically endangered species lying outside the currently proposed conservation area. The western ringtail possum was confirmed to be present in the south and south east corner of Lot 1000 adjacent to Lot 7350 (Coffey Environments, 2010) - see Figure 1.</p> <p>3) The topsoil changes from sand over gravel at the northern end of Lot 1001 and Lot 476 to ironstone gravels at the south-eastern area of Lot 1000 (see Figure 1, Figure 2). The changes in soil type have resulted in different vegetation types and structure between the areas. The vegetation community in the south-eastern area of Lot 1000 is <i>Eucalyptus marginata</i> and <i>Allocasuarina fraseriana</i> Closed Forest (Coffey Environments, 2010). High canopy continuity, such as closed forests are essential habitat for the western ringtail possum (Department of Parks and Wildlife 2014). Additionally, peppermint (<i>Agonis flexuosa</i>) found in the south-eastern area of Lot 1000 (Figure 3) is a preferred food plant for the western ring tail possum due to higher foliage nitrogen content and lower lignin (Department of Parks and Wildlife 2014). This area also contains habitat trees with hollows (Figure 4, Coffey</p>	<p>Comments noted and request for modified conservation areas dismissed.</p> <p>The amendment was referred to the Department of Parks and Wildlife (DPAW) and the Environmental Protection Authority (EPA) for assessment of environmental factors, including flora and vegetation, terrestrial fauna and inland waters.</p> <p><u>EPA</u> The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act.</p> <p>The EPA notes that Amendment 22 does not reserve all of the land shown in a previous Ministerial Statement 942 as 'Conservation Area' and 'Foreshore Reserve' which is not consistent with aim of the strategic proposal.</p> <p>The EPA expects the City of Albany to initiate a future amendment which zones and reserves all remaining land within the Bayonet Head Strategic Proposal area as set out in a previous Ministerial Statement 942.</p> <p><u>DPAW</u> The DPAW considers that the rezoning of Lot 1001 and partial Lots 1 and 476 from 'General Agriculture'</p>	<p>Pertaining to comments received from A & L Lillicrap, it is recommended that the Council agree to support the amendment without modification.</p>

	<p>Environments, 2010) that are important for western ringtail possum survival (Department of Parks and Wildlife 2014).</p> <p>4) The ironstone gravels with <i>Eucalyptus marginata</i> and <i>Allocasuarina fraseriana</i> Closed Forest containing peppermints and tree-hollows that provide the essential habitat for the western ringtail possum are currently not represented in the proposed Environmental conservation reserve. There are no areas in the proposed Environmental conservation reserve that offer comparable optimal habitat for the western ringtail possum with closed forest, peppermints and tree hollows. The <i>Eucalyptus marginata</i> and <i>Allocasuarina fraseriana</i> Closed Forest in the south-eastern area of Lot 1000 is in excellent condition (Coffey Environments, 2010).</p> <p>5) The south-eastern area of Lot 1000 also provides habitat for Baudin's cockatoo (<i>Calyptorhynchus baudinii</i>) and Carnaby's cockatoo (<i>Calyptorhynchus latirostris</i>) listed as endangered under the <i>Wildlife Conservation (Specially Protected Fauna) Notice 2016</i>. The area is also habitat for the red-tailed black cockatoo (<i>Calyptorhynchus banksii naso</i>) listed as vulnerable under the <i>Wildlife Conservation (Specially Protected Fauna) Notice 2016</i>. These species are also listed as threatened under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i>. The Priority 3 species, <i>Leucopogon latissimus</i>, is also present in the south-eastern area of Lot 1000 (Coffey Environments, 2010).</p> <p>6) Habitat loss is listed as a threatening process in the recovery plan for the western ringtail possum (Department of Parks and Wildlife 2014). Therefore it is recommended that the proposed Environment conservation area be extended along a corridor to include southeast of Lot 1000 (Figure 1) for the following reasons:</p> <ul style="list-style-type: none"> a. the presence of the critically endangered western ringtail possum, b. this area provides optimal habitat for the western ring tail possum consisting of a closed forest with high canopy continuity, preferred food species (peppermint) and tree hollows. These unique combination of factors, essential for the species survival (see recovery plan Department of Parks and Wildlife 2014), are not present in other areas on the site c. this vegetation type and habitat, found on ironstone gravels, is not conserved in the proposed reserve d. the area also provides habitat to other threatened species such as; Baudin's cockatoo, Carnaby's cockatoo and the red-tailed black cockatoo. <p>7) Areas from the proposed 'Environment Conservation' reserve can be removed to allow for the new western ringtail possum habitat; such making the eastern corridor on Lot 1 and 476 narrower.</p>	<p>to 'Environmental Conservation' reserve is in accordance with Ministerial Statement 942.</p> <p>The establishment of this reserve contributes to biodiversity conservation through maintaining landscape native vegetation linkage and habitat for native flora and fauna including listed Threatened species and communities.</p>	
10.	<p>I strongly support the amendment.</p> <p>The area proposed for future development has been well balanced with a generous conservation area.</p> <p>There is exciting prospects attached to any development that might eventuate which would open new access in and out of Bayonet Head. This has long been a concern for many residents in the area.</p>	Support noted.	<p>Pertaining to comments received from B Cameron, it is recommended that the Council agree to support the amendment without modification.</p>

		<p>It would also reduce dramatically the fire risk involved when a large area such as currently exists of natural bushland has redefined boundaries that are more manageable.</p> <p>The EPA concluded the proposed development is environmentally acceptable. The EPA's decision was made given significant native vegetation will be protected for conservation purposes in perpetuity in the conservation area. The conservation area will become public land which will benefit the local and wider Albany community.</p> <p>The area is part of a naturally developing suburb and logical in-fill as Albany resists urban sprawl.</p> <p>Existing services will become much more sustainable as a result of changed land use allowing residential development.</p> <p>It is respectfully requested that the Council support the rezoning of the property as proposed.</p>		
11.		<p>I would like to register my support for the above rezoning proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. This would require at least one more access road to the housing development already in existence, which would surely prove invaluable in the case of a bushfire in the area, to say nothing of the increasing volume of traffic using Bayonet Head Road. 2. This land is well situated for the future development of another school, which will soon be needed, as well as being close to the existing Flinders Park School, and Bayonet Head Shopping Centre. 3. Provision can be made in the planning, for public open space, while it is available. 4. This land has been identified for urban development for many years, and considerable studies have been carried out on the advisability of same, with positive results. 	Support noted.	Pertaining to comments received from M Cameron, it is recommended that the Council agree to support the amendment without modification.
12.		<p>The site is an ideal location for residential development given it is surrounded by residential development or planned urban development. The portion of the site proposed to be rezoned to 'Future Urban' is considered suitable and capable of accommodating urban development for predominantly residential use.</p> <p>The EPA concluded the proposed development is environmentally acceptable. The EPA's decision was made given significant native vegetation will be protected for conservation purposes in perpetuity in the conservation area. The conservation area will become public land which will benefit the local and wider Albany community.</p> <p>The development will assist to provide a range of housing and promote job creation.</p> <p>It is respectfully requested that the Council support the rezoning of the property as proposed.</p>	Support noted.	Pertaining to comments received from L Hall, it is recommended that the Council agree to support the amendment without modification.
13.		<p>I am a long term resident of 8 Jason Road, Bayonet Head, having purchased the property in 1979. I also own the block next door to my house, ie: 10 Jason Road. In reference to the proposed Local Planning Scheme Amendment to the area, I have major concerns.</p> <ol style="list-style-type: none"> 1. The area designated for residential, which runs at the back of my properties, is an area which is widely used for recreational purposes by many of the local 	<p>Comments on environmental attributes noted and request to modify conservation area dismissed.</p> <p>Approximately 67% of the proposed development area is being zoned for conservation purposes. The areas proposed for conservation is a result of</p>	Pertaining to comments received from B McCann, it is recommended that the Council agree to support the amendment without modification.

	<p>residents. It contains abundant wildflowers and is home to a sizeable number of local native animals. This includes birds, reptiles, possums, kangaroos etc.</p> <ol style="list-style-type: none"> 2. When looking at the plan is it very obvious that an increase in residential numbers is forecast. Many of these residents will have families. Yet there is no provision for park/recreational or play areas close to the housing areas. Please to look at where parks are situated, there are two for the whole of this area. And may I complement the people responsible for looking after the said parks, they do an excellent job. However two parks, for thousands of people, this is not responsible planning surely? Also to consider is the growing number of older residents, such as myself, who value the opportunity to walk in and around bush areas, an important recreation for health and happiness. 3. There is a need for green space, with access to our natural environment, for a community to thrive. Even in inner cities, such as Melbourne, there is more 'green' space than in Bayonet Head. You may well say there is a great deal of bush, but increasingly access to this bush is cut off through legislation and private ownership. 4. Could I please suggest that some of the area designated for 'environmental conservation' is swapped for some of the area marked 'future urban'. In doing so a green corridor could be developed with all the identified benefits this would bring. 5. Changing Jason Road from its present 'dead end' status to a through road to the school area would be a nightmare for residents. Please to come and look at the effect buses going up and down Jason Road four times a day would bring. Flinders Park School will grow substantially over the next few years, encouraging a bike/walk track through the present bush would be excellent. Presently many students ride their bikes up Jason Road and through this area. Let's encourage this. <p>This is a very important decision, it will effect the quality of life in this area for decades to come I request that you hold a public meeting of people in this area to discuss the proposed changes.</p>	<p>environmental assessments reviewed by the Environmental Protection Authority.</p> <p>Note comments regarding public open space (lack of). At the time of subdivision, land for public open space is ceded at a rate of 10% of the gross subdivision area. Standards propose that public open space is given up considerate of community needs, which includes active and passive recreation.</p> <p>Request to keep Jason Road as a 'dead end' road noted. At a later structure planning or subdivision stage, a Transport Impact Assessment will determine road design in accordance with Australian Standards.</p>	
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City of Albany
Local Planning Scheme No. 1
Scheme Amendment No. 22

Lot 1 Jason Road, Lot 476 Sibbald Road and
Lot 1001 Lower King Road, Bayonet Head

Prepared by Edge Planning & Property

www.edgeplanning.com.au

August 2016

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF ALBANY LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 22

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

1. Creating a new 'Environmental Conservation' reserve.
2. Adding a notation to the Scheme Map legend.
3. Rezoning Lot 1 Jason Road and Lot 476 Sibbald Road, Bayonet Head from 'General Agriculture' zone to 'Future Urban' zone and 'Environmental Conservation' reserve.
4. Transferring Lot 1001 Lower King Road, Bayonet Head from 'General Agriculture' zone to 'Environmental Conservation' reserve.
5. Amending the Scheme Maps accordingly.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- The amendment is consistent with the *Albany Local Planning Strategy*, which sets a strategic objective to support urban infill development based on compatibility of land uses and infrastructure capacity;
- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this day of 20.....

.....
CHIEF EXECUTIVE OFFICER

Contents

Section No.	Heading	Page No.
1	Introduction	5
2	Background	6
3	Planning Framework	8
4	Amendment Proposal	14
5	Planning Considerations and Planning Justification	16
6	Conclusion	22
Attachments		
1	Certificates of Title	
2	Location Plan	
3	Context, Opportunities and Constraints	
4	Amendment Site	
5	Extract of Bayonet Head – Plan for Development Strategic Environmental Assessment (EPA Assessment No. 1447)	
6	Statement No. 942 by Minister for Environment; Heritage	
7	Bushfire Attack Level Assessment and Bushfire Hazard Level Mapping Report	
8	Albany Local Planning Strategy – Strategic Plan: Urban	
9	Interim Bayonet Head Outline Development Plan (2007)	
10	Indicative Concept Plan	

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- | | |
|--|--|
| 1. LOCAL AUTHORITY: | City of Albany |
| 2. DESCRIPTION OF LOCAL PLANNING SCHEME: | Local Planning Scheme No. 1 |
| 3. TYPE OF SCHEME: | Local Planning Scheme |
| 4. SERIAL NUMBER OF AMENDMENT: | 22 |
| 5. PROPOSAL: | <ol style="list-style-type: none">1. Creating a new 'Environmental Conservation' reserve.2. Adding a notation to the Scheme Map legend.3. Rezoning Lot 1 Jason Road and Lot 476 Sibbald Road, Bayonet Head from 'General Agriculture' zone to 'Future Urban' zone and 'Environmental Conservation' reserve.4. Amending Lot 1001 Lower King Road, Bayonet Head from 'General Agriculture' zone to 'Environmental Conservation' reserve.5. Amending the Scheme Maps accordingly. |



View towards site from Lower King Road

REPORT BY THE CITY OF ALBANY

1. INTRODUCTION

The City of Albany seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to amend the *City of Albany Local Planning Scheme No. 1* (LPS1). In particular, the Amendment proposes to rezone Lot 1 Jason Road, Lot 476 Sibbald Road, Lot 1001 Lower King Road, Bayonet Head (the 'site') from 'General Agriculture' zone to 'Environmental Conservation' reserve and portion of Lot 1 and Lot 476 to 'Future Urban' zone.

The purpose of this report and associated plans are to explain the proposal and set out the planning merits of approximately 67% of the site (48.26 hectares) being included in an Environmental Conservation reserve and approximately 33% of the site (23.22 hectares) being included in the Future Urban zone.

The Amendment is consistent with the decision of the Minister for Environment; Heritage on 9 August 2013 (Ministerial Statement No. 942) and is consistent with the planning framework. The Amendment will facilitate the creation of an Environmental Conservation reserve and future urban development of the land consistent with the strategic planning framework objectives of the locality, including the *Albany Local Planning Strategy* (ALPS).

The site is surrounded by existing and planned urban development. The portion of the site proposed to be rezoned to 'Future Urban' is considered suitable and capable of accommodating urban development for predominantly residential use. This area is referred to as the 'development footprint' in this report.

In order to progress development investigation of the site, in accordance with its strategic identification and to address LPS1, the proposed Future Urban zone requires the preparation of a Structure Plan to inform the subdivision and development of the site. More detailed planning and investigations will occur at the Structure Plan and subdivision stages.



The site adjoins existing residential and other urban development.

2. BACKGROUND

2.1 Cadastral details

Cadastral details for the site are summarised below:

Table 1 – Cadastral details				
Lot	Plan	Volume	Folio	Area (hectares)
Lot 1 Jason Road	Diagram 27229	2036	496	26.261
Lot 476 Sibbald Road	Diagram 47264	1384	891	18.607
Lot 1001 Bayonet Head	Deposited Plan 47513	2605	320	26.62

The registered proprietor of Lots 1 and 1001 is half owned by the Department of Housing and Works (previously the State Housing Commission and the Housing Authority) and half owned by Lowe Pty Ltd. The owner of Lot 476 is Maureen Cameron. Copies of the current Certificate of Titles are set out in Attachment 1.

2.2 Context

The site is situated in the City of Albany which is located 409 kilometres south-east of Perth. Albany is the regional centre for the Great Southern Region and it provides a wide range of services and facilities to residents and visitors.

The site is located approximately 6 kilometres north-east of the Albany city centre in the locality of Bayonet Head (see Attachment 2). The site adjoins and is near various uses including residential development, a primary school, community uses and the Bayonet Head Shopping Centre (see Attachment 3). From a spatial and geographical perspective, the Amendment provides a logical infill to development in Bayonet Head as planned for decades.

2.3 Physical characteristics

The site, shown in Attachment 4, has the following characteristics and features:

- it has a combined area of 71.488 hectares;
- it is largely undeveloped and predominantly covered in remnant vegetation including forest, woodland and scrub. Key species include Jarrah, Marri, Sheoak and Banksia. There is some clearing associated with the various tracks and firebreaks that traverse the site.

Details relating to vegetation are outlined in Attachment 5;

- there are three Conservation Category Wetlands;
- a dwelling and outbuilding are located on Lot 476;
- the land is overall gently sloping ranging from approximately 20 metres AHD (Australian Height Datum) in the north-east section to 48 metres in the north-west;
- it is underlain by bedrock, comprising gneiss, metamorphic rock and granatoid in the Nornalup Complex of the Albany-Fraser Orogen;
- there are various soil types which generally relate to the associated vegetation. Previous geotechnical investigations for the locality generally reveal topsoil with a thickness of 50 – 350mm, overlying sand and silty sand, overlying laterite at higher elevations and cemented sand at lower levels; and
- it is not classified as a registered contaminated site.

The site attributes are considered overall favourable to urban development in the development footprint. More detailed investigations, at future planning stages, will include geotechnical investigations

2.4 Existing services

The site adjoins Lower King Road and Sibbald Road and has access to Jason Road. There are also various nearby dual use paths and footpaths.

The surrounding urban area is provided with standard 'hard' infrastructure, including an existing 500mm diameter water supply pipe located in the Lower King Road reserve adjoining the site. Infrastructure is required to

be extended and as required upgraded to facilitate future urban development.

2.5 Heritage

The Department of Aboriginal Affairs' Aboriginal Heritage Inquiry System shows no known sites of Aboriginal significance on the site. The *Aboriginal Heritage Act 1972* provides for the protection and preservation of Aboriginal heritage and culture throughout Western Australia, including places and objects that are of significance to Aboriginal people.

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

2.6 Strategic Environmental Assessment and Ministerial Statement No. 942

Coffey Environmental, on behalf of the landowners, referred the *Bayonet Head Plan for Development* to the Environmental Protection Authority (EPA) in September 2008 which included the site, a large area to the north of the site and Lot 1000 to the south-west. The EPA determined the proposal to be a 'Strategic Proposal' as defined under section 37B of the *Environmental Protection Act 1986*. The Strategic Environmental Assessment (SEA) was subject to a six week public review in April 2010.

The EPA decided that the key environmental factor relevant to the proposal was conservation values, in particular the protection of native vegetation, flora, fauna and wetlands.

In August 2012, the EPA released their report *Bayonet Head Plan for Development* (Report 1447) to the Minister for Environment; Heritage regarding the site and the proposed development. The report assessed the development proposal and gave advice and recommendations to the Minister in relation to the key environmental factors. An extract of Report 1447 is outlined in Attachment 5.

The SEA proposal sets aside 62.75 hectares for conservation purposes within the SEA area. The SEA proposal recommended the clearing of native vegetation within the development footprint.

The EPA concluded the proposed development is environmentally acceptable.

The EPA's decision was made given significant native vegetation will be protected for conservation purposes in perpetuity in the conservation area. The EPA report stated the conservation area 'provides for long-term security of a consolidate area while still providing a substantial developable area for the proponent' (page ii). Page ii also states:

'The EPA has therefore concluded that the proposal can be managed to meet the EPA's objectives for the environmental factors, provided future proposals are subject to the recommended conditions to out in Appendix 4 and summarised in Section 4.1.'

The Minister for Environment; Heritage considered EPA Report 1447. The Minister, on 9 August 2013, released Ministerial Statement 942 regarding the implementation of future proposals, which is provided in Attachment 6.

Future development proposals within the area may require further consideration by the EPA.

Ministerial Statement 942 sets out that a derived proposal can be a subdivision and development proposal for residential purposes outside of the conservation or foreshore areas, or a reservation of land for conservation within the conservation or foreshore areas. The process for the implementation of future proposals within the area is as follows:

- In accordance with s39B of the EP Act, a future proposal can be referred to the EPA, and the proponent may request it to be a derived proposal.
- In accordance with s45A(3) of the EP Act, the Minister for Environment may then identify the relevant conditions of MS 942 which apply to the derived proposal.
- Alternatively, a proposal can be referred to the EPA under s38 of the EP Act for consideration on its own merits.

3. PLANNING FRAMEWORK

3.1 Overview

The site and proposed urban development are subject to a range of State Planning Policies, WAPC policies and bulletins, WAPC regional strategies, along with EPA bulletins, various City strategies and policies, along with LPS1.

The following section outlines how the Amendment suitably addresses the State, regional and local planning framework. In summary, the Amendment is considered consistent with the planning framework. It is also noted that there have been a number of plans and deliberations regarding urban expansion of Bayonet Head, which includes the site, over decades.

3.2 State Planning Strategy 2050 (2014)

The *State Planning Strategy 2050* sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The vision (page 20) is:

'Sustained growth and prosperity

The vision of sustained growth and prosperity envisages a future where Western Australians enjoy high standards of living, improved public health and an excellent quality of life for present and future generations.'

The Strategy sets out that sustained growth consists of a diverse, liveable, connected and collaborative State.

The Strategy classifies Albany as a regional centre. Amongst matters, the Strategy supports affordable and well-located land, promoting walking and cycling, using land in an efficient manner and promoting ecological linkages.

The Amendment is consistent with the Strategy given it promotes urban development in a regional centre, it supports sustained growth and prosperity in Albany, the site is well-located, supports affordability, will promote walking and cycling and an environmental corridor (ecological linkage) will be conserved in perpetuity.

3.3 State Planning Policy 2 – Environment and Natural Resources Policy (2003)

The Policy defines the principles and considerations that represent good and responsible planning, in terms of environment and natural resource issues, within the framework of the *State Planning Strategy*. The Policy is supplemented by more detailed planning policies on particular natural resources matters that require additional information and guidance.

The EPA and the Minister for Environment; Heritage considered Government policies in assessing *Strategic Environmental Assessment – Bayonet Head Plan for Development*. It is suggested the Ministerial statement addresses the key aspects of SPP 2.

3.4 State Planning Policy 2.5 Land Use Planning in Rural Areas (2013)

This Policy applies to rural and rural living land in Western Australia. The objectives of the Policy include 'To promote sustainable settlement in, and adjacent to, existing urban areas.'

The provisions of the Policy have been applied in ALPS through the identification of agricultural areas, urban areas, future urban and other land uses. ALPS identifies the site as 'Future Urban'.

The site is not used for agriculture and the Amendment will not result in a loss of agriculture land.

The Amendment is consistent with the Policy given the ALPS classification, the site's current use and the site's context. The Amendment will not threaten or adversely impact agricultural resources in the area.

3.5 State Planning Policy No. 2.9 Water Resources (2006)

The State's water resources are subject to wide ranging impacts and demands. Effective planning should contribute to the protection and wise management of water resources by ensuring planning strategies, schemes, structure plans, subdivisions and other proposals adopt a sustainable approach. The Policy supports an integrated approach, taking account of the total water cycle management, supporting water sensitive urban design principles and provides

guidance on appropriate buffers to watercourses and waterways.

To address the requirements of SPP 2.9, a Local Water Management Strategy (LWMS) will be prepared as part of a future Structure Plan. The LWMS will be refined at the subdivision stage through an Urban Water Management Plan (UWMP).

3.6 State Planning Policy No. 3 – Urban Growth and Settlement (2006)

This Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The Policy promotes a sustainable settlement pattern, supports building on existing communities, using land efficiently, the provision of a wide variety and choice of housing, and seeks convenient access to employment and services.

The Amendment is consistent with SPP 3 given it promotes development in a regional centre, it is identified in ALPS as 'Future Urban', the site is surrounded by existing and planned urban development, future subdivision will be fully serviced and environmental impacts are manageable based on Ministerial Statement 942.

3.7 State Planning Policy No. 3.1 Residential Design Codes (2015)

The requested Future Urban zoning requires the preparation and approval of a Structure Plan. The Structure Plan is expected to incorporate a range of residential densities along with complementary non-residential uses. Future residential development will be guided by the R Codes including setbacks, site planning and design, vehicular access and car parking.

3.8 State Planning Policy 3.7 Planning in Bushfire Prone Areas (2015)

The intent of the Policy is to 'implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.' The Policy is to be duly considered in higher order strategic planning documents through to strategic planning proposals, subdivision applications and development applications. Amongst matters, the Policy sets out information to accompany proposals and applications. SPP 3.7 is

complemented by *Guidelines for Planning in Bushfire Prone Areas*.

A Bushfire Attack Level Assessment and Bushfire Hazard Level Mapping Report is set out in Attachment 7. This assessment addressed SPP 3.7 and the Guidelines.

3.9 Liveable Neighbourhoods (2009)

Liveable Neighbourhoods is an operational policy of the WAPC, which implements *State Planning Strategy* objectives, to guide sustainable urban development. The principal aim of *Liveable Neighbourhoods* is to provide for walkable neighbourhoods which are located around activity centres of compatible mixed uses in order to reduce car dependence and foster a strong local identity.

Liveable Neighbourhoods provides guidance on a number of design elements including the movement network, lot layout, public parkland, urban water management and utility planning. The objectives of community design are a balance between urban and environmental outcomes.

A general principle of *Liveable Neighbourhoods* is to plan residential neighbourhoods around existing/planned activity centres. Generally, residential neighbourhoods should be located within 400 metres (i.e. 5 minute walk) of an activity centre.

Proposed residential development on the site is located over 1 kilometre from the Bayonet Head Shopping Centre and over 1 kilometre to the future Bayonet Head local centre to the north of the site. Based on previous planning for the locality, no additional activity centres are proposed for the site.

The site adjoins the Flinders Park Primary School and will be within walking distance of generous areas of public open space. The Amendment will assist to achieve key principles of walkable communities.

The required Structure Plan will be designed to have regard to relevant elements of *Liveable Neighbourhoods*. This includes the movement network, range of housing types and lot sizes, lot layout, provision of environmental conservation/public parkland, and effectively managing stormwater.

3.10 Environmental Protection Bulletins

There are a number of bulletins that were considered by the EPA and the Minister for Environment; Heritage in assessing *Strategic Environmental Assessment – Bayonet Head Plan for Development*. This included *Environmental Protection Bulletin 13 Guidance for the use of the Albany Regional Vegetation Survey in Environmental Impact Assessment* (2011) and *Environmental Protection Bulletin No. 20 – Protection of naturally vegetated areas through planning and development* (2013). Bulletin 13 included the EPA's endorsement of the *Albany Regional Vegetation Survey in Environmental Impact Assessment* (2011).

Based on Ministerial Statement 942, it is suggested the Amendment appropriately addresses EPA bulletins.

3.11 Great Southern Regional Planning and Infrastructure Framework (2015)

The Framework sets the strategic direction for future development in the Great Southern region for the next 20 years. The Framework addresses the scale and distribution of future population growth and opportunities for economic development and associated infrastructure priorities in the region.

The Framework's vision for the Great Southern Region (page 6) states:

'A future that promotes economic development and diversification, offers an attractive lifestyle and improved quality of life to a growing multicultural population and recognises the important links between economic activity, ecosystem functions and the region's outstanding nature conservation, biodiversity and heritage values.'

The vision is expressed through objectives and an agreed strategic direction for economic growth, population and sustainable settlements, transport, community infrastructure, essential services, natural assets, and culture, heritage and visual landscape. There is also a list of regional planning initiatives, a list of committed projects, a list of anticipated directions for regional infrastructure, and a framework map.

The Framework highlights that the region's population will continue to grow for reasons including in-migration from retirees, sea-changers and tree-changers. The Framework promotes the efficient use of land, promotes development in or near existing communities, and promotes a mix of lot sizes and dwelling types.

The Framework identifies Albany as a regional centre. It notes population and development growth will continue with the Framework promoting a more compact form of settlement planning.

The Amendment is considered consistent with the Framework.

3.12 Lower Great Southern Strategy 2016 (2016)

The Strategy sets out the broad strategic direction for the City of Albany and the Shires of Denmark, Plantagenet and Cranbrook for a 20 year timeframe. Its purpose is to guide regional land use and infrastructure planning and development, especially on matters of regional significance.

The Strategy seeks to balance economic, social and environmental considerations and to encourage development near existing settlements. The Strategy is designed to provide the region-wide context and ensure consistency when local governments are setting priorities for their respective areas through local planning strategies and schemes.

Albany is classified as a regional centre and the Strategy promotes development in Albany.

Of particular relevance to the Amendment is that it makes general recommendations regarding sustainable settlements and community development and makes reference to consolidating settlements and using infrastructure in a sustainable manner.

The Regional Land Use Plan shows the site as part of the Albany regional centre and Lower King Road as a secondary road.

The Amendment is considered consistent with the Strategy including supporting the development of Albany.

3.13 Albany Local Planning Strategy (2010)

ALPS sets the vision and long term land use planning direction for the City of Albany. It is suggested that ALPS is key strategic document relating to the site, given it has regard to relevant State and regional planning strategies/policies and has applied it spatially at a precinct level.

ALPS supports the growth of Albany and the need to ensure availability of appropriately located, serviced, planned and coordinated land to support this. Amongst matters, a key ALPS aim is supporting infill development and the consolidation of development within existing urban areas. Some of the objectives relating to strategic settlement planning include promoting energy conservation, providing greater housing choice, minimising journey length from home to work, school, and services, encouraging the use of public transport, cycling and walking, and reducing government expenditure on servicing current and future populations.

Vegetation linkages, or environmental corridors, are considered essential to preserve habitats for flora and fauna and maintain biodiversity.

The Strategic Plan: Urban is provided in Attachment 8. ALPS classifies the southern section of the site as 'Future Urban' while the northern section of the site is classified as a 'Local Reserve' (environmental corridor). In terms of future urban development, the site is identified as 'Priority 2'.

Page 127 of ALPS in part states 'Priority 2 promotes the continuing extension of the fronts in ...Bayonet Head'... Priority 2 areas have been structure-planned and/or are the subject of current subdivision applications. They can supply new lots within a short to medium development time frame.'

ALPS recognises the need to protect and plan for future residential areas. Structure Plans are required as mechanisms to coordinate future development. ALPS also reiterates the objectives of *Liveable Neighbourhoods*. These principles are required to be applied in the preparation of Structure Plans.

The Amendment is consistent with the strategic direction set by ALPS including the provision of an environmental corridor and promoting future urban development. Future structure planning will coordinate

subdivision/development. In particular, the Amendment meets ALPS objectives given:

- it supports the consolidation of development within existing urban areas and correspondingly contains the spread of fragmented urban areas;
- it is an efficient use of serviceable and developable land within or close to existing urban areas;
- the development proposal concentrates urban development within 33% of the site, retaining 67% in its natural state;
- lots can be oriented to allow for solar orientation to support solar passive dwellings;
- a wide variety of housing options will be provided at a range of densities;
- the development will promote walking and cycling;
- the site has the potential to be serviced by public transport, especially along Lower King Road; and
- it will be fully serviced.

3.14 City of Albany Local Planning Scheme No. 1 (2014)

The site is currently zoned 'General Agriculture' in a 'Development Contribution Area' in LPS1. The current LPS1 zonings and reservations surrounding the site are shown on the Existing Scheme Map. Land to the south and east of the site is land zoned 'Residential' with a density coding of R20. Land to the north and south-west of the site is zoned 'Future Urban'. Land to the north-east is zoned 'General Agriculture' in a 'Development Contribution Area'. The land to north-east is identified as 'Future Urban' in ALPS.

Clause 1.6 'Aims of the Scheme' of LPS1 includes the following aims:

- (a) Implement the findings of the *Albany Local Planning Strategy* (ALPS) within the City.
- (d) Promote a network of reserves and vegetated corridors throughout the City to protect areas of high conservation or scenic values and create corridors for fauna and flora linkages.

- (k) Provide for increased population growth within the City by establishing controls for the co-ordinated planning and development of land to be used for residential purposes allowing for complimentary uses to provide a range of services to meet the needs of the local residents.

Clause 4.2.3 of LPS1 sets out objectives for the Future Urban Zone. LPS1 states:

4.2.3 Future Urban Zone

- (a) Maintain viable uses for existing lots until the land is required to be fully-serviced urban development;
- (b) Preserve individual land parcels with their maximum area, so that the land will not be prematurely fragmented and future development options compromised;
- (c) Maintain and enhance the physical characteristics, environmental qualities and scenic qualities in the locality;
- (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; and
- (e) Provide for structure planning of land within the zone to guide and coordinate land use and infrastructure provision where multiple ownerships or larger parcels of land requiring the staging of development is involved so that:
 - (i) Future urban land is not fragmented or developed in such a way as to make urban development more costly or difficult;
 - (ii) Development does not create an unreasonable or uneconomic demand

- (iii) for agencies to provide or extend public infrastructure or services; There is equitable sharing of the costs of infrastructure between owners and to ensure that cost contributions are only required towards such infrastructure as is reasonably required as a result of the subdivision and development of land; and
- (iv) Servicing agencies and Local Government can coordinate the timely provision of infrastructure to support the subdivision and development.

The Zoning Table (Table 1) states 'All land use and development to comply with clause 5.5.3'.

Sub-clause 5.5.3.1 states 'Notwithstanding any other requirement of the Scheme, for any lot within the Future Urban zone, the Local Government may only permit the following land uses...unless a Structure Plan has been prepared and adopted under clause 5.9 of the Scheme.' The deemed provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015* now set out the process to prepare, progress and approve Structure Plans.

Schedule 13 Development Contribution Areas applies to the site. The Amendment does not change its inclusion in the Development Contribution Area.

The Amendment introduces the 'Environmental Conservation' reserve which is consistent with Ministerial Statement 942. The *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations') includes the 'Environmental Conservation' reserve in Schedule 3.

LPS1 is complemented by the *Planning and Development (Local Planning Schemes) Regulations 2015*. The Regulations include deemed provisions in Part 4 – Structure plans. This sets out the process for preparing, advertising, assessing and determining Structure Plans.

The Amendment is consistent with LPS1 requirements. A Structure Plan will be prepared to meet the requirements of the City and the WAPC.

3.15 Conceptual District Structure Plan

The City's *Conceptual District Structure Plan* identifies the southern section of the site as 'Future Urban' while the northern section of the site is classified as a 'Local Reserve' (environmental corridor). In terms of future urban development, the site is identified as 'Priority 2'.

Lower King Road is classified as an 'Integrator Arterial' road (4 Lanes/60kph/30-40m). An east-west 'Neighbourhood Collector' road (2 Lanes/60kph/20-25m) is conceptually shown to the north of the site.

3.16 Interim Bayonet Head Outline Development Plan (2007)

The Outline Development Plan, shown in Attachment 9, indicatively showed extensive urban development (residential R25 and R30) over the site along with linear public open space/conservation and an indicative road pattern. It stated 'Subject to environmental investigation & resolution' over the site. A future primary school site is identified to the north of the site.

The Outline Development Plan was endorsed by the WAPC in 2007. The area beyond the red boundary, including the site, was not however endorsed by the WAPC. There is accordingly no endorsed/approved Structure Plan covering the site.

3.17 City of Albany Community Strategic Plan 2023 (2014)

The City's vision is 'To be Western Australia's most sought-after and unique regional City to work, live and visit'. Key themes include 'Smart, Prosperous & Growing', 'Clean Green & Sustainable', 'A Connected Built Environment' and 'A Sense of Community'.

The Amendment is consistent with the Community Strategic Plan including that the proposal has manageable environmental and landscape impacts, it promotes public access and management of conservation areas, it promotes a safe and connected transport network, and it supports local job creation.

3.18 Planning framework implications for Amendment proposal

Common themes of the planning framework and their implications for the Amendment include:

- consolidation of existing settlements, including Albany, is preferable to isolated 'stand-alone' developments;
- Albany will remain the regional centre and a focus for employment and population growth;
- the southern section of the site is strategically identified as 'Future Urban' while the northern section of the site is classified as a 'Local Reserve' (environmental corridor);
- support for a variety of housing and promoting affordability;
- seeking a balance between conservation and urban consolidation/expansion;
- ensuring that key environmental assets are conserved;
- appropriate servicing including addressing stormwater management;
- addressing bushfire management and landscape impact;
- promoting residential development in appropriate locations. The Bayonet Head locality is a key residential development area in Albany;
- a requirement for sustainable and quality design;
- supporting local communities and local economies; and
- the need for structure planning and adopting relevant principles of *Liveable Neighbourhoods*.

Based on the above, the Amendment is consistent with the planning framework.

4. AMENDMENT PROPOSAL

4.1 Proposed Scheme Amendment

The Amendment proposes to rezone the site from 'General Agriculture' zone to 'Environmental Conservation' reserve and 'Future Urban' zone. In particular, approximately 67% of the site (48.26 hectares) will be included in an Environmental Conservation reserve and approximately 33% of the site (23.22 hectares) will be included in the Future Urban zone.

The Regulations state that a purpose of the Environmental Conservation reserve is 'To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision.'

Future Urban is considered to be the most appropriate zoning to facilitate subdivision/development in the development footprint. The rezoning of the land to Future Urban is a precursor to the preparation of additional technical investigations and a Structure Plan. The Future Urban zoning will put in place the statutory planning framework to enable structure planning, subdivision and development to occur.

The development of large areas requires some degree of flexibility as details in the design can change during the site's development. Factors that may alter the design include servicing requirements and issues and market demand. The most suitable zone to provide for this flexibility is the Future Urban zone. Through the guidance of an approved Structure Plan, it allows for detailed area planning to take place in an orderly and coordinated manner. This Future Urban zone has been used on land to the north, east and south-west of the site. It is also used on a number of other land parcels in Albany.

As outlined in section 3.14, sub-clause 5.5.3.1 of LPS1 requires the preparation and approval of a Structure Plan. This process will occur once the rezoning is in place. An Indicative Concept Plan has however, been prepared (see Attachment 10) which provides a general indication of the development that is envisaged for the site. Further details are outlined in section 4.2.

4.2 Indicative Concept Plan

In support of the Amendment, an Indicative Concept Plan is provided in Attachment 10. This outlines one way as to how the land might be developed following gazettal of this Amendment. The Indicative Concept Plan will be refined through more detailed investigations that will occur at the Structure Plan and subdivision stages.

The Indicative Concept Plan is conceptual only. It has been prepared to respond to the site's key opportunities and constraints and provides for an integrated planning outcome, complementing the site's context.

The Indicative Concept Plan covers the site along with Lot 1000 Lower King Road. It is intended to broadly show the allocation of key land uses and roads/movement systems. The rationale behind the Indicative Concept Plan includes to:

- provide an environmental conservation area (environmental corridor) consistent with Ministerial Statement 942;
- reflect previous planning in the locality including the *Interim Bayonet Head Outline Development Plan* and the location of activity centres;
- provide pedestrian, cyclist and vehicle connections to surrounding urban areas guided by *Liveable Neighbourhoods* and the *City's Conceptual District Structure Plan*;
- address bushfire risk and provide multiple access routes and provide separation between future dwellings and the Environmental Conservation reserve through road reserves; and
- promote coordination between landowners.

Open space areas, other than the Environmental Conservation reserve, are not shown on the Indicative Concept Plan.

4.3 Future Structure Plan

The preparation and approval of a Structure Plan is a mandatory but separate statutory process to the rezoning of the site. A future Structure Plan will be prepared for the site to facilitate master-planned development. The Structure Plan will be prepared in accordance with the WAPC's *Structure Plan Framework* (2015).

To inform the Structure Plan, it will be necessary to undertake appropriate technical investigations. This will explore and resolve more detailed servicing, design and land management considerations. The Structure Plan will provide an explanation to the design approach and demonstrate how general planning principles and objectives have been taken into consideration.

The future Structure Plan will provide the overarching planning framework to guide and control the proposed development of the site for urban development. It is an appropriate means of assessing land capability and long term opportunities for the future development of the site in context with the broader local planning objectives.

The future Structure Plan will assess the future development of the land having considered its physical form and relationship with the surrounding natural landscape. The Structure Plan will provide a framework to develop the site for urban land use, consistent with a strategic planning vision to establish an identity and character for its future residents and the community.

As part of the Structure Plan, land will be allocated for housing, open space, infrastructure and possible community facilities. The predominant land use for the development footprint is residential. The Structure Plan will set proposed land uses, densities and the estimated lot/dwelling yield. It is expected that the Structure Plan will support a variety of lot sizes, budgets and lifestyles. This includes providing housing suitable for families, singles, younger adults and the active aged. It is expected that more detailed investigations and feasibility will include establishing a retirement/lifestyle village.

The Structure Plan will adopt principles including connectivity, walkability, affordability and quality of life. The future Structure Plan will integrate with surrounding and planned development. It is expected that the Structure Plan will set out a movement network that facilitates future lots being primarily orientated either east/west or north/south to accommodate solar efficiency. Future design should seek to promote the site's 'sense of place' and create a built and nature form that is site responsive.

The Regulations outline the requirements and procedure for the preparation and approval of Structure Plans. The future Structure Plan will be subject to community and stakeholder consultation.



Part of the wetland vegetation that will be protected and incorporated into the Environmental Conservation Reserve.

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes and the planning framework in considering key planning considerations and justifying the Amendment.

5.2 Suitability of proposed reservation and zoning

The Amendment is consistent with the decision of the Minister for Environment; Heritage on 9 August 2013 (Ministerial Statement No. 942) which is set out in Attachment 6. This concluded that there is a requirement to conserve significant conservation areas in perpetuity along with supporting urban development in other parts of the SEA area. This included supporting urban development in the south-east section of the site (the 'development footprint').

The Amendment sets aside approximately 67% of the site (48.2 hectares) within the Environmental Conservation reserve which is consistent with the Ministerial Statement. Approximately 33% of the site is proposed to be rezoned to 'Future Urban'.

The development footprint is considered suitable for urban development for reasons including:

- key environmental impact considerations were reviewed in the SEA and addressed in Ministerial Statement No. 942;
- numerous planning policies and strategies support residential use in areas which are within or adjoining cities and townsites (see section 3). More specifically, ALPS and the *Conceptual District Structure Plan* identify the southern section of the site as 'Future Urban';
- it forms part of the Albany urban area which provides educational, recreational, commercial and community services along with employment opportunities;
- it adjoins the Flinders Park Primary School and is near activity centres and other facilities. This facilitates walking and cycling which reduces the reliance on cars;

- is it compatible with adjoining and nearby land uses/development;
- it will be appropriately serviced in accordance with local government and State Government requirements; and
- the site is gentle sloping land on soil types which are generally consistent with surrounding urban development.

5.3 Environmental impact

Environmental studies and associated assessments have been going on for nearly a decade for this site and nearby land. More recently, the EPA has assessed the SEA and the Minister for the Environment; Heritage on 9 August 2013 issued Ministerial Statement 942 (Attachment 6). The Ministerial Statement allows clearing and urban development for 33% of the site and for 67% of the site to be ceded as an Environmental Conservation reserve. Background details are outlined in section 2.6.

The Ministerial Statement includes various conditions, including requirements for a Conservation Area Management Plan and Construction Management Plan. The developer is responsible for managing the conservation area for 10 years or until the land is ceded to the City. In time, the conservation area will be ceded to and managed by the City.

The Amendment and associated subdivision/development will have manageable environmental impacts for reasons including:

- the SEA and Ministerial Statement 942 addressed key environmental impact considerations;
- the Amendment is consistent with the Ministerial Statement;
- the Amendment will continue to provide important vegetation and associated conservation values, including habitat for threatened flora and fauna species.
- 67% of the site will be set aside for environmental conservation and ceded to the City. This will retain an east-west environmental corridor;
- as set out in the SEA, there no acid sulphate soil risk within the development footprint;
- lots will be connected to reticulated sewerage system;

- stormwater will be effectively managed in accordance with a LWMS and UWMP;
- the site is capable of accommodating urban development and limitations can be overcome by design and management inputs;
- creative engineering solutions including road design, lot layout and orientation, on-site stormwater management and minimal disturbance of the existing topography will further reduce the environmental impact of the proposal;
- there are opportunities for appropriate revegetation/landscaping on portions of the site;
- integration with the existing shared paths network provides further opportunity to reduce dependence on cars. Additionally, the site adjoins the Flinders Park Primary School and is near commercial development and other facilities which facilitates walking and cycling which reduces the reliance on cars; and
- it is not a contaminated site.

It is suggested that subject to addressing conditions of Ministerial Statement 942 and subdivision conditions, that future subdivision/development is expected to result in minimal on-site or off-site environmental impacts.

5.4 Landscape impact

The Amendment will have minimal landscape impacts. Importantly, 67% of the site will be set aside for environmental conservation including most of the land adjoining Lower King Road which is an important tourist route. It is expected that there will be sensitive interface between the development and Lower King Road.

It is also expected that subject to addressing bushfire management considerations, that various mature trees and vegetation will be **retained in the area zoned 'Future Urban'** including in road reserves. The retained native vegetation will assist to create a sense of place. There will also be replanting on future lots along with anticipated design guidelines.

5.5 Bushfire management

Bushfire management is a fundamental planning consideration given the majority of site is vegetated. A Bushfire Attack Level Assessment and Bushfire Hazard Level Mapping Report (BHLA) was prepared by Bio Diverse Solutions (see Attachment 7). The BHLA addresses *State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7)* and the *Guidelines for Planning in Bushfire Prone Areas (2015)*.

Bio Diverse Solutions conclude that subdivision/development on the site will meet the **Guidelines'** acceptable solutions for:

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

Future development can achieve a BAL rating between BAL – Low to BAL 29. Accordingly, it is suggested that bushfire risks can be appropriately managed within acceptable limits.

The Indicative Concept Plan promotes a permeable access network, with the proposed development to be served by multiple access routes. Roads will border the environmental conservation reserve. This will provide a hazard separation zone between the environmental conservation reserve and residential and associated development. It is also expected that the hazard separation zone will include a dual use path, introducing fire retardant native plants and road-side drainage swales.

Future subdivision/development will be serviced with reticulated water and fire hydrants. There will be an Asset Protection Zone, dwellings in Bushfire Prone Areas will be built to *AS 3959 Construction of Buildings in Bush Fire Prone Areas*, and other measures to reduce bushfire risk.

There is a requirement to prepare a Bushfire Management Plan to support the Structure Plan. Additional more detailed bushfire investigations will occur at the subdivision, development and building permit stages.

5.6 Movement networks

5.6.1 Traffic impact

Various traffic impact studies have been prepared for the locality including by Riley Consulting in 2007. In summary, these studies conclude that the proposed, adjoining and nearby road network and intersections have sufficient capacity to address traffic generation from the proposed development.

The previous assessments were based on virtually the entire undeveloped portion of Bayonet Head being developed for residential use. Ministerial Statement 942 however significantly changed the extent of urban development in the vegetated sections of the locality. As a result, the Amendment proposes that around 67% of the site will remain undeveloped. The associated lot yield and traffic impacts from the site are accordingly considerably lower than envisaged in previous traffic impact studies.

5.6.2 Roads

There is a high level of connectivity to the Albany city centre and the Albany urban area. This will ensure convenient vehicular access that meets safety and amenity objectives.

The Indicative Concept Plan shows some of the indicative roads on the site along with connections to adjoining areas. This will be refined through the Structure Plan process and at the subdivision stage. *Liveable Neighbourhoods* and relevant engineering standards, such as *Local Government Guidelines for Subdivisional Development*, will inform the design process at the Structure Plan and subdivision stages.

There are appropriate vehicular sight distances from the anticipated key access road onto Lower King Road which will facilitate safety for road users. In the medium to longer term, there may be a future need to widen Lower King Road to provide a four lane dual carriageway.

Roads will provide a boundary to Environmental Conservation reserve. This will assist with management and increasing vigilance and safety.



View of Lower King Road showing that a future intersection will have appropriate sight distances.

The future road layout will provide a connected, legible and logical movement system whilst remaining responsive to landform. It will make use of existing access points into the site and will spread the traffic load across a number of routes. It is expected that the design will incorporate measures to create an appropriate speed environment throughout the development. This may in part include some round-a-bouts, median islands, change of road construction materials and the use of street trees.

The alignment and orientation of roads will cater for stormwater management requirements as well as maximising solar access.

5.6.3 Walking and cycling

The site's location and attributes provide opportunities for cycling and walking. This includes the proposed generous environmental conservation areas to be ceded to the City along with an adjacent cycle path that connects Lower King to Albany's central business district and further afield.

Walking and cycling will be promoted through the provision of a footpath/dual use path network and low-speed roads to encourage convenient and safe pedestrian and cycling movement. Footpaths/dual use paths will be established by developers on the site in accordance with *Liveable Neighbourhoods* at the subdivision stage.

5.7 Servicing

5.7.1 Overview

The site is capable of being serviced by all necessary utilities required for subdivision/development. It is understood that capacity allowances have been made to provide services to the locality. Detailed service planning and design will occur as structure planning and the subdivision proposals advance.

Future subdivision will be appropriately serviced in accordance with City, WAPC and other government agency requirements. Future subdivision will require the extension and upgrading of essential civil infrastructure such as reticulated water, reticulated sewer, power and stormwater.

5.7.2 Stormwater management

There have been various drainage and water management plans prepared for the locality. This includes the *Bayonet Head Drainage Study* by Wood & Grieve in 1999 and the *Bayonet Head Flood Management Plan* by PPK Environment & Infrastructure Pty Ltd in 2000. These plans concluded there were no 'fatal flaws' in addressing drainage associated with urban development on the site.

Stormwater management systems will be required to be designed in accordance with the objectives, principles and delivery approach outlined in the *Stormwater Management Manual for Western Australia*. This will require a water sensitive design that detains stormwater, promotes at source infiltration and removes nutrients and contaminants. This includes that post development hydrology is required to be designed to be as close as possible to the pre-development hydrology.

Based on surrounding urban development, it is suggested that stormwater can be effectively managed on proposed lots, within sub-catchments and for the site. For instance, infiltration on the site appears appropriate with little current surface runoff. Additional runoff generated by the development will be detained within the site and managed through the use of rainwater tanks, soak wells, pervious paving, vegetated swales and detention basins.

In addition to reticulated water supplies, onsite rainwater catchment and storage is encouraged as a sustainability measure and will assist in stormwater attenuation.

A Local Water Management Strategy (LWMS) will be prepared to inform and complement the Structure Plan. The approved LWMS will be refined through the preparation of an Urban Water Management Plan (UWMP) to support subdivision applications.

5.8 Activity centres, employment and supporting economic development

The site is near the Bayonet Head Shopping Centre and a planned future Bayonet Head local centre to the north of the site. Based on previous planning for the locality, no activity centres are proposed within the site. The established planning framework is to not compete directly with existing and planned activity centres.

While noting the above, a future Structure Plan may determine that a community hub should be established to complement development such as a retirement/lifestyle village. The possible range of uses could include community, office and incidental/small-scale retail. An example of a complementary use is a medical consulting room.

In keeping with sustainability principles of creating a walkable residential area and reduction of car use it is important to encourage local sources of employment wherever possible. Home business, home occupation, home office and other low-key uses are expected to be appropriate in future residential areas. These land uses encourage local employment with little effect on residential amenity.

Future subdivision and development of the site will have various economic benefits. This includes supporting local employment through the construction of subdivision works and new dwellings. Increasing population in Albany will add to its overall viability, vitality and prosperity and build onto an existing community with established facilities, services and infrastructure and assist to strengthen and sustain Albany.

5.9 Schools

The Flinders Park Primary School adjoins the site. There are also a number of public and private schools (K-12) within a short car or bus journey from the site.

Based on previous planning for the locality, it is expected that a future primary school will in time be required to be developed to the north of the site (shown indicatively in Attachment 9). It is expected that developers will be required to make a pro-rata contribution towards the cost of acquiring the new primary school site in the locality.

5.10 Development contributions

The site is located within a Development Contribution Area in LPS1. At future planning stages, there will be a need to clarify developer contributions for development on the site. Developer contributions are to be consistent with LPS1 and *State Planning Policy 3.6 – Development Contributions for Infrastructure*.

5.11 Staging

As outlined in section 2.1, the site is owned by different landowners. Accordingly, it is anticipated that a staged development will occur. The formulation of stages will be based on considerations including the location and capacity of services, demand and feasibility considerations. While noting this, there will be a need to adopt a coordinated approach to service provision and securing and implementing two access routes to address bushfire management considerations.

5.12 Land supply

The *State Planning Strategy 2050* and other planning documents support the on-going growth of Albany as a regional centre. The site forms part of Albany's 'development footprint' as established by the planning framework. As outlined in section 3.13, ALPS identifies the locality as 'Priority 2' in terms of future urban development.

There is a recognised need to provide affordable residential land in Albany. The

proposed lots, when approved and created, will provide an important supply of residential lots in a desirable part of Albany. The site provides an opportunity for a wide range of housing choices to the purchasing public.

5.13 Moratorium

At the Ordinary Council Meeting held Tuesday 28 July 2015, the following question was taken on notice Will the moratorium delay or adversely affect the Oyster Harbour Joint Venture land that is currently zoned agricultural? The City's Executive Director Planning and Development provided the following response:

The City considers that development of the Oyster Harbour Joint Development land that is currently zoned agriculture will be rezoned and developed in accordance with the endorsed structure plan, and that planning for the site will not be delayed or adversely affected by the moratorium on subdivision of productive agricultural land.

Development of the site will not result in a loss of productive agricultural land given it is mostly covered in remnant vegetation and not used for agriculture. The site is also surrounded by existing and proposed urban development making it unsuitable for normal farming operations.

5.14 Lot 1000 Bayonet Head Road

Lot 1000 is currently zoned 'Future Urban' in LPS1. To reflect Ministerial Statement 942, the land identified as Environmental Conservation will be ceded to the Crown free of cost as part of a future subdivision application. In time, the land to be ceded as Environmental Conservation will be included in an Environmental Conservation Reserve. Lot 1000 will also be included in a future Structure Plan.

5.15 Planning justification

The planning justification for the Amendment is summarised below in Table 2:

Table 2 – Summarised planning justification for Amendment				
Strategic	Land Use Planning	Environment and Landscape	Transport and Servicing	Economic
<p>The proposal is consistent with the State, regional and local planning framework including that the southern section of site is allocated as 'Future Urban' in ALPS.</p> <p>The development reinforces Albany as a regional centre.</p> <p>The proposal will assist to meet the demand for residential development in a planned, orderly and sustainable manner.</p> <p>It will result in no loss of agricultural land.</p> <p>It will provide an important supply of land which can offer a variety of lot sizes, budgets and lifestyles. The development can assist to improve housing affordability.</p> <p>It utilises land resources in close proximity to the Bayonet Head Shopping Centre, Flinders Park Primary School and urban infrastructure.</p> <p>It provides additional community benefits to the local and wider Albany community including the provision of public land.</p>	<p>The site is well located for proposed urban development and it will be compatible with adjoining and nearby uses.</p> <p>It will facilitate and complement residential development in a locality that is already urbanised. The site is surrounded by existing, approved and proposed urban development.</p> <p>The site is considered suitable and capable for urban development.</p> <p>Development will be effectively controlled through LPS1 provisions and a future Structure Plan.</p> <p>A Structure Plan is required prior to subdivision. This provides the City and the WAPC assurances that more detailed planning and servicing considerations are appropriately addressed.</p> <p>The site is a significant sized land parcel that can achieve a cohesive and well planned development. It presents an opportunity for a master planned community.</p>	<p>Ministerial Statement 942 concludes that urban development within the development footprint is environmentally acceptable.</p> <p>67% of the site (or 48.2 hectares) will be retained as natural bushland and will become an Environment Conservation reserve. This land will be transferred from private ownership to the City.</p> <p>Bushfire management measures will comply with the objectives of SPP 3.7 and the <i>Guidelines for Planning in Bushfire Prone Areas</i>.</p> <p>The site is not subject to heritage constraints nor is it located in a public drinking water source area.</p> <p>There will be minimal landscape impacts when viewed from major roads and tourist routes.</p>	<p>The site has excellent road connectivity and easy access to Albany and other areas.</p> <p>The site enjoys direct access and frontage to various roads. This allows a choice of routes as well as the spread of traffic load.</p> <p>There are appropriate vehicular sight distances from the anticipated road accessing Lower King Road.</p> <p>Traffic impacts can be readily accommodated on Lower King Road.</p> <p>Future development will provide opportunities for cycling and walking.</p> <p>There are opportunities to progressively enhance accessibility and connectivity in the locality.</p> <p>The development will be fully serviced.</p> <p>Stormwater management can be appropriately located and designed.</p>	<p>The development will promote job creation which is consistent with the planning framework.</p> <p>The proposal will assist to enhance Albany through increasing its population, adding to its overall viability, vitality and prosperity, increasing the economic viability of existing services and potentially adding to the range of services that can be provided.</p> <p>The development footprint provides scope for an important supply of residential land.</p> <p>Larger parcels of land are more likely to be developed comprehensively than more fragmented parcels of land.</p>

In view of the above, the Amendment is considered consistent with the planning framework and the principles of orderly and proper planning.

6. CONCLUSION

This report has set out that the Amendment is consistent with the planning framework and that a portion of the site, the development footprint, is considered to be both suitable and capable of accommodating urban development.

The Amendment implements State, regional and local planning objectives by providing for zoning controls which allow the orderly planning of the site and ultimately provide for the sustainable use and development of the land. A co-ordinated approach to the planning of this site will be achieved through the zoning controls and the need to prepare and gain approval to a Structure Plan.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment to rezone the site from 'General Agriculture' zone to 'Future Urban' zone and 'Environmental Conservation' reserve.

PLANNING AND DEVELOPMENT ACT 2005

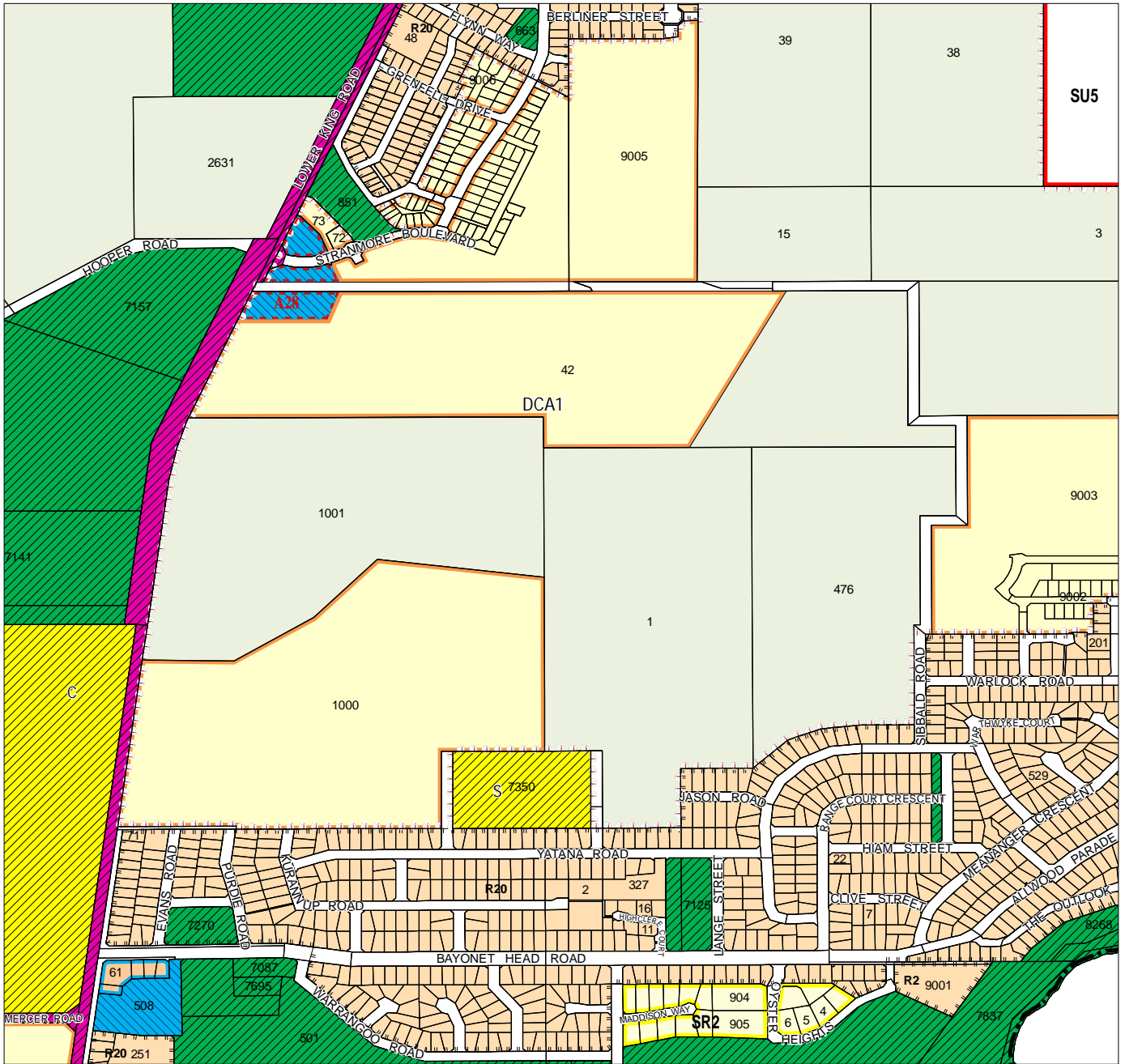
CITY OF ALBANY

LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 22

The City of Albany 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:

1. Creating a new 'Environmental Conservation' reserve.
2. Adding a notation to the Scheme Map legend.
3. Rezoning Lot 1 Jason Road and Lot 476 Sibbald Road, Bayonet Head from 'General Agriculture' zone to 'Future Urban' zone and 'Environmental Conservation' reserve.
4. Transferring Lot 1001 Lower King Road, Bayonet Head from 'General Agriculture' zone to 'Environmental Conservation' reserve.
5. Amending the Scheme Maps accordingly.



EXISTING SCHEME MAP

Legend

- | | | |
|---------------------------|----------------------|------------------------------------|
| Cadastral with Lot number | Residential | C Public use : Cemetery |
| Scheme boundary | Special residential | S Public use : School |
| R Codes | Special use | LPS Other Categories |
| LPS Zones | LPS Reserves | DCA1 Development contribution area |
| Future urban | Local road | |
| General agriculture | Parks and recreation | |
| Local centre | Priority road | |
| Neighbourhood centre | Public use | |



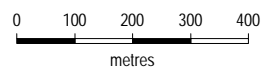
Department of Planning

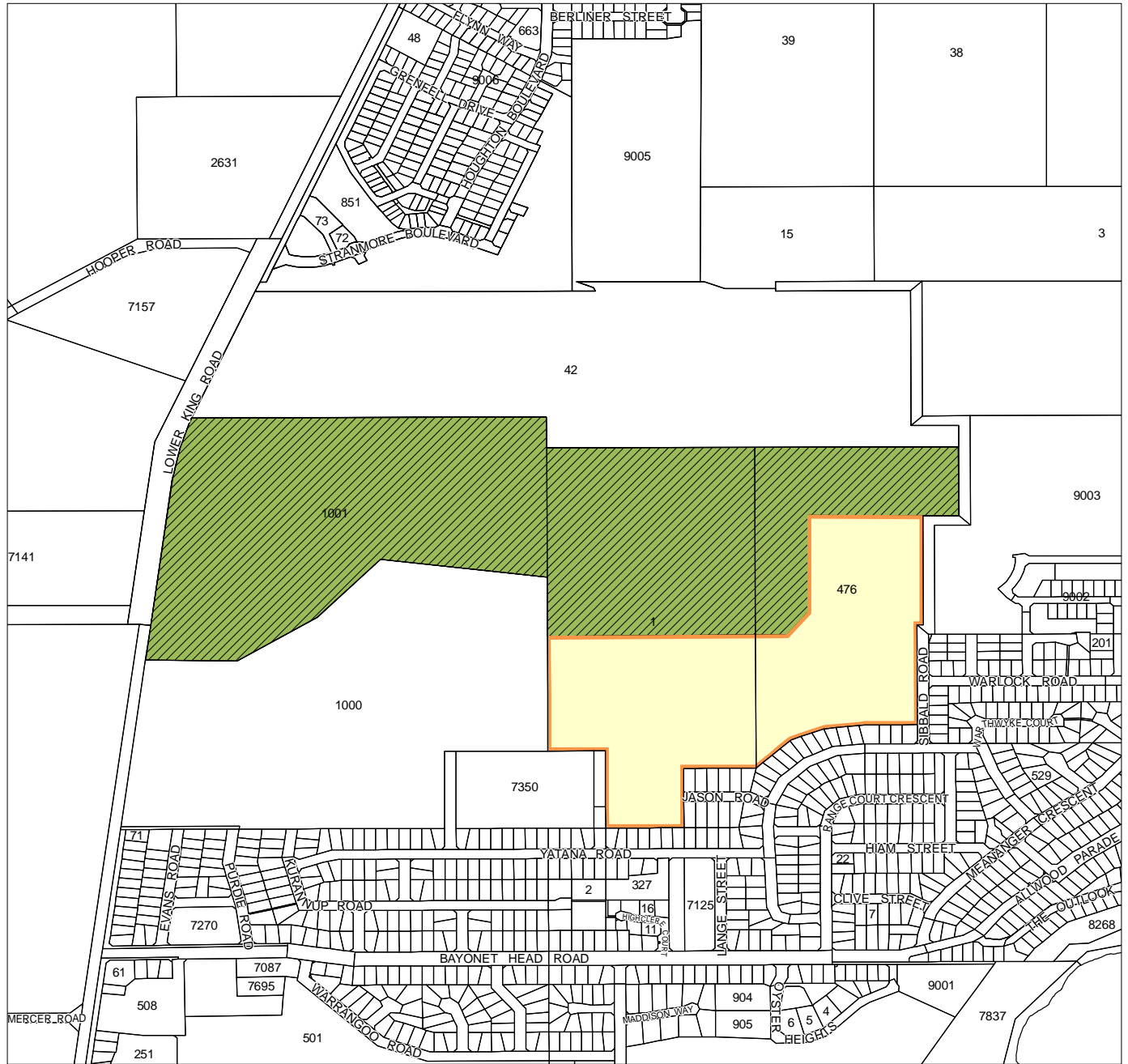
City of Albany

Local Planning Scheme No. 1

Amendment No. 22




Produced by GeoSpatial Research and Modelling,
Department of Planning, Perth WA
Base Information supplied by Western Australian
Land Information Authority LI 782-2015-1





PROPOSED SCHEME AMENDMENT MAP

Legend

-  Cadastre with Lot number
- LPS Zones and Reserves Amendments
 -  Environmental conservation reserve
 -  Future urban



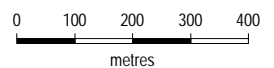
Department of Planning

City of Albany

Local Planning Scheme No. 1

Amendment No. 22

Produced by GeoSpatial Research and Modelling,
Department of Planning, Perth WA
Base Information supplied by Western Australian
Land Information Authority LI 782-2015-1



COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

Supported for submission to the Minister for Planning for approval by resolution of the City of Albany at the Meeting of the Council held on the 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

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....
DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING
S.87 OF THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE.....

ATTACHMENT 1

WESTERN



AUSTRALIA

REGISTER NUMBER 1/D27229	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 11/8/2005

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

VOLUME **2036** FOLIO **496**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 1 ON DIAGRAM 27229

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

THE STATE HOUSING COMMISSION OF 99 PLAIN STREET, EAST PERTH
IN 1/2 SHARE
LOWE PTY LTD OF SUITE 6, 132-136 RAILWAY STREET, COTTESLOE
IN 1/2 SHARE
AS TENANTS IN COMMON

(T J367904) REGISTERED 21 JULY 2005

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

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE, VOL 2036 FOL 496.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2036-496 (1/D27229).
PREVIOUS TITLE: 1529-854.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.
RESPONSIBLE AGENCY: DEPARTMENT OF HOUSING (SSHC) AS TO SHARE ONLY.

WESTERN



AUSTRALIA

REGISTER NUMBER 1001/DP47513	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 24/10/2006

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

VOLUME **2605** FOLIO **320**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 1001 ON DEPOSITED PLAN 47513

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

HOUSING AUTHORITY OF 99 PLAIN STREET, EAST PERTH
LOWE PTY LTD OF SUITE 6, COTTESLOE CHAMBERS, 132-136 RAILWAY STREET, COTTESLOE
AS TENANTS IN COMMON IN EQUAL SHARES

(T J941329) REGISTERED 6 OCTOBER 2006

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP47513.
PREVIOUS TITLE: 1550-170.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.
RESPONSIBLE AGENCY: DEPARTMENT OF HOUSING (SSHC) AS TO SHARE ONLY.

NOTE 1: A000001A PENDING SURVEY - PLAN 23051.

ORIGINAL - NOT TO BE REMOVED FROM OFFICE

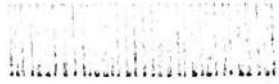
Application A855693

WESTERN



AUSTRALIA

Volume 1376 Folio 404



1384 891

CERTIFICATE OF TITLE

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

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 31st July, 1974

Edmund Curling
ACTING REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 3470 and being Lot 476 on Diagram 47264, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

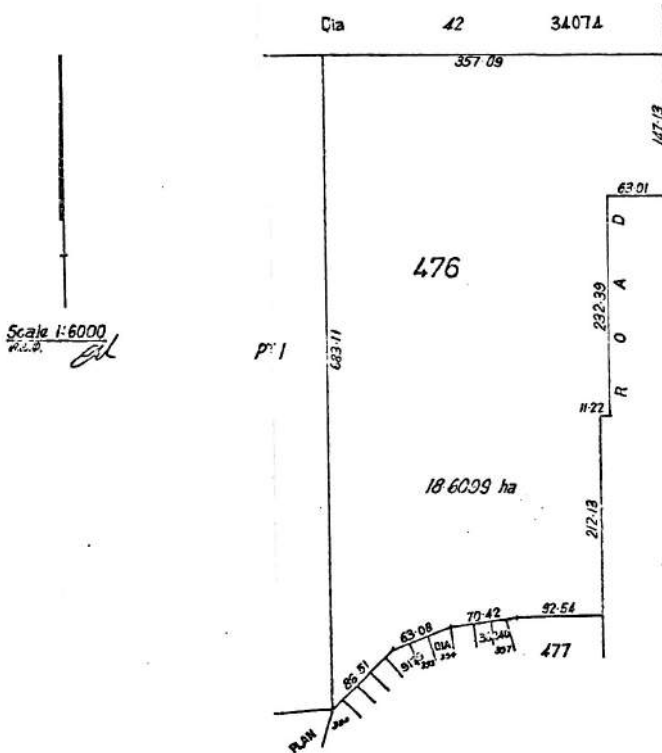
~~Charles Johnson, Farmer, of three undivided fourth shares and Sadie Mary Johnson, his wife, of one undivided fourth share, both of Lower Kalgan, via Albany, as tenants in common~~

SECOND SCHEDULE (continued overleaf)

1. MORTGAGE 65879/66 to Commonwealth Trading Bank of Australia. Registered 21.9.66 at 9.56 o's. Discharged (A912251, 13.1.75)

Edmund Curling
ACTING REGISTRAR OF TITLES

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Page 1 (of 2 pages) 1384 891 VOL. FOL.

Page 2 (of 2 pages)

LT. 37

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

Silver Chain Nursing Association (Incorporated), of 19 Wedgitt Street, Perth
Edwin McNICOL Cameron and Maureen Bertha Cameron both of "Glennhillerup" Rocky Gully both Farmers
as joint tenants.

INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
NATURE	NUMBER				
Transfer	2987475	7-7-75	3-20		
Transfer	D794519	27.6.88	13.04		

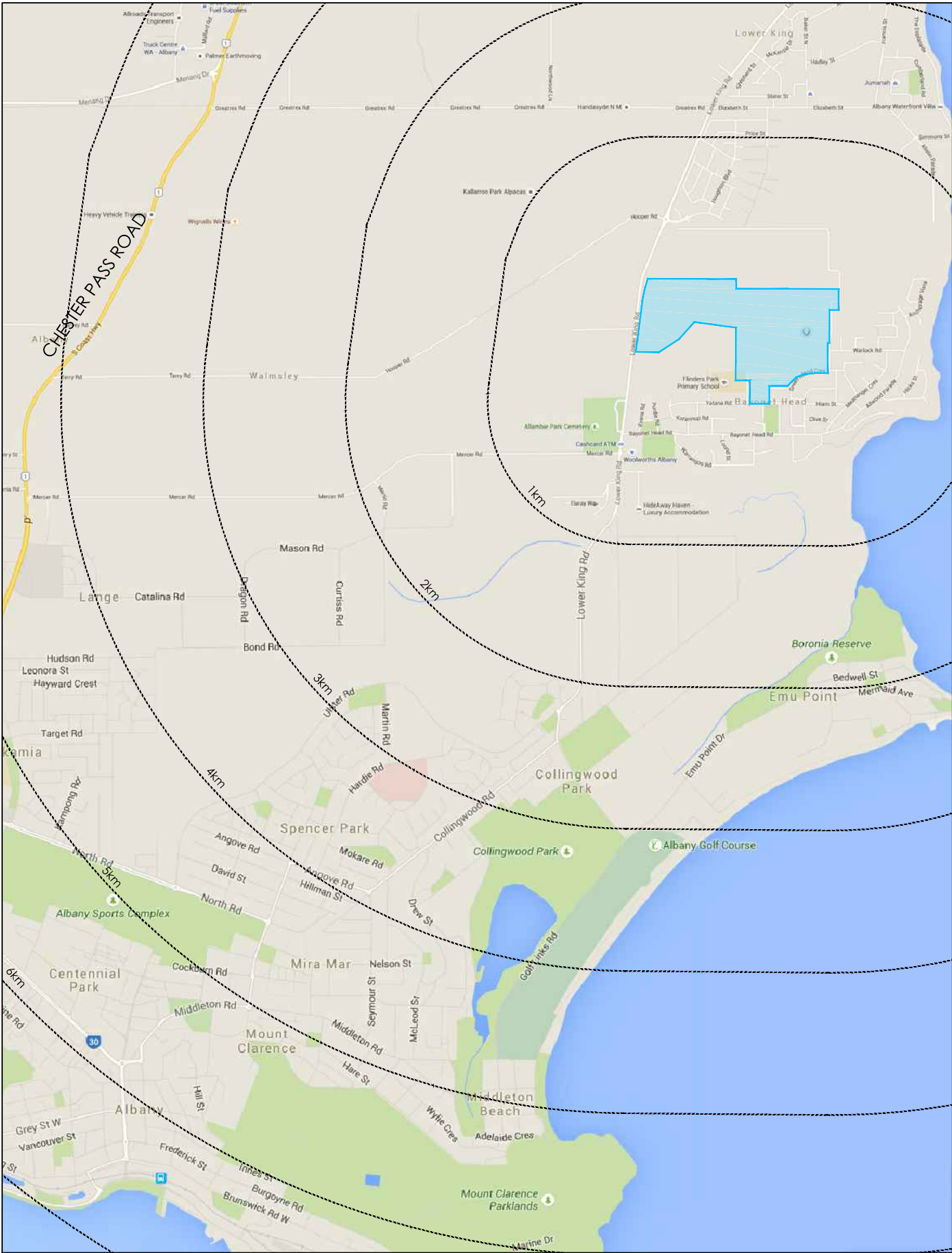
SECOND SCHEDULE (continued)

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
NATURE	NUMBER									
PARTICULARS										

CERTIFICATE OF TITLE VOL. 1384 891

ATTACHMENT 2



LOCATION PLAN
City of Albany

scale 1 : 35,000 @ A4

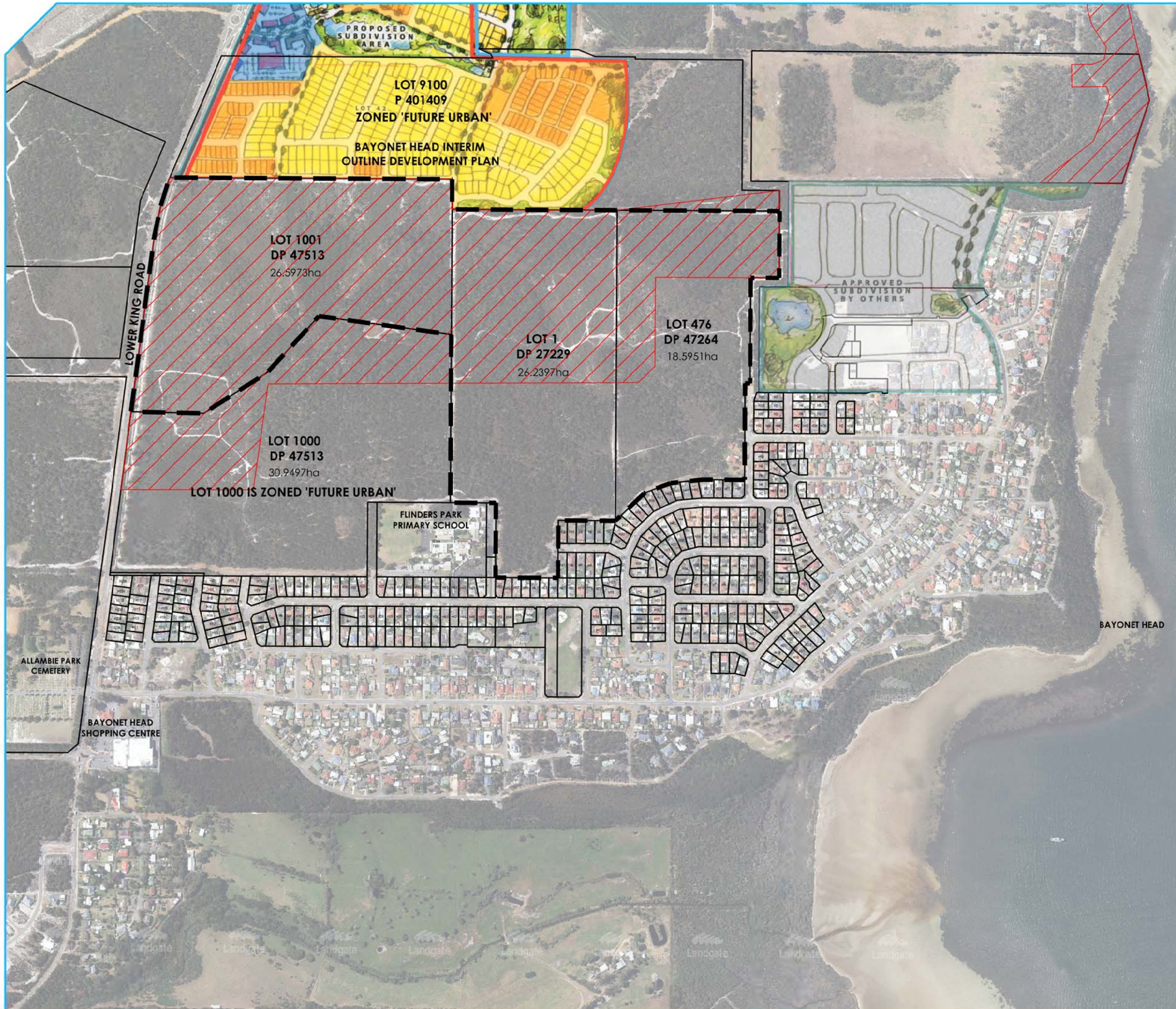


Edge Planning & Property
 134 Hare Street, Mount Clarence
 ALBANY WA 6330
 W www.edgeplanning.com.au
 E steve@edgeplanning.com.au
 M 0409 107 336

ATTACHMENT 3

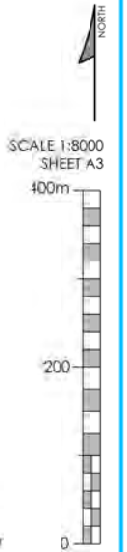
CONTEXT AND CONSTRAINTS PLAN

Lot 1001 Lower King Road, Lot 1 Jason Road and Lot 476 Sibbald Road Bayonet Head City of Albany



LEGEND

- SCHEME AMENDMENT BOUNDARY
- EXISTING CADASTRE
- STRATEGIC ENVIRONMENTAL ASSESSMENT CONSERVATION AREA



REV	DESCRIPTION	DATE	BY	ST
B	MINOR MODIFICATIONS	1/20/04	SJ	ST
A	AMENDMENT SITE	1/6/06	SJ	ST
		YMMDD	DRAWN	APPRVD

edge
 PLANNING & PROPERTY
 Edge Planning & Property
 104 Howe Street, Mount Colston
 ALBANY WA 6330
 W: www.edgeplanning.com.au
 E: info@edgeplanning.com.au
 M: 0809 107 335

DRAWING NUMBER: EP 1604C4 01
 REV: B

ATTACHMENT 4

AMENDMENT SITE

Lot 1001 Lower King Road,
 Lot 1 Jason Road and
 Lot 476 Sibbald Road
 Bayonet Head
 City of Albany

LEGEND

- AMENDMENT SITE
- ^{DP} 1005
1.3161ha EXISTING LOT DETAILS
- U/GROUND SEWER PIPE
- U/G WATER PIPE



B	MINOR MODIFICATIONS	160506	SJ	ST
A	AMENDMENT SITE	160406	SJ	ST
REV	DESCRIPTION	YMMDD	DRAWN	APPRVD

edge
 PLANNING & PROPERTY
 Edge Planning & Property
 134 Hare Street, Mount Clarence
 ALBANY WA 6330
 W www.edgeplanning.com.au
 E steve@edgeplanning.com.au
 M 0409 107 336

DRAWING NUMBER
 EP 160404 01

REV
 B

based for design intent only
 All areas and dimensions are
 subject to detail design + survey.

ATTACHMENT 5



Report and recommendations of the Environmental Protection Authority

A photograph of a rocky stream flowing through a landscape with reddish-brown hills and sparse vegetation. The stream is surrounded by large, flat rocks.

Bayonet Head Plan for Development

Lowe Pty Ltd
Housing Authority
K Slee
E and M Cameron
M Greer
City of Albany

Report 1447

August 2012

Management Environmental Impact Assessment Process Timelines

Date	Progress stages	Time (weeks)
24/11/08	Level of Assessment set (date appeals process completed)	
20/04/09	Scoping document released for public comment	21
4/05/09	Public comment period closed	2
19/05/09	Final proponent response to the issues raised	2
3/05/10	Proponent document released for public comment	50
14/06/10	Public comment period closed	6
30/06/11	Final proponent response to the issues raised	54
21/05/12	Proponent's modification to proposal	43
08/08/12	EPA report to the Minister for Environment (including 3 weeks consultation on conditions)	11
13/08/12	Publication of EPA report	0.5
27/08/12	Close of appeals period	2

STATEMENT ON TIMELINES

Timelines for an assessment may vary according to the complexity of the project and are usually agreed with the proponent soon after the level of assessment is determined.

In this case, the Environmental Protection Authority did not meet its agreed timeline objective for the completion of the assessment and provision of a recommendation to the Minister, due to extended discussions with the proponent and key government agencies during the consultation on conditions.



Dr Paul Vogel
Chairman
9 August 2012

ISSN 1836-0483 (Print)
ISSN 1836-0491 (Online)
Assessment No. 1758

Summary and recommendations

This report provides the Environmental Protection Authority's (EPA's) advice and recommendations to the Minister for Environment on the strategic proposal to develop Bayonet Head for urban purposes (Bayonet Head Plan for Development) by Lowe Pty Ltd, Housing Authority, MB and EM Cameron, K Slee, M Greer and the City of Albany.

The Bayonet Head Plan for Development was referred to the EPA, and has been assessed as a strategic proposal as it identifies a future staged urban subdivision and urban development of land, with each stage subject to consideration as a derived proposal under section 39B of the *Environmental Protection Act 1986* (EP Act).

Pursuant to sections 44 and 40B of the EP Act the EPA is required to report to the Minister for Environment on the outcome of its assessment of a proposal. The report must set out:

- the key environmental factors identified in the course of the assessment; and
- the EPA's recommendations as to whether or not the future proposals identified in the strategic proposal may be implemented, and, if the EPA recommends that the future proposal may be implemented, the conditions and procedures to which implementation should be subject.

The EPA may include in the report any other advice and recommendations as it sees fit.

The EPA is also required to have regard for the principles set out in section 4A of the EP Act.

Key environmental factors and principles

The EPA decided that the following key environmental factor is relevant to the strategic proposal and required detailed evaluation in the report:

- (a) Conservation values - the protection of native vegetation, flora, fauna and wetlands.

There were a number of other factors which were relevant to the strategic proposal, but the EPA is of the view that they are evaluated sufficiently in Appendix 3.

The following principles were considered by the EPA in relation to the strategic proposal:

- (a) the precautionary principle
- (b) the principle of intergenerational equity; and
- (c) the principle of the conservation of biological diversity and ecological integrity.

Conclusion

The EPA has considered the strategic proposal to develop Bayonet Head for urban purposes and identify a conservation area within the 191 hectare (ha) Strategic Environmental Assessment (SEA) area.

The SEA area contains significant environmental values which require protection. Therefore, identifying a conservation area, which is intended to protect and enhance

the key environmental values within the SEA area in the context of the proponents' aim of providing land for urban purposes, was determined to be the key issue in assessing this proposal.

The EPA notes that the proponents have modified the strategic proposal to include a total of 62.75 ha of land within the SEA area for conservation purposes, increasing the provision of land for conservation by 23 ha. This modification comprises 58 ha for a Conservation Area and 4.75 ha for a Foreshore Reserve. The EPA also notes that in order to ensure the long term maintenance of conservation values the proponent has committed to manage this proposed Conservation Area and Foreshore Reserve for 10 years.

The proponents' provision of land for conservation purposes represents 32.8% of the entire SEA area, and 42% of the native vegetation present in the SEA area.

The EPA has recommended that the Conservation Area be modified to exclude a proposed road reserve of 0.84 ha to ensure that it remains a consolidated area and is not threatened through further fragmentation, bringing the total Conservation Area to 58.84 ha. The EPA considers that while the Conservation Area does not conserve all of the environmental values present within the SEA area, it provides for long-term security of a consolidated area while still providing a substantial developable area for the proponent.

The EPA has therefore concluded that the proposal can be managed to meet the EPA's objectives for the environmental factors, provided future proposals are subject to the recommended conditions set out in Appendix 4 and summarised in Section 4.1.

Recommendations

The EPA submits the following recommendations to the Minister for Environment:

1. That the Minister notes that the strategic proposal being assessed is for the development of the Bayonet Head 'Plan for Development' area for urban purposes;
2. That the Minister considers the report on the key environmental factors and principles as set out in Section 3.
3. That the Minister notes that the EPA has concluded that the proposal can be managed to meet the EPA's environmental objectives provided future proposals are subject to the recommended conditions set out in Appendix 4 and summarised in Section 4.1.
4. That the Minister applies the implementation statement recommended in Appendix 4 of this report to the strategic proposal.
5. That the Minister notes the EPA's other advice presented in Section 5 in relation to existing EPA referrals within the SEA area.

Conditions

Having considered the information provided in this report, the EPA has developed an implementation statement that the EPA recommends be applied to the strategic proposal and any subsequent derived proposal if the strategic proposal by Lowe Pty Ltd, Housing Authority, MB and EM Cameron, K Slee, M Greer and City of Albany to develop the Bayonet Head 'Plan for Development' area for urban purposes is approved for implementation.

The implementation statement is presented in Appendix 4. Matters addressed in the conditions include the following:

1. Prohibiting the construction of a road through the Conservation Area.
2. The preparation of a Conservation Area Management Plan to protect and improve the environmental values of the Conservation Area.
3. The requirement for the proponents to implement the Construction Management Plan, Foreshore Management Plan and a Monitoring Program for 10 years from the commencement of onsite works.
4. The preparation of an Acid Sulfate Soils Management Plan to address the Department of Environment and Conservation Acid Sulfate Soil Guidelines Series 2009.

Contents

	Page
Summary and recommendations	i
1. Introduction and background	1
2. The strategic proposal.....	2
3. Key environmental factors and principles.....	8
3.1 Conservation values.....	8
3.2 Environmental principles	16
4. Conditions	18
4.1 Recommended conditions.....	18
4.2 Consultation	18
4.3 Derived proposals	18
5. Other advice	19
6. Recommendations	19

Tables

Table 1: Summary of key proposal characteristics.....	2
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Figures

Figure 1: Bayonet Head regional location	4
Figure 2: SEA area and EPA referrals within the SEA area boundary.....	5
Figure 3: Bayonet Head Plan for Development as presented in the SEA document	6
Figure 4: SEA modified proposal	7
Figure 5: Vegetation associations within SEA area.....	11
Figure 6: Albany Regional Vegetation Survey Units within SEA area	12
Figure 7: EPA Conservation Area and Foreshore Reserve	17

Appendices

1. List of submitters
2. References
3. Summary of identification of key environmental factors
4. Recommended Environmental Conditions and nominated Decision-Making Authorities
5. Summary of submissions and proponent's response to submissions

1. Introduction and background

This report provides the advice and recommendations of the Environmental Protection Authority (EPA) to the Minister for Environment, following the Strategic Environmental Assessment¹ (SEA), on the key environmental factors and principles for the strategic proposal by Lowe Pty Ltd, Housing Authority, MB and EM Cameron, K Slee, M Greer and City of Albany, to develop the Bayonet Head 'Plan for Development' area (SEA area) for urban purposes.

The proposal was referred to the EPA in September 2008 and it was determined that the proposal would be assessed as a SEA. The final SEA 'Bayonet Head Plan for Development' document was approved and released by the EPA for a six week public review in April 2010. This level of assessment was set due to the potential for impacts on vegetation, flora, fauna, wetlands, foreshore, surface and groundwater quality, soil contamination, acid sulfate soils, and Aboriginal heritage.

Prior to this, two referrals to the EPA had been made under Part IV of the *Environmental Protection Act 1986* (EP Act) in relation to this location; however, none of these have resulted in an environmental impact assessment that has been taken through to completion (Figure 2). The proposed subdivision of Lot 1000 Lower King Road (previously known as Part Lot 760 Lower King Road) was referred to the EPA by the then Department for Planning and Infrastructure. In January 2006 the EPA set the level of assessment at 'Public Environmental Review' (Assessment No. 1623). In addition, the EPA decided to formerly assess Amendment 242 to the Albany District Town Planning Scheme 3 for Part Lot 1 Yatana Road and Lot 476 Sibbald Road, Bayonet Head. This amendment proposed to change the zoning from 'Rural' to 'Residential Development'. The assessment process for the subdivision and rezoning are being held in abeyance while the SEA is being assessed.

Further details of the strategic proposal are presented in Section 2 of this report. Section 3 discusses the key environmental factors and principles for the strategic proposal. The conditions to which the proposal should be subject, if the Minister determines that it may be implemented, are set out in Section 4. Section 5 provides other advice by the EPA and Section 6 presents the EPA's recommendations.

Appendix 5 contains a summary of submissions and the proponent's response to submissions and is included as a matter of information only and does not form part of the EPA's report and recommendations. Issues arising from this process, and which have been taken into account by the EPA, appear in the report itself.

¹ The term 'Strategic Environmental Assessment' was in use by the OEPA at the time this proposal was referred to the EPA and set a level of assessment in 2004. It has since been replaced by the term 'Assessment of a Strategic Proposal'.

2. The strategic proposal

The proposal was referred to the EPA in 2008 by Coffey Environments on behalf of the landowners of the 2001 Bayonet Head Outline Development Plan area. The EPA determined the proposal to be a 'Strategic Proposal' as defined under section 37B of the EP Act and it has been assessed as an SEA.

An SEA provides the means for a proponent to voluntarily refer a strategic proposal for assessment by the EPA, even if the proposal itself does not have an immediate significant effect on the environment. In essence, a strategic proposal might be a plan, program, or conceptual development that will lead to future specific proposals with likely environmental impacts.

When a future proposal is referred to the EPA, which is under the umbrella of, and consistent with, a previous strategic environmental assessment, the EPA may declare that this proposal is a 'derived proposal' under section 39B of the EP Act. A proposal declared as a derived proposal would not require further assessment by the EPA.

Subdivisions and provision of infrastructure have been identified as future proposals that may be considered by the EPA to be 'derived' proposals under this Strategic Environmental Assessment.

The Bayonet Head Plan for Development relates to the future development of 191 hectares (ha) of land within Bayonet Head, which is currently zoned 'Residential' and 'Rural' in the City of Albany's Town Planning Scheme No. 3. The future development set out by the proponent in the SEA review document (Coffey Environments 2010) is for Bayonet Head to be developed for urban purposes. There are six land owners over the SEA area, with the majority of the landholding being jointly owned by Lowe Pty Ltd together with the Housing Authority. The regional location of the proposal is shown in Figure 1. The original proposal as presented in the SEA document (Coffey Environments 2010) is shown in Figure 3. The proposal was modified by the proponent at its presentation to the EPA on 16 February 2012, and formally detailed to the EPA in correspondence dated 21 May 2012 (Figure 4).

The modified proposal as shown in Figure 4 is to develop 128.35 ha of the 191.1 ha total area, consisting of the following components:

Table 1: Summary of key proposal characteristics

Land Use	Area (ha) approximate
SEA area	191.1
Conservation Area	58
Foreshore Reserve	4.75
Area to be developed	128.35

Since the release of the SEA document, the proponent has made a number of modifications to the strategic proposal. These include:

- The conservation of 62.75 ha (an increase from 39.5 ha as originally proposed for Public Open Space 'Natural Values' in the SEA document)

- The commitment of the proponent to manage the Conservation Area and Foreshore Reserve for 10 years from the commencement of on-site works or until such time as the land is ceded to an appropriate management body.
- The commitment of the proponent to prepare a Conservation Area Management Plan to address:
 - Fencing, access and signage.
 - Design and implementation of appropriate monitoring of vegetation condition, threatened Priority flora and key fauna species to provide data about the long-term viability the Conservation Area.
 - Rehabilitation and revegetation.
 - Weed control.
 - Fire management and response.
 - Dieback management and monitoring.
 - Completion criteria for handover to management authority.

The potential impacts of the strategic proposal initially predicted by the proponent in the SEA and their proposed management are summarised in Table 2 of the SEA document (Coffey Environments 2010).



Figure 1: Bayonet Head regional location

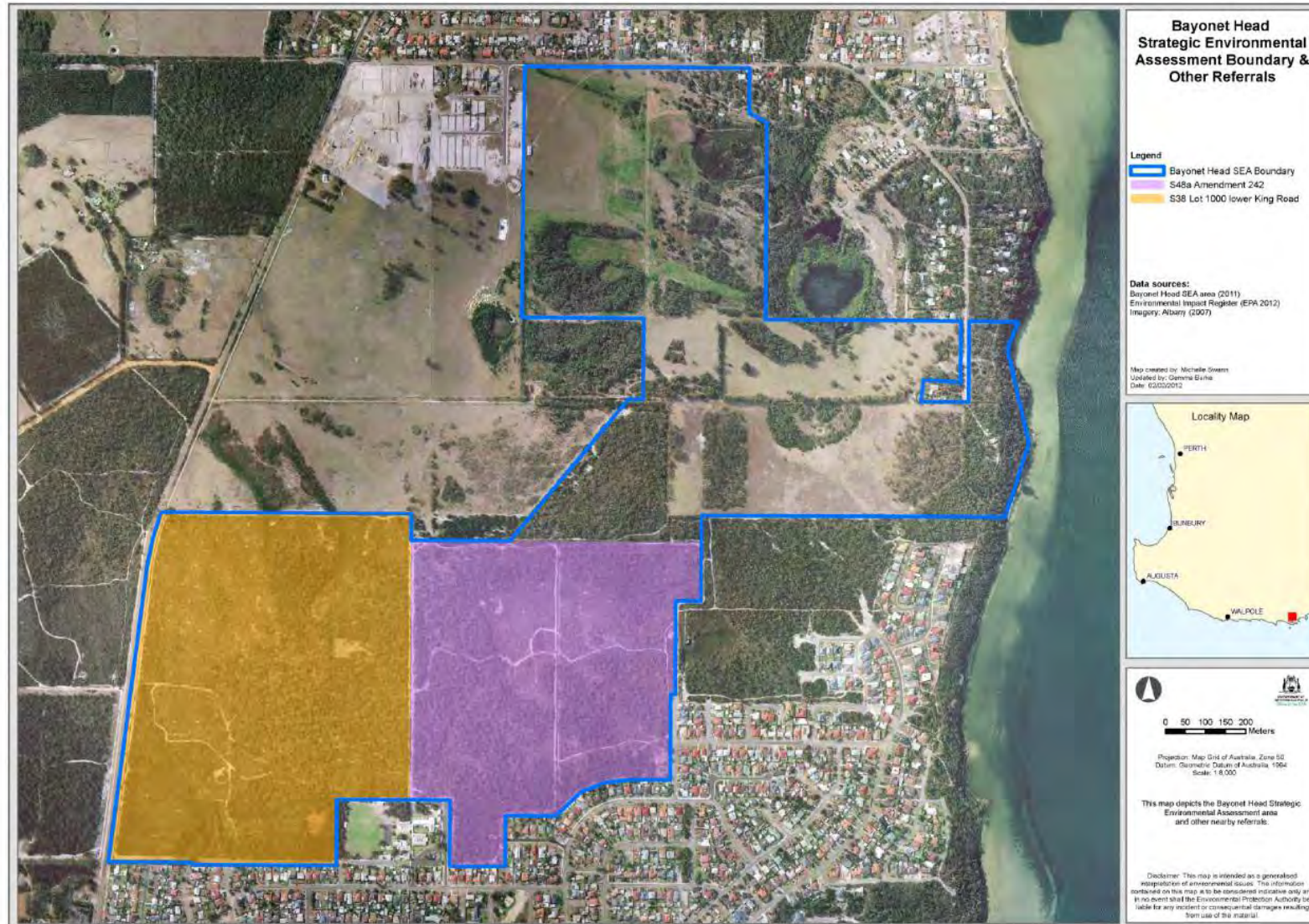


Figure 2: SEA area and EPA referrals within the SEA area boundary

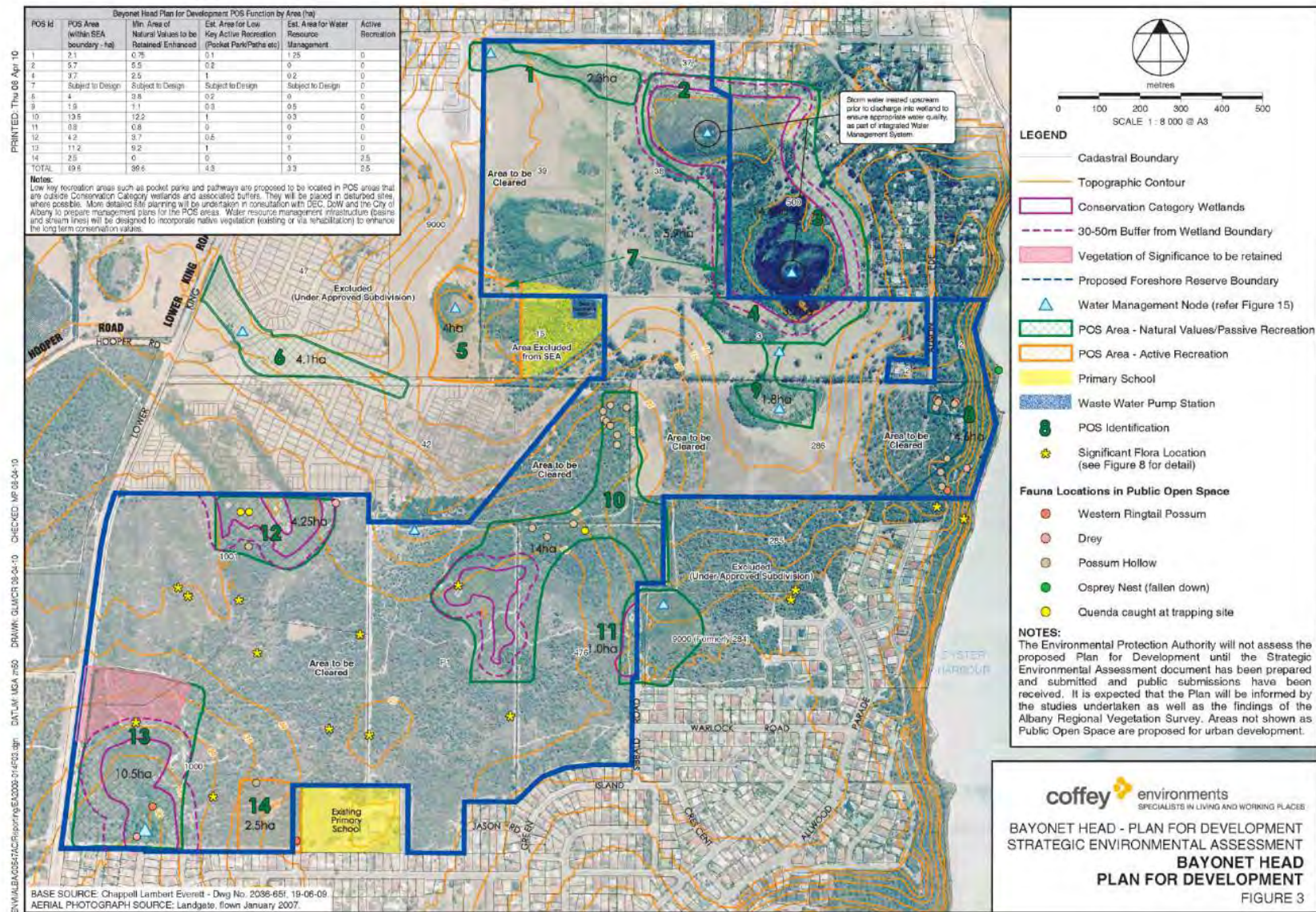


Figure 3: Bayonet Head Plan for Development as presented in the SEA document

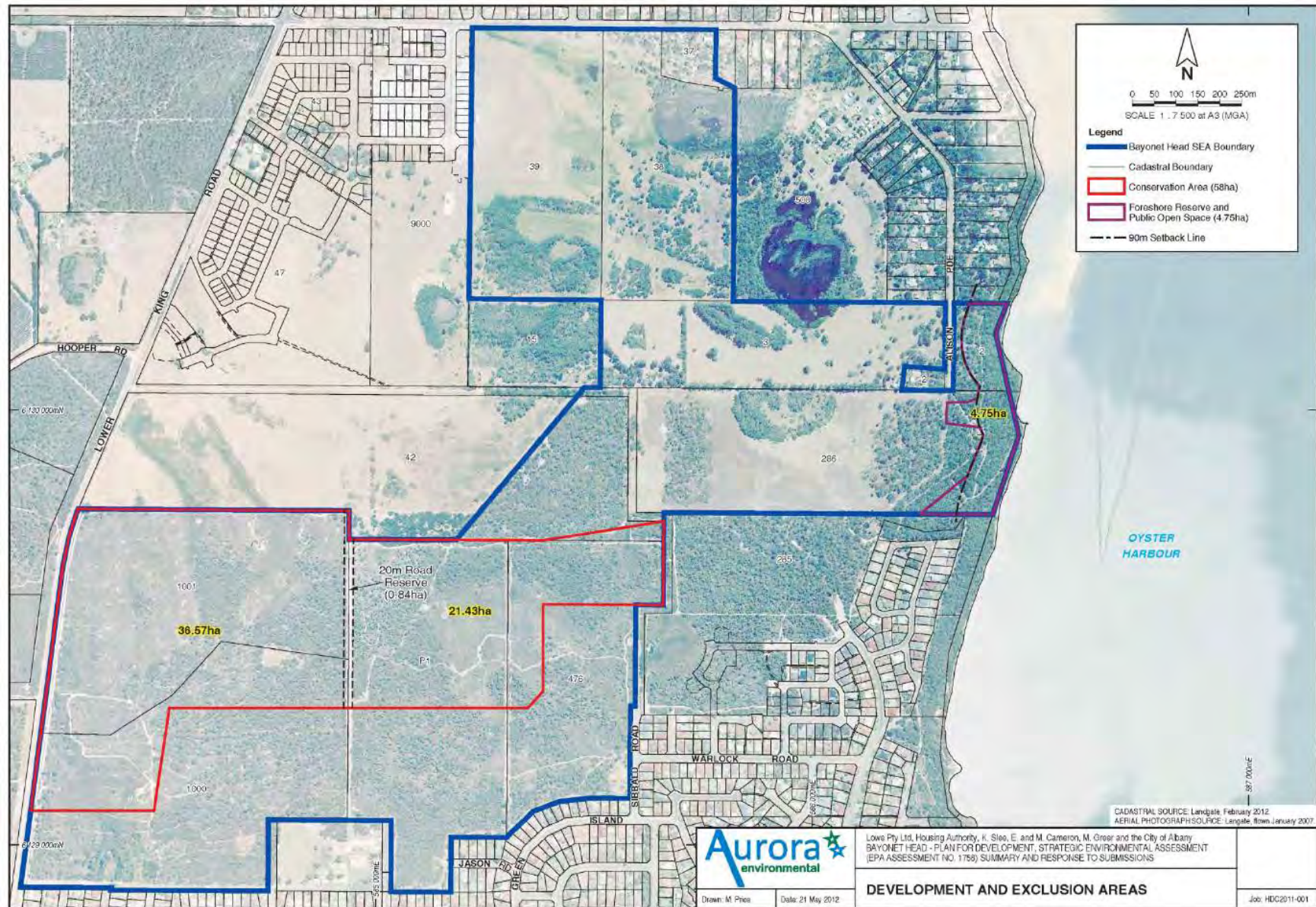


Figure 4: SEA modified proposal

3. Key environmental factors and principles

Section 44 of the EP Act requires the EPA to report to the Minister for Environment on the key environmental factors relevant to the strategic proposal and the conditions and procedures, if any, to which the proposal should be subject. In addition, the EPA may make recommendations as it sees fit.

The identification process for the key factors selected for detailed evaluation in this report is summarised in Appendix 3. The reader is referred to Appendix 3 for the evaluation of factors not discussed below. A number of these factors, such as surface and groundwater quality, soil contamination, acid sulfate soils, and Aboriginal heritage, are relevant to the strategic proposal, but the EPA is of the view that the information set out in Appendix 3 provides sufficient evaluation.

It is the EPA's opinion that the following key environmental factor for the strategic proposal requires detailed evaluation in this report:

- (a) Conservation values – the protection of native vegetation, flora, fauna and wetlands.

The above key factor was identified from the EPA's consideration and review of all environmental factors generated from the SEA document and the submissions received, in conjunction with the proposal characteristics.

Details on the key environmental factor and its assessment are contained in Section 3.1. The description of the factor shows why it is relevant to the strategic proposal and how it will be affected by the strategic proposal. The assessment of each factor is where the EPA decides whether or not a proposal meets the environmental objective set for that factor.

The following principles were considered by the EPA in relation to the strategic proposal:

- (b) the precautionary principle
- (c) the principle of intergenerational equity; and
- (d) the principle of the conservation of biological diversity and ecological integrity.

3.1 Conservation values

The key environmental factor of conservation values was selected for further detailed evaluation in order to identify the area to be reserved for conservation and protection of the highest environmental values. Early in this assessment, vegetation, flora, fauna and wetlands were identified as key issues and these are described below. Because there is a close relationship between these environmental factors, they have all been incorporated into the assessment of the overarching key environmental factor of 'conservation values'.

Description

Native vegetation and flora

The SEA area contains approximately 136.2 ha of native vegetation based on the Albany Regional Vegetation Survey (ARVS) (Sandiford & Barrett, 2010).

The vegetation condition within the SEA area was assessed according to the condition rating scale presented in Bush Forever (Government of WA, 2000). The SEA document (Coffey, 2010) states that the majority of remnant vegetation in the southern part of the study area is considered to be in 'Excellent' condition with few weed species and little sign of disturbance. Vegetation in the northern part of the SEA area is relatively degraded (with condition ratings of 'Good' to 'Completely Degraded'). Dieback has been recorded in Lots 1000 and 1001 Lower King Road. The eastern portion of the study area (with the exception of the area directly adjacent to Oyster Harbour) comprises vegetation in 'Completely Degraded' to 'Good' condition which is largely due to a history of agricultural land use and clearing. Vegetation directly adjacent to the foreshore at the eastern extent of the study area is considered to be in 'Excellent' condition.

The SEA document further states that the vegetation of the study area has previously been broadly mapped according to rainfall variations and landform/soil properties (Beard 1981). Beard described the vegetation of the Albany area as representative of the Albany System within the Menzies Subdistrict Vegetation Unit, and more specifically mapped the study area as a Jarrah (*Eucalyptus marginata*) and Jarrah-Sheoak (*Allocasuarina fraseriana*) Low Woodland. A total of 18 vegetation associations were identified in the study area, which are mapped in Figure 5. The SEA document did not provide the pre clearing extent with regards to these vegetation associations.

Coffey Environments (2009) also undertook a regional vegetation analysis, which compared the classification of quadrats within the SEA area with quadrats recorded in regional reserves to identify floristic groups. Six floristic groups were identified in the SEA area; Floristic Group 1, Group 2, Group 5 (5a and 5b), Group 6 and Group 7. The SEA states that of the six floristic groups identified, four are not represented in conservation reserves or are found in 2 or less reserved areas.

The ARVS completed for the region identified 13 vegetation units within the SEA area (Figure 6). The ARVS states that three vegetation units within the SEA area are likely to have less than 30% of their pre clearing extent remaining, which includes units; 13 (Jarrah/Sheoak/*Eucalyptus staeri* Sandy Woodland), 14 (*Banksia coccinea* Shrubland/*Eucalyptus staeri*/Sheoak Woodland) and 39 (*Pericalymma spongiocaulum* Shrubland).

The SEA document states that flora of conservation significance include *Drakaea micrantha* (Declared Rare Flora (DRF)), *Andersonia jamesii* ms (Priority 1), *Andersonia depressa* (Priority 3), *Chorizema reticulatum* (Priority 3), *Leucopogon altissimus* (Priority 3), *Drosera fimbriata* (Priority 4), *Laxmannia jamesii* (Priority 4), and *Stylidium plantagineum* (Priority 4).

There is also a Priority 1 Ecological Community (PEC) - Open Low *Allocasuarina fraseriana* – *Eucalyptus staeri* woodland in association with *Banksia coccinea* thicket, within the SEA area. This PEC is mapped in the ARVS as ARVS Unit 14 - *Banksia coccinea* Shrubland/*Eucalyptus staeri*/Sheoak Open Woodland. The Department of

Environment and Conservation (DEC) has stated that some variation in the mapping of this community exists between the DEC database, the Coffey Environments mapping and the ARVS. However, sufficient concurrence exists for planning and conservation purposes, and DEC has stated that Coffey Environment's mapping of the PEC is reliable. The SEA document states that the PEC area is also the habitat in which the DRF occurrence was recorded.

Fauna

The SEA document states that the SEA area contains fauna habitat typically found in the Albany region with three broad fauna habitat types present; Jarrah/Sheoak Woodland, Heath Shrubland and Wetland Mosaic.

One hundred and twenty eight species of vertebrate fauna were recorded within the Bayonet Head project area during December 2006, March 2007 and March 2009. This includes 7 amphibian species, 21 reptile species, 86 bird species and 14 mammal species (including four introduced species). The bird species include three Schedule 1 species (Carnaby's Black-Cockatoo, Forest Red-tailed Black-Cockatoo and Baudin's Black-Cockatoo), under the *Wildlife Conservation Act 1950*. The ten native mammal species recorded include one Schedule 1 species (Western Ringtail Possum) and one Conservation Dependent species (Quenda) listed by the DEC as Priority listed fauna.

The species recorded in the project area occurred in a range of habitats across the region and were recorded from other habitats surveyed in the Albany region at Emu Point and Yakamia.

Wetlands

Eleven wetlands are present within the SEA area. Eight are classed with a management category of Conservation Category Wetlands (CCW), two are Resource Enhancement and one Multiple Use Wetland.

The SEA document states that all CCWs are proposed to be retained in the SEA area, and the development may involve modification or clearing of wetlands with a Resource Enhancement or Multiple Use management category.

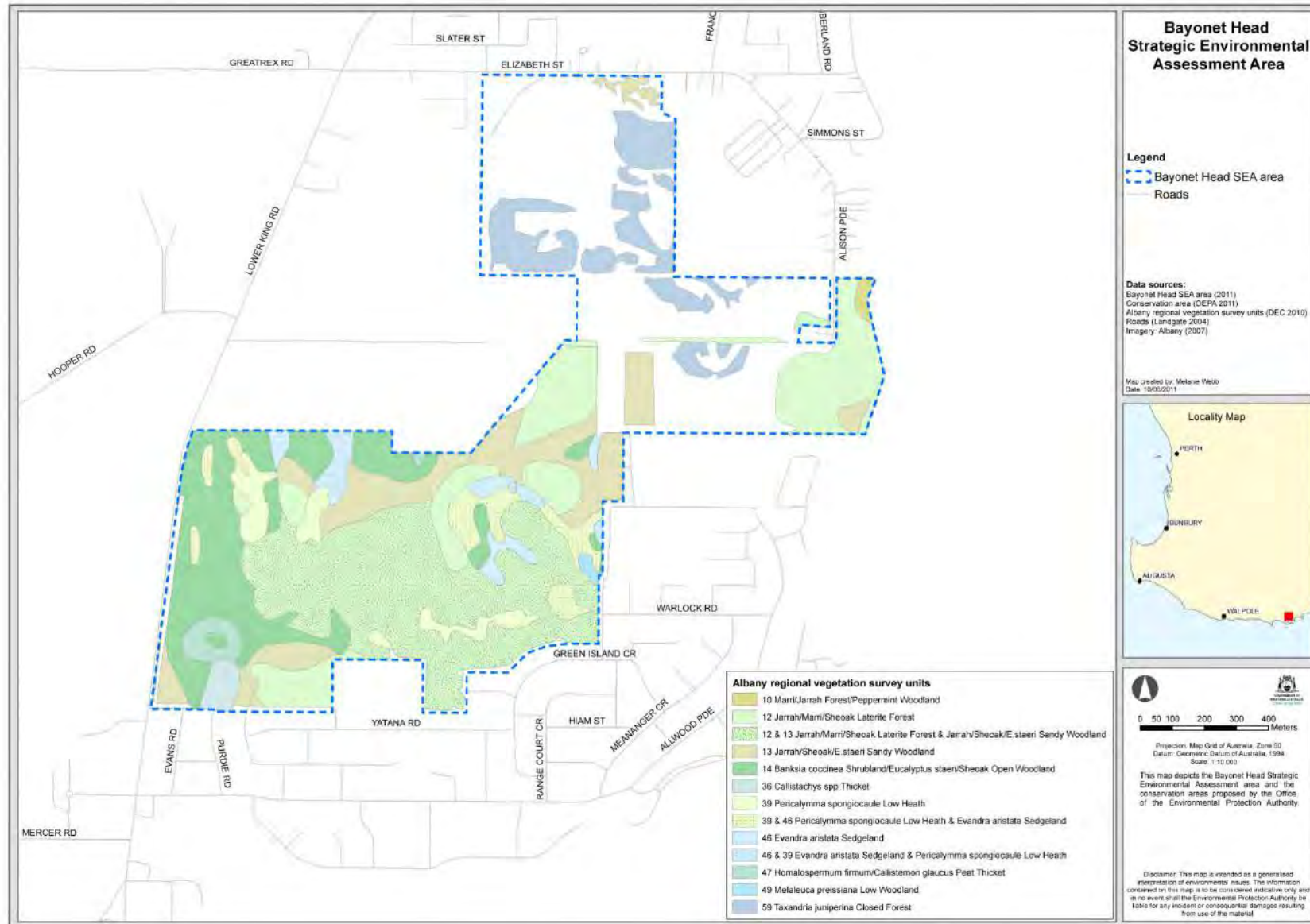


Figure 6: Albany Regional Vegetation Survey Units within SEA area

Submissions

Eight submissions were received from government agencies and non government organizations; and 35 submissions were received from members of the public.

The majority of the public submissions focused on the preservation of all of the remaining native vegetation within the SEA area. The submissions stated that the Albany region is highly cleared and the proposal will have unacceptable impacts on the critically important flora and vegetation biodiversity. Submitters argued that this area is the last tract of high quality suburban bushland of its type in Albany.

Public submissions also questioned the ability of the proposed Public Open Space (POS) 'Natural Values' areas to protect both significant flora and fauna species and its ability to be ecologically viable in the long term. They also stated that the proposal does not provide significant protection for the wetlands.

The DEC submitted that the development will not maintain biodiversity values in the area as most priority flora is not in POS and the DRF may occur outside of the POS areas. The PEC also needs to be reserved with a sufficient buffer to protect against dieback. The DEC also contended that the SEA document does not reflect the more detailed vegetation assessment work undertaken in the ARVS, and that the proposal would not 'maintain abundance, diversity distribution and productivity of flora' through the protection of significant flora and vegetation values. The DEC has advised that the record of the *Leucopogon altissimus* (P3) is of regional significance, as the record is the most westerly known occurrence. The loss of this population would result in a large reduction in the known extent of the species and potential genetic diversity within the species.

The Commonwealth government Department of Sustainability, Environment, Water, Population and Communities (DSEWPAC) submission stated that the proposal is contentious and likely to have a significant impact on matters of national environmental significance protected under the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act). In particular the proposal may result in a loss of habitat to known populations of Western Ring-tail Possum, Quokka, and Carnaby's Black Cockatoo, amongst others.

The Department of Planning stated that the proposed foreshore reserve does not appear to satisfactorily protect areas of significant faunal values. It is recommended that the coastal foreshore reserve be extended to include fauna habitat for Western Ringtail Possums and Black Cockatoos

The Department of Water stated that wetland buffers need to relate to the values of each site and the threats that residential development may bring, and these values need to be maintained within an urban context. The suggested buffers appear inconsistent and not fully explained. CCWs should not be used for the management of storm water.

Assessment

The EPA's environmental objective for this factor of conservation values is to protect and enhance the environmental values of areas identified as having significant environmental attributes.

The EPA considers the highest conservation values of the SEA area include:

- ***Native vegetation***

The SEA area contains regionally significant remnant vegetation. While there are several conservation reserves within the vicinity of the SEA area there are no native vegetation areas within a 10 km radius that have a similar combination and variation within a similar size area. The majority of remnant vegetation in the southern portion of the SEA area is considered to be in 'Excellent' condition with few weed species and little disturbance. This portion is also comprised of complex and varied vegetation communities that are mosaic in nature. Thirteen vegetation units described in the ARVS have been identified as occurring within the SEA area, three of these are likely to have less than 30% of their pre clearing extent remaining.

- ***Flora***

There is one DRF species present within the SEA area, as well as seven Priority species. There is also one Priority 1 PEC within the southern portion of the SEA area.

- ***Fauna***

The SEA area also has a high faunal richness and diversity. This includes at least 88 bird species, ten native mammal species, eight amphibian species and 21 reptile species. The SEA area contains four Schedule 1 species and one Priority listed species.

- ***Wetlands***

Eleven wetlands are present within the SEA area, eight are CCWs.

Proponent's proposed Conservation Area

In the original 'Bayonet Head Plan for Development' (Figure 3) the proponent proposed to create 21 Public Open Space (POS) 'Natural Values' areas to be set aside for conservation purposes, covering 39.6 ha.

After further discussion and correspondence with the EPA, the proponent has modified the strategic proposal to include a Conservation Area of 58 ha, and a Foreshore Reserve of 4.75 ha (Figure 4). This provides a total of 62.75 ha of land for conservation purposes.

The proponents' provision of land for conservation purposes represents 32.8% of the entire SEA area, and 42% of the native vegetation present in the SEA area.

The EPA considers that the proponent's proposed Conservation Area represents:

- Complex and varied vegetation communities that are mosaic in nature and transition from wetland to upland vegetation units in short distances.
- A suite of ARVS vegetation units that are not duplicated in a 10 km radius within formal or informal reserves.
- Reservation of Threatened Flora, Priority 1 Ecological Community and Priority Flora.
- Reservation of vegetation units which are restricted in the ARVS study area, specifically ARVS vegetation unit 14.

- An area that is of the minimum size which will maintain flora, vegetation and fauna viability on site.
- A consolidated area that would limit edge effects and fragmentation, and retain the high faunal richness and diversity that is currently present within the SEA area.

In addition to providing areas for conservation the proponents have also committed to manage the proposed Conservation Area and Foreshore Reserve for 10 years from the commencement of onsite works. This will include the preparation and implementation of management plans, and the undertaking of monitoring of key species within the Conservation Area.

In considering the strategic proposal and the opportunities for a Conservation Area, the EPA has consulted with the proponents, the DEC, the City of Albany and the Department of Planning.

The EPA considers that the Conservation Area provided in the proponents' modified proposal (Figure 4) will only be viable if the area remains consolidated, and is not divided through the provision of a 20 metre (m) road reserve (0.84 ha). The EPA considers that this proposed road area may be retained as a firebreak within the consolidated area, but that the construction of a sealed suburban road would greatly diminish the environmental values of the area through fragmentation and the edge-effects. The EPA also notes that there appears to be the provision for a road reserve (continuation of Sibbald Road) along the south-eastern boundary of the SEA area which would potentially provide a north-south link for traffic should it be needed. The EPA therefore recommends that no road should be constructed through the proposed Conservation Area (Condition 7-2, Appendix 4), increasing the original 58 ha Conservation Area to 58.84 ha.

The EPA acknowledges that the proposed Conservation Area does not conserve the record of the P3 flora *Leucopogon altissimus* which the DEC has advised is of regional significance, being at its western most extent. The EPA also acknowledges that the decision not to retain all the wetlands (CCW, Resource Enhancement and Multiple Use) of the SEA area within the proposed Conservation Area represents a less than optimal outcome.

However, the EPA considers that while the *Leucopogon altissimus* and wetlands have high environmental value and it would be desirable to include them in the Conservation Area, on balance a better overall outcome would be achieved through a consolidated Conservation Area with a high level of management which includes the key environmental values within the SEA area while still providing a substantial developable area for the proponent.

In coming to this conclusion the EPA carefully considered what size of conservation area is needed in order to maintain the environmental values in the long term. There is information from other regions that when an area is less than 100 ha in size there is an incremental drop off in fauna species survival and that below 80 ha in size there is a catastrophic drop off in species surviving. In the Albany region, with its relatively higher rainfall, it is likely that there is an increased capacity for fauna species to survive in slightly smaller areas. So while the EPA considers that the proposed 58 ha area should be able to sustain most fauna species in the long-term, it recommends that a monitoring program be put in place to gather empirical data on this issue in the Albany region which can be used to inform future conservation decisions in the region (Condition 7-4, Appendix 4).

Therefore the EPA concludes that the proponent may develop for urban purposes within an area of 127.51 ha, which does not include the Conservation Area and Foreshore Reserve (combined 63.59 ha) within the SEA area (Conditions 7 and 8, Appendix 4).

If a proposal for subdivision outside the Conservation Area is referred to the EPA it would be considered a 'derived proposal' and hence not require further consideration by the EPA subject to having in place:

- a Conservation Area Management Plan to provide for the establishment and long-term maintenance of the conservation area; and
- a Foreshore Management Plan to prevent direct impacts on the Foreshore Reserve through uncontrolled access and edge effects;
- a monitoring program to provide empirical data on the effectiveness of areas of this size in the Albany region to maintain environmental values in the long-term;
- a Construction Management Plan, to prevent direct impacts on the Conservation Area through unplanned clearing and limit indirect impacts such as the spread of disease and weeds; and
- an Acid Sulfate Soils Management Plan for those areas where acid sulfate soils may exist.

Summary

The EPA considers that with regard to the provision of a Conservation Area of 58.84 ha and Foreshore Reserve of 4.75 ha, the proposal can be managed to meet the EPA's environmental objective for this factor subject to the implementation of conditions for the future management of the Conservation Area and Foreshore Reserve.

3.2 Environmental principles

In preparing this report and recommendations, the EPA has had regard for the object and principles contained in s4A of the *Environmental Protection Act (1986)*. Appendix 3 contains a summary of the EPA's consideration of the principles.



Figure 7: EPA Conservation Area and Foreshore Reserve

4. Conditions

Section 44 of the Environmental Protection Act 1986 requires the EPA to report to the Minister for Environment on the key environmental factors relevant to the strategic proposal and on the conditions and procedures to which the strategic proposal should be subject, if implemented. In addition, the EPA may make recommendations as it sees fit.

4.1 Recommended conditions

Having considered the information provided in this report, the EPA has developed a set of conditions that the EPA recommends be imposed for the strategic proposal by Lowe Pty Ltd, Housing Authority, MB and EM Cameron, K Slee, M Greer and City of Albany, to develop the Bayonet Head 'Plan for Development' area for urban purposes.

These conditions are presented in Appendix 4. Matters addressed in the conditions include the following:

- (a) Conditions to be applied to the strategic proposal, namely:
1. a Conservation Area Management Plan to provide for the establishment and long-term maintenance of the conservation area; and
 2. a Foreshore Management Plan to prevent direct impacts on the Foreshore Reserve through uncontrolled access and edge effects;
 3. a monitoring program to provide empirical data on the effectiveness of areas of this size in the Albany region to maintain environmental values in the long-term;
 4. a Construction Management Plan, to prevent direct impacts on the Conservation Area through unplanned clearing and limit indirect impacts such as the spread of disease and weeds; and
 5. an Acid Sulfate Soils Management Plan for those areas where acid sulfate soils may exist.
- (b) Identification of derived proposals, as well as a description of key characteristics to guide future development.

4.2 Consultation

In developing these conditions, the EPA consulted with the proponent, the DEC, the Department of Planning and the City of Albany in respect of matters of fact and matters of technical or implementation significance. Minor changes, which did not change the intent or scope, were made to Conditions 7, 8, 9, and 10.

4.3 Derived proposals

The conditions and procedures attaching to the implementation of the strategic proposal are to attach to the implementation of any proposal that is declared by the EPA to be derived from the strategic proposal.

As stated in Section 3.1, if a proposal for subdivision outside the Conservation Area or Foreshore Reserve is referred to the EPA it may be considered a 'derived proposal' and hence not require further consideration by the EPA.

The EPA notes that not all recommended conditions would apply to all derived proposals. In accordance with the EP Act, the EPA may recommend to the Minister for Environment which conditions apply to the derived proposals.

The EPA considers that only derived proposals within the acid sulfate soils risk boundary would be required to prepare an Acid Sulfate Soils Management Plan. Derived proposals which are going to require significant clearing adjacent to the Conservation Area or Foreshore Reserve would require the Conservation Area and Foreshore Reserve Management Plans, and the Monitoring Program to be complete.

The EPA understands the Department of Education intends to develop 2.2 ha adjacent to Flinders Park Primary School for use as a school oval. The EPA may consider that if a derived proposal to develop this oval does not significantly impact on native vegetation, it would not require the imposition of the recommended conditions for the establishment and management of the Conservation Area.

5. Other advice

While the two related assessments (Assessment Nos. 1632 and 1640) are yet to be finalised, the proponents and responsible authorities for these should note that the EPA's conclusions from this assessment will guide any future assessment of the related proposals.

6. Recommendations

The EPA submits the following recommendations to the Minister for Environment:

1. That the Minister notes that the strategic proposal being assessed is for the development of the Bayonet Head 'Plan for Development' area for urban purposes;
2. That the Minister considers the report on the key environmental factors and principles as set out in Section 3.
3. That the Minister notes that the EPA has concluded that the proposal can be managed to meet the EPA's environmental objectives provided future proposals are subject to the recommended conditions set out in Appendix 4, and summarised in Section 4.1.
4. That the Minister applies the implementation statement recommended in Appendix 4 of this report to the strategic proposal.
5. That the Minister notes the EPA's other advice presented in Section 5 in relation to existing EPA referrals within the SEA area.

Appendix 3

Summary of identification of key environmental factors and principles

Preliminary Environmental Factors	Proposal Characteristics	Government Agency and Public Comments	Identification of Key Environmental Factors
BIOPHYSICAL			
<p>Conservation Values – The protection of the vegetation, flora, fauna and wetlands.</p>	<p>The proponents' modified proposal includes 62.75ha for conservation purposes in the Conservation Area and Foreshore Reserve.</p> <p>Remnant vegetation within the SEA area is regionally significant. The SEA area contains complex and varied vegetation communities which are mosaic in nature and transition from wetland to upland in short distances. This area also has a suite of ARVS vegetation units which are not duplicated in a 10kms radius within formal or informal reserves.</p>	<p><u>DEC</u></p> <ul style="list-style-type: none"> The development will not maintain biodiversity values in the area as most priority flora is not in POS and the DRF may occur outside of the POS areas. The PEC also needs to be reserved with a sufficient buffer to protect against dieback. <p><u>Non-government Organisations/Public</u></p> <ul style="list-style-type: none"> The allocation of small bushland areas to POS is farcical and they will not be ecologically viable in the long term. The POS areas will not enable diversity, productivity or enhance the environment for benefit of future generations. The City of Albany is the future manager of the Conservation Areas and responsible for implementing the proposed management plans. They will require adequate resources by the proponents to enable long term management. 	<p>Considered to be a key environmental factor</p>
<p>Native Vegetation and Flora</p>	<p>Approximately 136.2ha of the site is vegetated (according to the ARVS). Development would result in the clearing of several Priority Flora species.</p>	<p><u>DEC</u></p> <ul style="list-style-type: none"> The SEA does not reflect the more detailed vegetation assessment work undertaken in the ARVS. The proposal will not meet the stated objectives to 'maintain abundance, diversity distribution and productivity of flora' through the protection of significant flora and vegetation values. In order to maintain a dieback free core, the PEC will need to be protected with the provision of an effective buffer. 	<p>The protection of native vegetation and flora values is a significant issue which is considered to be directly linked with the other environmental factors.</p> <p>As such the issue of 'Native Vegetation and Flora' will be</p>

Preliminary Environmental Factors	Proposal Characteristics	Government Agency and Public Comments	Identification of Key Environmental Factors
		<p><u>Non-government Organisations/Public</u></p> <ul style="list-style-type: none"> The Albany region is highly cleared and the proposal will have unacceptable impacts on the critically important flora and vegetation biodiversity. This area is the last tract of high quality suburban bushland of its type in Albany. There is no justification to clear native vegetation which is intact and contains a wide variety of vegetation communities and significant flora (DRF, PEC and Priority Flora). The POS areas will be constantly degraded by edge effects, fire hazards and bushland vandalism (dumping and weed invasion). There is similar habitat in which the DRF species may occur. Further protection of these areas is required. It is also unacceptable that some Priority flora species are not being conserved. 	<p>addressed under the 'Conservation Values' key environmental factor.</p>
Fauna	<p>Development would involve clearing of remnant vegetation which provides habitat for native fauna.</p>	<p><u>DEWHA - now Department of Sustainability, Environment, Water, Population and Communities (DSEWPAC)</u></p> <ul style="list-style-type: none"> This proposal is contentious and likely to have a significant impact on matters of national environmental significance protected under the <i>EPBC Act 1999</i>. In particular the proposal may result in a loss of habitat to known populations of Western Ring-tail Possum, Quokka, and Carnaby's Black Cockatoo, amongst others. <p><u>Department of Planning</u></p> <ul style="list-style-type: none"> The proposed foreshore reserve does not appear to satisfactorily protect areas of significant faunal values. It is recommended that the coastal foreshore reserve be extended to include fauna habitat for Western Ringtail Possums and Black Cockatoos <p><u>Non-government Organisations/Public</u></p>	<p>The protection of fauna values is a significant issue which is considered to be directly linked with the other environmental factors.</p> <p>As such the issue of 'Fauna' will be addressed under the 'Conservation Values' key environmental factor.</p>

Preliminary Environmental Factors	Proposal Characteristics	Government Agency and Public Comments	Identification of Key Environmental Factors
		<ul style="list-style-type: none"> • Existing development in Albany is having an impact on fauna species. The loss of 100ha vegetation will have a significant impact on local fauna fragmenting the bushland into island remnants. • The POS is scattered and will not facilitate the movement of fauna. The proposal will also result in the removal of significant foraging and nesting area. • Not enough information is available on the Black Cockatoos in the south coast. This population should not decline further. • Albany is the eastern extent of the Western Ring-tail Possum range. The loss foraging habitat and nesting sites will reduce the viability of these possums. • The bandicoot and western false Pipistrelle are priority species and will suffer with the loss and fragmentation of bush. • The POS ignores the scale of area required for wildlife function if it is to persist. • Domestic pets will decimate any remaining native fauna within the development area. 	
Wetlands	11 wetlands are present within the SEA area which could be affected by development, of which 8 are classed with a management category of Conservation Category Wetlands.	<p><u>Department of Water</u></p> <ul style="list-style-type: none"> • Wetland buffers need to relate to the values of each site and the threats that residential development may bring, and these values need to be maintained within an urban context. The suggested buffers appear inconsistent and not fully explained. • CCWs should not be used for the management of storm water. • The preparation of a Wetland Management Plan is supported. <p><u>Department of Planning</u></p> <ul style="list-style-type: none"> • In accordance with the WAPC, the subdivisable area shall not include CCWs or foreshore reserves. The calculation of the POS should be recalculated to exclude these areas. 	<p>The protection of wetland values is a significant issue which is considered to be directly linked with the other environmental factors.</p> <p>As such the issue of 'Wetlands' will be addressed under the 'Conservation Values' key environmental factor.</p>

Preliminary Environmental Factors	Proposal Characteristics	Government Agency and Public Comments	Identification of Key Environmental Factors
		<p><u>Non-government Organisations/Public</u></p> <ul style="list-style-type: none"> The proposal does not provide significant protection for the wetlands. It is also not known whether the wetland buffer distances are sufficient to protection the hydrological and ecological values. The wetlands have important local values which form a linkage with nearby Oyster Harbour and upland areas. 	
Coastal Foreshore	Development may impact the geophysical values of the foreshore reserve which comprises native vegetation on a steep scarp.	<p><u>Department of Transport</u></p> <ul style="list-style-type: none"> A geotechnical survey is required to confirm this section of coast is a Rock Shoreline as defined in SPP 2.6. <p><u>Department of Planning</u></p> <ul style="list-style-type: none"> Subdivision should only occur if the identified coastal foreshore reserve is ceded to the crown free of cost and managed by the City of Albany. <p><u>Department of Water</u></p> <ul style="list-style-type: none"> Foreshore reserve width needs to be sufficient to protect environmental and social values of Oyster Harbour. The setback needs to allow sufficient distance to protect geophysical values and allow for recreational infrastructure along the top of the slope. A buffer of vegetation between houses and proposed active space is suggested. <p><u>Non-government Organisations/Public</u></p> <ul style="list-style-type: none"> There is no discussion on the impact of the development on Oyster Harbour. 	<p>Given that the parameters to determine a foreshore boundary are for the consideration of the Department of Planning and Department of Transport, the EPA concludes that this issue can be adequately managed through the development of a detailed foreshore management plan through the planning process.</p> <p>The EPA has recommended this management plan be a condition on any derived proposal.</p> <p>Not a relevant environmental factor</p>

Preliminary Environmental Factors	Proposal Characteristics	Government Agency and Public Comments	Identification of Key Environmental Factors
POLLUTION			
<p>Surface and Groundwater Quality-including Acid Sulfate Soils (ASS)</p>	<p>Development may impact water quality through disturbance to ASS and the water table, nutrient and sediment export, stormwater management, weed and pest management and increased human activity.</p>	<p><u>Department of Water</u></p> <ul style="list-style-type: none"> The preparation of a Local Water Management Strategy is required based on the principles of the Better Urban Water Management and Stormwater Management Manual for WA. <p><u>Non-government Organisations/Public</u></p> <ul style="list-style-type: none"> The SEA is deficient in details, evidence, examples and appropriately proven case studies regarding the maintenance of hydrology. Clearing will affect the hydrology of the remaining 'islands' and result in spread of weeds and disease. It is important that agreed design and resources for water management, from the block and street level up, are provided before approval to alter the current hydrology of the conservation category wetlands is allowed. If the proposal goes ahead, it should be with the highest level of water and wetland management to ensure the protection of wetlands within and adjacent to the development boundary. 	<p>Given that the preparation of an ASS Management Plan and a Local Water Management Plan is proposed, and that the development will be connected to reticulated sewerage, the EPA concludes that there is little risk of water contamination.</p> <p>The proponent has identified the 'high risk' ASS area which is within the area the EPA has identified for possible urban uses. The proponent has committed to developing an ASS management plan in accordance with DEC guidelines. The EPA considers that the potential impacts can be managed if the DEC guidelines area followed.</p> <p>The EPA has recommended this commitment be a condition on any derived proposal.</p> <p>Refer to Appendix 4, Condition 10</p>

Preliminary Environmental Factors	Proposal Characteristics	Government Agency and Public Comments	Identification of Key Environmental Factors
Noise and Light Pollution	Use of active POS areas may cause noise and light pollution which may affect surrounding residents.	<p><u>Public</u></p> <ul style="list-style-type: none"> The proposed active open space will lead to heavy utilisation with unreasonable noise and light which will interfere with the health, welfare, convenience, comfort and amenity of neighbouring properties. 	<p>This is not an environmental impact to be considered by the EPA. These matters would be given regard during future stages of planning.</p> <p>Not a relevant environmental factor</p>
SOCIAL SURROUNDINGS			
Aboriginal Heritage	One previously recorded site (Site ID 5524 – Kylie Site) is located within the south western portion of Lot 1000 Lower King Road.	No comments received	<p>In June 2007 the then Minister for Indigenous Affairs granted consent for the land to be used for urban purposes.</p> <p>The proponent has committed to managing any cultural material unearthed during development in consultation with the Albany Heritage Reference Group Aboriginal Corporation.</p> <p>The Minister for Indigenous Affairs is also considered a Decision Making Authority (Appendix 4).</p> <p>Not a relevant environmental factor</p>

PRINCIPLES		
Principle	Relevant Yes/No	If yes, Consideration
<p>1. The precautionary principle <i>Where there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.</i> <i>In application of this precautionary principle, decisions should be guided by –</i> (a) <i>careful evaluation to avoid, where practicable, serious or irreversible damage to the environment; and</i> (b) <i>an assessment of the risk-weighted consequences of various options.</i></p>	Yes	The SEA contains extensive scientific study and there is sufficient knowledge to address potential environmental impacts. Specialist studies of the relevant environmental factors have been undertaken to assess the potential environmental impacts.
<p>2. The principle of intergenerational equity <i>The present generation should ensure that the health, diversity and productivity of the environment is maintained and enhanced for the benefit of future generations.</i></p>	Yes	The EPA is recommending to protect an area containing representations of all significant environmental features in the Plan for Development area in a Conservation Area to be managed by the City of Albany (potentially to be changed to DEC pending consultation).
<p>3. The principle of the conservation of biological diversity and ecological integrity <i>Conservation of biological diversity and ecological integrity should be a fundamental consideration.</i></p>	Yes	Investigations undertaken for native vegetation, flora and fauna have been undertaken in accordance with the EPA's guidance statements. This information, along with the <i>Albany Regional Vegetation Survey</i> has informed the EPA's recommendation for an area of conservation within the Plan for Development area.

<p>4. Principles relating to improved valuation, pricing and incentive mechanisms</p> <ol style="list-style-type: none"> 1. <i>Environmental factors should be included in the valuation of assets and services.</i> 2. <i>The polluter pays principles – those who generate pollution and waste should bear the cost of containment, avoidance and abatement.</i> 3. <i>The users of goods and services should pay prices based on the full life-cycle costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any waste.</i> 4. <i>Environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structure, including market mechanisms, which enable those best placed to maximize benefits and/or minimize costs to develop their own solution and responses to environmental problems.</i> 	<p>No</p>	
<p>5. The principle of waste minimisation</p> <p><i>All reasonable and practicable measures should be taken to minimize the generation of waste and its discharge into the environment.</i></p>	<p>No</p>	

ATTACHMENT 6

THIS DOCUMENT

This document has been produced by the Office of the Appeals Convenor as an electronic version of the original Statement for the proposal listed below as signed by the Minister and held by this Office. Whilst every effort is made to ensure its accuracy, no warranty is given as to the accuracy or completeness of this document.

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Statement No. 942

**STATEMENT THAT A FUTURE PROPOSAL(S)
IDENTIFIED IN A STRATEGIC PROPOSAL MAY BE IMPLEMENTED
(Sections 40B and 45 of the *Environmental Protection Act 1986*)**

Strategic Proposal: Plan for the future urban development and conservation of Lots 37, 38 and Part Lot 39 Elizabeth Street, Lots 2, 3, and 286 Alison Parade, Lot 1000, 1001 and Part Lot 42 Lower King Road, Part Lot 1 Yatana Road, Location 476 Sibbald Road and Lot 0 Bayonet Head, within the Bayonet Head Outline Development Plan Area (as defined in City of Albany Town Planning Scheme No. 3).

Proponents: Lowe Pty Ltd, Housing Authority, MB and EM Cameron, K Slee, M Greer and City of Albany

Proponent Address: c/o Heath Development Company
PO Box 381 Cottesloe WA 6911

Assessment Number: 1758

Report of the Environmental Protection Authority: Report 1447

Pursuant to sections 40B and 45 of the *Environmental Protection Act 1986* (the Act), it has been agreed that in the event of a declaration by the EPA pursuant to section 39B of the Act that it is a derived proposal, a proposal to do one or more of the Developments or Changes in Land Use listed in Column 1 of Table 1 in this Statement and which was identified in the Strategic Proposal to which Report 1447 relates, may be implemented. Upon declaration that the proposal is a derived proposal, subject to the Minister for Environment's identification of relevant conditions under section 45A(3) of the Act, the implementation of the proposal shall be subject to the following conditions and procedures and Schedule 2 details definitions of terms and phrases used in the implementation conditions and procedures:

1 Development, Activities, Operations or Changes in Land Use shall not exceed limits/extents in Table 1

1-1 Proposals referred to the EPA and declared to be derived proposals containing one or more of the Developments or Change in Land Use listed in Column 1 of Table 1 of Schedule 1, shall not exceed the Description of Limits/Extent, relevant to the Developments or Change in Land Use, provided for in Column 2 of Table 1 of Schedule 1.

Note: More than one proponent may implement the proposal identified in Table 1 of Schedule 1.

2 Contact Details

- 2-1 The proponent shall notify the CEO of any change of its name, physical address or postal address for the serving of notices or other correspondence within 28 days of such change. Where the proponent is a corporation or an association of persons, whether incorporated or not, the postal address is that of the principal place of business or of the principal office in the State.

3 Time Limit for Proposal Implementation

- 3-1 The proponent shall not commence implementation of the proposal after the expiration of 10 years from the date of issue of the Section 45A Notice, and any commencement, within this 10 year period, must be substantial.
- 3-2 Any commencement of implementation of the proposal, within 10 years from the date of date of issue of the Section 45A Notice, must be demonstrated as substantial by providing the CEO with written evidence, on or before the expiration of 10 years from the date of this statement.

4 Compliance Reporting

- 4-1 The proponent shall prepare and submit a compliance assessment plan to the satisfaction of the CEO at least 6 months prior to the first compliance report required by condition 4-6 or prior to the commencement of future proposals, whichever is sooner.
- 4-2 The proponent shall implement and maintain to the satisfaction of the CEO the compliance assessment plan required by condition 4-1. The compliance assessment plan shall indicate:
 - (1) the frequency of compliance reporting;
 - (2) the approach and timing of compliance assessments;
 - (3) the retention of compliance assessments;
 - (4) the reporting of potential non-compliances and corrective actions taken;
 - (5) the table of contents of compliance reports; and
 - (6) the public availability of compliance reports.
- 4-3 The proponent shall assess compliance with conditions in accordance with the compliance assessment plan required by condition 4-1.
- 4-4 The proponent shall retain reports of all compliance assessments described in the compliance assessment plan required by condition 4-1 and shall make those reports available when requested by the CEO.
- 4-5 The proponent shall advise the CEO of any potential non-compliance as soon as practicable.
- 4-6 The proponent shall submit a compliance assessment report annually from the date of issue of the Section 45A Notice addressing the previous twelve month period or other period as agreed by the CEO. The compliance assessment report shall:

- (1) be endorsed by the proponents' Managing Director or a person, approved in writing by the Office of the EPA, delegated to sign on the Managing Director's behalf;
- (2) include a statement as to whether the proponent has complied with the conditions;
- (3) identify all potential non-compliances and describe corrective and preventative actions taken;
- (4) be made publicly available in accordance with the compliance assessment plan; and
- (5) indicate any proposed changes to the compliance assessment plan required by condition 4-1.

5 Public Availability of Data, Plans, Programs and Surveys

5-1 Subject to condition 5-2, within a reasonable time period approved by the CEO from the date of issue of the Section 45A Notice and for the remainder of the life of the proposal the proponent shall make publicly available, in a manner approved by the CEO, all validated environmental data (including sampling design, sampling methodologies, empirical data and derived information products (e.g. maps)) relevant to the assessment of this proposal and implementation of this proposal.

5-2 If any of the data referred to in condition 5-1 contains particulars of:

- (1) a secret formula or process;
- (2) confidential commercially sensitive information; or
- (3) the location of threatened species or other important environmental assets that may be threatened if their location was published,

the proponent may submit a request for approval from the CEO to not make this data publicly available. In making such a request the proponent shall provide the CEO with an explanation and reasons why that data should not be made publicly available.

5-3 The proponent is to make all plans approved under these conditions, and all programs and surveys which meet the requirements of these conditions, to be made available to the public in a manner approved by the CEO.

6 Subdivision and Development for Residential and Urban Bushland Conservation

6-1 Any outline development plan or plan of subdivision must demonstrate how it will:

- (1) relate to:
 - a. existing subdivision and development;
 - b. the Conservation Area and Foreshore Reserve identified in Figure 1 of this Statement; and
- (2) implement the management plans and strategies required by conditions 7-3, 8-2, 9-1 and 10-1.

7 Conservation Area

- 7-1 Any outline development plan, plan of subdivision or development shall ensure that the Conservation Area is subdivided solely as an area for conservation for the protection of key environmental values.
- 7-2 The Conservation Area shall not be divided by any sealed access road for use by vehicles, and shall remain a consolidated area of 58.84 hectares as delineated in Figure 1 of Schedule 1.
- 7-3 Prior to any ground disturbing activities the proponent shall submit a Conservation Area Management Plan to the CEO for approval.
- 7-4 The Conservation Area Management Plan shall address:
- (1) fencing, access and signage;
 - (2) rehabilitation and revegetation;
 - (3) weed control;
 - (4) fire management;
 - (5) dieback management and monitoring;
 - (6) completion criteria for handover to a management authority/authorities; and
 - (7) a Conservation Area Monitoring Program to provide data about the long-term viability of the Conservation Area.
- 7-5 Upon request of the CEO the proponent shall review the Conservation Area Management Plan, required pursuant to condition 7-3, to the satisfaction of the CEO.
- 7-6 The proponent shall implement the approved Conservation Area Management Plan for 10 years from the date of onsite works or until such time as the land is ceded to a management authority/authorities approved by the CEO, whichever is sooner.
- 7-7 In the compliance assessment report required by condition 4-6 the proponent shall also report on work carried out under the approved Conservation Area Management Plan during the report period.
- 7-8 The Conservation Area Monitoring Program required pursuant to condition 7-4(7) shall target the following:
- (1) statutory listed flora and fauna species under State and Commonwealth legislation;
 - (2) Department of Parks and Wildlife (DPaW) listed Priority flora and fauna species; and
 - (3) *Banksia coccinea* Shrubland / *Eucalyptus staeri* / Sheoak Woodland Priority Ecological Community.
- 7-9 The proponent shall implement the approved Conservation Area Monitoring Program for 10 years from the date of onsite works or until such time as the Conservation Area is ceded to a management authority/authorities approved by the CEO, whichever is sooner.
- 7-10 Upon conclusion of implementation of the approved Conservation Area Monitoring Program as per condition 7-9, the proponent shall provide the data from monitoring

and a written report to the CEO on the findings of the Conservation Area Monitoring Program specifically addressing the extent to which the environmental values of the Conservation Area have been maintained, and conclusions regarding the long term viability of an area of this size.

8 Foreshore Reserve

- 8-1 Any outline development plan or plan of subdivision shall ensure that the Foreshore Reserve is subdivided solely as a foreshore reserve for the protection of key environmental values and some community use.
- 8-2 Prior to any ground disturbing activities the proponent shall submit a Foreshore Management Plan to the CEO for approval.
- 8-3 The Foreshore Management Plan shall address:
- (1) fencing, access and signage;
 - (2) rehabilitation and weed management;
 - (3) erosion control and water management;
 - (4) fire management;
 - (5) treatment of foreshore and development interface; and
 - (6) disease management (dieback).
- 8-4 Upon request of the CEO the proponent shall review the approved Foreshore Management Plan to the satisfaction of the CEO.
- 8-5 The proponent shall implement the approved Foreshore Management Plan for 10 years from the date of onsite works adjacent to the Foreshore Reserve or until such time as the land is ceded to a management authority/authorities approved by the CEO, whichever is sooner.

9 Construction Management Plan

- 9-1 Prior to ground disturbing activities the proponent shall prepare a Construction Management Plan to ensure that the adverse impacts from urban construction and associated activities do not unnecessarily threaten conservation values of the Conservation Area and prevent impacts outside of the Conservation Area.
- 9-2 The Construction Management Plan shall address:
- (1) vegetation clearing protocols (including retrieval of hollows and rehabilitation);
 - (2) fauna management during clearing of native vegetation, including the translocation of Western Ringtail Possums (*Pseudocheirus occidentalis*) to a suitable habitat;
 - (3) dieback hygiene and management;
 - (4) weed control and management;
 - (5) indigenous heritage issues.
- 9-3 Upon request of the CEO the proponent shall review the approved Construction Management Plan to the satisfaction of the CEO and with advice from DPaW.

9-4 The proponent shall implement the approved Construction Management Plan until such time as the CEO agrees implementation may cease.

10 Acid Sulfate Soils Management Plan

10-1 Prior to any ground disturbing activities within the Acid Sulfate Soils Risk Boundary mapped in Figure 2 of Schedule 1, the proponent shall prepare an Acid Sulfate Soils Management Plan.

10-2 The Acid Sulfate Soils Management Plan shall address:

- (1) testing of soils and groundwater to determine treatment regimes and management; and
- (2) the requirements of the Acid Sulfate Soil Guidelines Series *Identification and Investigation of Acid Sulfate Soils and Acidic Landscapes* (2009) and *Treatment and Management of Soils and Water in Acid Sulfate Soil Landscapes* (2011), or any approved update of these guidelines.

10-3 Upon request of the CEO the proponent shall review the approved Acid Sulfate Soils Management Plan to the satisfaction of the CEO.

10-4 The proponent shall implement the approved Acid Sulfate Soils Management Plan until such time as the CEO agrees implementation may cease.

[Signed 9 August 2013]

Albert Jacob MLA
MINISTER FOR ENVIRONMENT; HERITAGE

Schedule 1

Table 1: Summary of Key Proposal Characteristics

Development /Change of Land Use	Description of and limits/extent
Subdivision and development proposals for residential purposes.	Within the development area identified in Figure 1, including: (1) public open spaces areas for the purposes of active recreation; and (2) the provision of public infrastructure directly related to the subdivision and development proposals for residential purposes.
Subdivision/reservation/vesting for nature conservation.	63.59 hectares within the area identified in Figure 1 comprised of areas labelled "Conservation Area" and "Foreshore Reserve."

Figures

Figure 1: Conservation Area and Foreshore Reserve Boundary.
Figure 2: Acid Sulfate Soils Risk Mapping within the SEA Area

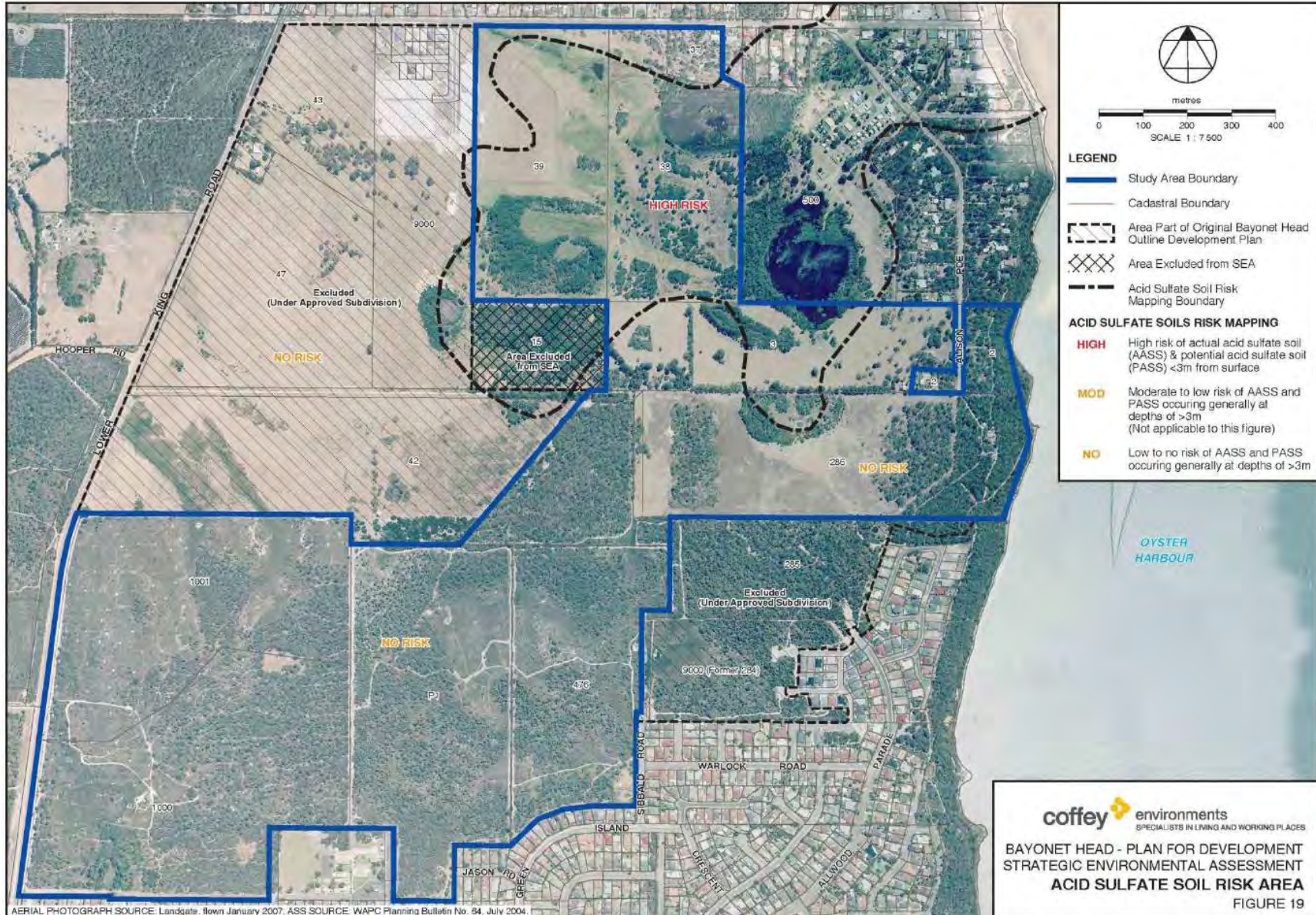
Co-ordinates

Co-ordinate List 1: Conservation Area (58.84 hectares)
Co-ordinate List 2: Foreshore Reserve (4.75 hectares)

Figure 1: Conservation Area and Foreshore Reserve Boundary



Figure 2: Acid Sulfate Soils Risk Mapping within the SEA Area.



Co-ordinates defining the *Conservation Area* and *Foreshore Reserve* dataset are prescribed below, noting that the correct recreation of the boundary requires the sequential connection of the co-ordinates as per its co-ordinate number.

All co-ordinates are listed in Map Grid of Australia Zone 50 (MGA Zone 50), datum of Geodetic Datum of Australia 1994 (GDA94).

Co-ordinate List 1: Conservation Area (58.84 hectares)

Co-ordinate No.	Easting	Northing
1	585184.12	6129700.53
2	585383.89	6129699.49
3	585660.03	6129743.38
4	585658.94	6129550.96
5	585383.65	6129552.47
6	585383.32	6129353.34
7	585348.64	6129314.85
8	584946.27	6129314.85
9	584926.27	6129314.85
10	584526.71	6129314.85
11	584492.01	6129078.72
12	584209.05	6129078.72
13	584232.45	6129256.81
14	584282.88	6129640.58
15	584290.01	6129674.49
16	584297.14	6129708.41
17	584315.02	6129764.54
18	584318.09	6129771.77
19	584928.94	6129768.17
20	584938.95	6129768.11
21	584938.55	6129701.81
22	584948.55	6129701.76
23	585184.12	6129700.53

Co-ordinate List 2: Foreshore Reserve (4.75 hectares)

Co-ordinate No.	Easting	Northing
1	586425.06	6130244.46
2	586446.61	6130244.26
3	586420.12	6130177.27
4	586450.62	6130043.11
5	586473.59	6129942.35
6	586413.88	6129759.09
7	586353.72	6129759.44
8	586350.46	6129759.46
9	586331.51	6129759.57
10	586246.80	6129760.07
11	586317.71	6129817.58
12	586356.47	6129849.02
13	586362.86	6129866.33
14	586387.58	6129927.18
15	586391.96	6129942.50
16	586384.45	6129959.55
17	586307.52	6129968.52
18	586307.12	6129990.05
19	586308.80	6130004.18
20	586309.23	6130017.27
21	586355.97	6130017.53
22	586378.99	6130027.73
23	586381.15	6130039.14
24	586383.47	6130054.18
25	586370.38	6130071.43
26	586362.38	6130083.33
27	586351.23	6130106.08
28	586342.91	6130141.53
29	586342.74	6130178.16
30	586348.16	6130208.02
31	586361.49	6130245.03
32	586425.06	6130244.46

END OF CO-ORDINATE LISTINGS

Schedule 2

Term or Phrase	Definition
Approved Acid Sulfate Soils Management Plan	The Acid Sulfate Soils Management Plan for which the proponent has received written notification from the CEO that it meets the requirements of condition 10-2. The DER will be consulted in the CEO's determination process
Approved Conservation Area Management Plan	The Conservation Area Management Plan for which the proponent has received written notification from the CEO that it meets the requirements of condition 7-4. DPaW will be consulted in the CEO's determination process.
Approved Conservation Area Monitoring Program	The Conservation Area Management Plan for which the proponent has received written notification from the CEO that it meets the requirements of condition 7-4(7).
Approved Construction Management Plan	The Construction Management Plan for which the proponent has received written notification from the CEO that it meets the requirements of condition 9-2. DPaW will be consulted in the CEO's determination process.
Approved Foreshore Management Plan	The Foreshore Management Plan for which the proponent has received written notification from the CEO that it meets the requirements of condition 8-3. DPaW will be consulted in the CEO's determination process.
CEO	The Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the <i>Environmental Protection Act 1986</i> , or his delegate.
Conservation Area	The 58.84 hectare area depicted as the "Conservation Area" in Figure 1 of Schedule 1.
DER	Department of Environment Regulation
DPaW	Department of Parks and Wildlife
EPA	Environmental Protection Authority
Foreshore Reserve	The 4.75 hectare area depicted as the "Foreshore Reserve" in Figure 1 of Schedule 1.
Section 45A Notice	Means the notice issued by the Minister under section 45A of the <i>Environmental Protection Act 1986</i>
The Act	<i>Environmental Protection Act 1986</i>

Notes

The following notes are provided for information and do not form a part of the implementation conditions of the Statement:

- The proponent for the time being nominated by the Minister for Environment under section 38(6) of the Act is responsible for the implementation of the proposal unless and until that nomination has been revoked and another person is nominated.
- If the person nominated by the Minister, ceases to have responsibility for the proposal, that person is required to provide written notice to the EPA of its intention to relinquish responsibility for the proposal and the name of the person to whom responsibility for the proposal will pass or has passed. The Minister for Environment may revoke a nomination made under section 38(6) of the Act and nominate another person.
- To initiate a change of proponent, the nominated proponent and proposed proponent are required to complete and submit *Post Assessment Form 1 – Application to Change Nominated Proponent*.
- The General Manager of the Office of the EPA was the Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the Act at the time the Statement was signed by the Minister for Environment.

ATTACHMENT 7

AS 3959 Bushfire Attack Level (BAL) Assessment & Bushfire Hazard Level (BHL) Mapping Report (Concept Planning)

Site Details			
Project Name	Lot 1001 & Lot 1000 Lower King Road, Lot 1 Jason Road and Lot 476 Sibbald Road Albany BAL Assessment and BHL Report		
Address:	Lot 1001 & Lot 1000 Lower King Road, Lot 1 Jason Road and Lot 476 Sibbald Road		
Suburb:	Bayonet Head	State:	WA
Local Government Area:	City of Albany		
Description of Building Works:	Proposed Residential		
Stage of WAPC Planning	Scheme Amendment		

Report Details			
Report / Job Number:	EPP001	Report Version:	FINAL
Assessment Date:	16/5/16	Report Date:	28/7/2016



DOCUMENT CONTROL

TITLE

Lot 1001 & Lot 1000 Lower King Road, Lot 1 Jason Road and Lot 476 Sibbald Road Albany BAL Assessment and BHL Report

Author (s): Kathryn Kinnear

Reviewer (s): Steve Thompson

Job No. EPP001

Client: Shari Abbott

REVISION RECORD

Revision	Summary	Revised By	Date
Draft Id 27/07/2016	Internal Q.A review	K.Kinnear	27/7/2016
Draft ID 27/7/2016	Issued to S.Thompson	K.Kinnear	27/7/2016
Final ID 28/7/2016	Issued to S.Thompson	K.Kinnear	28/7/2016



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SECTION 1: Background

This brief report has been prepared for the subject site to address bushfire management issues associated with concept planning stages of Lot 1001 & Lot 1000 Lower King Road, Lot 1 Jason Road and Lot 476 Sibbald Road Albany during the Scheme Amendment Stage and is consistent with State and Local Government planning instruments.

The report has been prepared in accordance with:

- AS 3959-2009 “Construction of Buildings in Bushfire Prone Areas” current and endorsed standards;
- State Planning Policy 3.7 (SPP 3.7) Planning in Bushfire-Prone Areas (WAPC, 2015b);
- Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015a);
- *Fire and Emergency Services (Bush Fire Prone Areas) Order 2015*;
- *Planning and Development (Local Planning Scheme) Amendment Regulations 2015*;
- *Bushfires Act 1954*; and
- City of Albany Annual Fire Management Notice.

Additional methodology on the BAL Assessment process is provided in Appendix 1.

The publicly released bushfire prone mapping (Bushfire Prone Area Mapping, SLIP 8/12/15 & 2016) outlines the site to be Bushfire Prone as per the above regulations, as it is situated within 100m of >1 ha of bushfire prone vegetation. Refer to extract from the Office of Bushfire Risk Management (OBRM) as released in December 2015 Appendix 2.

This project is as the scheme amendment stage which is supported by an Indicative Concept Plan (Appendix 3). The proponent will be seeking to rezone the site from ‘General Agriculture’ to ‘Future Urban’ and are proposing that detailed technical investigations are deferred to support a future Structure Plan in the future. The scope of this report did not therefore support BAL Contour mapping which will be undertaken at a later stage of planning.

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

- AS 3959-2009 “Construction of Buildings in Bushfire Prone Areas” current and endorsed standards;
- State Planning Policy 3.7 (SPP 3.7) Planning in Bushfire-Prone Areas (WAPC, 2015b);
- Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015a);
- *Fire and Emergency Services (Bush Fire Prone Areas) Order 2015*;
- *Planning and Development (Local Planning Scheme) Amendment Regulations 2015*;
- *Bushfires Act 1954*; and
- City of Albany Annual Fire Management Notice.

Suitably Qualified Bushfire Consultant

This BMP has been prepared by Kathryn Kinnear (nee White), who has 10 years operational fire experience with the (formerly) DEC (1995-2005) and has the following accreditation in Bushfire Management:

- Incident Control Systems;
- Operations Officer;
- Prescribed Burning Operations;
- Fire and Incident Operations;
- Wildfire Suppression 1, 2 & 3;
- Structural Modules – Hydrants and hoses, Introduction to Structural Fires, and Fire extinguishers; and
- Ground Controller.

Kathryn Kinnear currently has the following Tertiary Qualifications:

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

Kathryn Kinnear is an accredited Level 1 BAL Assessor (Accreditation No: BPAD30794) and is classified as an Experienced Level 2/3 Practitioner pending provisional accreditation. Bio Diverse Solutions is a Bronze member of Fire Protection Australia Association and Kathryn is a committee member of the Bushfire Subcommittee Western Australia. Kathryn is a suitably qualified Bushfire Practitioner to prepare this Bushfire Management Plan.

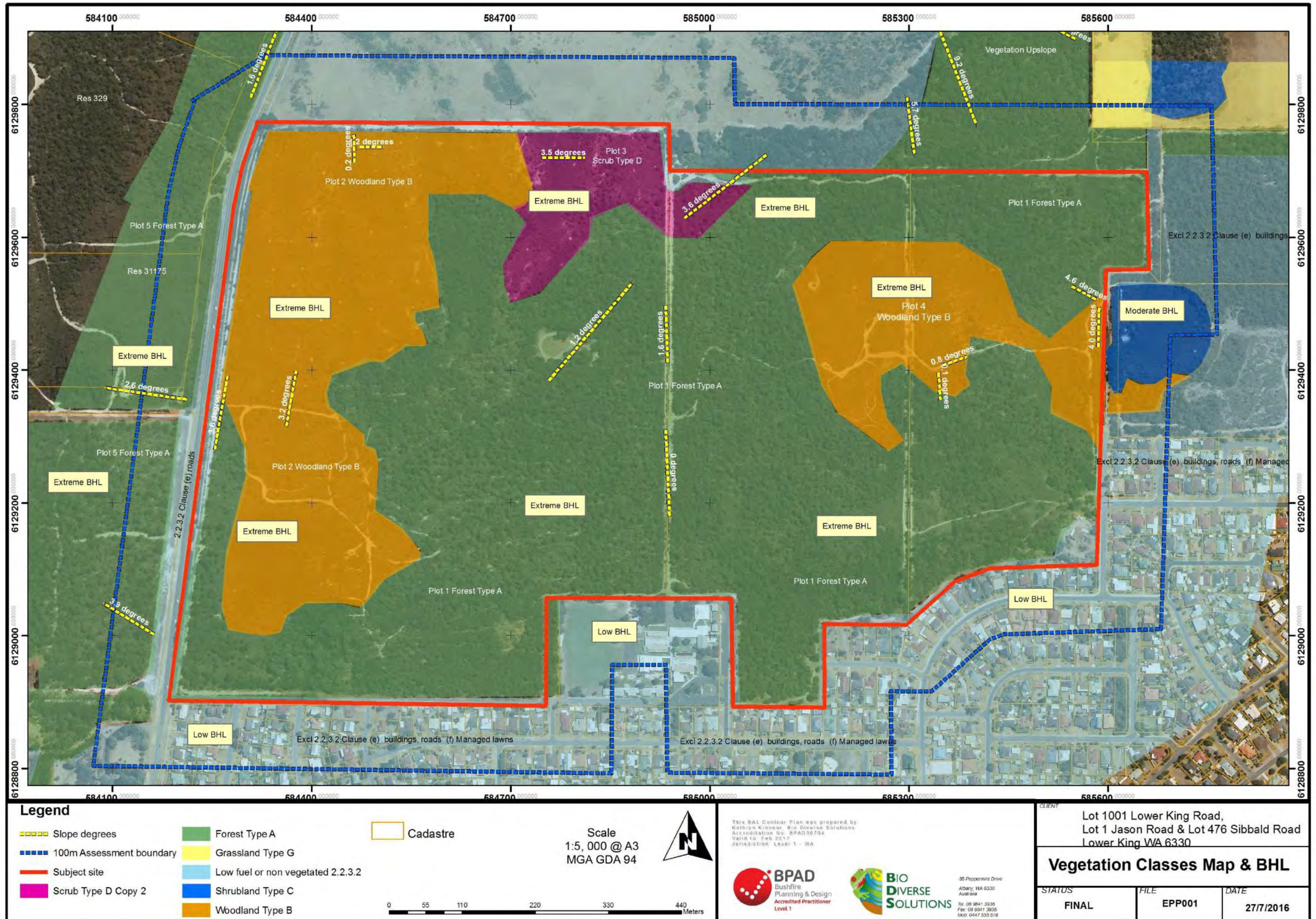
Consultation

Consultation with DFES and the City of Albany has not occurred at concept planning stages. It is recommended that their input is sought at subsequent planning stages. Brief assessment to the Guidelines for Planning in

Bushfire Prone Areas (WAPC, 2015 a) and State Planning Policy (SPP) 3.7 (WAPC, 2015b) has been provided in Appendix 4.




SECTION 2 - Vegetation Classification




All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2009. Refer to Bushfire Hazard Level (BHL) mapping and Vegetation Classification Mapping over the page and Section 3.



SECTION 3 - Vegetation Classification

All vegetation within 100m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2009. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level (BAL) is identified below.

Plot	Classification or Exclusion Clause	
1		Forest Type A
		Peppermint, Jarrah and Marri Low forest with understorey consisting of smaller eucalypts, scrubs and tall shrubs. Trees averaging 10 – 12 m >30 – 70 % vegetative cover Fuel loading 25 – 35 t /ha Effective slope under vegetation Upslope (western extents) and Downslope >0 to 5 degrees in the eastern extents of the proposal. Located 0m from the urban proposal boundary 25-35T/ha of available fuels
<i>Photo ID: Photo 1 view of Forest Type A in the north east of subject site. View from north to south.</i>		
2		Woodland Type B
		Located in the north of the subject site Eucalyptus Woodland with low scrub Trees 3-4m high <10-30% foliage cover Grassy/sedge understorey with some scrubs Located upslope of proposal and 0m along the southern boundary 15-25T/Ha available fuels
<i>Photo ID: Photo 2 view of Woodland Type B in the north west of the subject site. View from North to south.</i>		
3		Scrub Type D
		Closed scrub located south of subject site in private property. Scrubs <4m in height Understorey of grasses and sedges. Occasional eucalypt to 3m >30% foliage cover Upslope from proposed development Effective slopes >0 to 5 degrees Dense available fuels 25T/ha fuel loading Located 189m to the north of the urban area
<i>Photo ID: Photo 3 view of Scrub Type D in northern area of subject site. View from east to west.</i>		

Plot	4	Classification or Exclusion Clause	Woodland Type B
		<p>Located in the north east of the subject site Jarrah, Marri and Casuarina Low Woodland with low scrub understorey and grasses Trees 4-8m high <10-30% foliage cover Grassy/sedge understorey with some scrubs Located upslope of proposal and downslope in the north west portion of the subject site</p>	
<p><i>Photo ID: Photo 4 view of Scrub Type D in the south west of the subject site. View from north to south.</i></p>			
Plot	5	Classification or Exclusion Clause	Forest Type A
		<p>Located in subject site on western extents Jarrah, Marri and Casuarina trees, occasional banksia and Acacia scrub >10-30% vegetative cover Grassy understorey, kikuyu, cape weed, clover (200-300mm) Multilayered Located upslope of subject site. Effective Slope – Upslope Surface fuels 25-35 T/ha. Possible Woodland fuel loading at present due to fire/burn. Regenerate to Forest Type A structure. Located 50m (Lower King Road Reserve) from urban area.</p>	
<p><i>Photo ID: Photo 5 view of Forest Type A in CoA reserves to the west of the subject site. Located upslope of the proposal.</i></p>			
Plot	6	Classification or Exclusion Clause	Low Fuel and Non Vegetated areas (e) & (f)
		<p>Low fuel and non vegetated areas associated with Buildings, roads, firebreaks and low fuel areas associated with APZ areas around houses. Located to the south of the development area</p>	
<p><i>Photo ID: Photo 8 view of Lower King road reserve view from west to east.</i></p>			

	<p>Low fuel and non vegetated areas associated with Buildings, roads, firebreaks and low fuel areas associated with APZ areas around houses.</p>
<p>Photo ID: Photo 9 view of Bayonet head built up area</p>	

SECTION 4: Potential Bushfire Impacts

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below. Refer to BAL Assessment Map (note not a detailed BAL Contour) Plan Page 10.

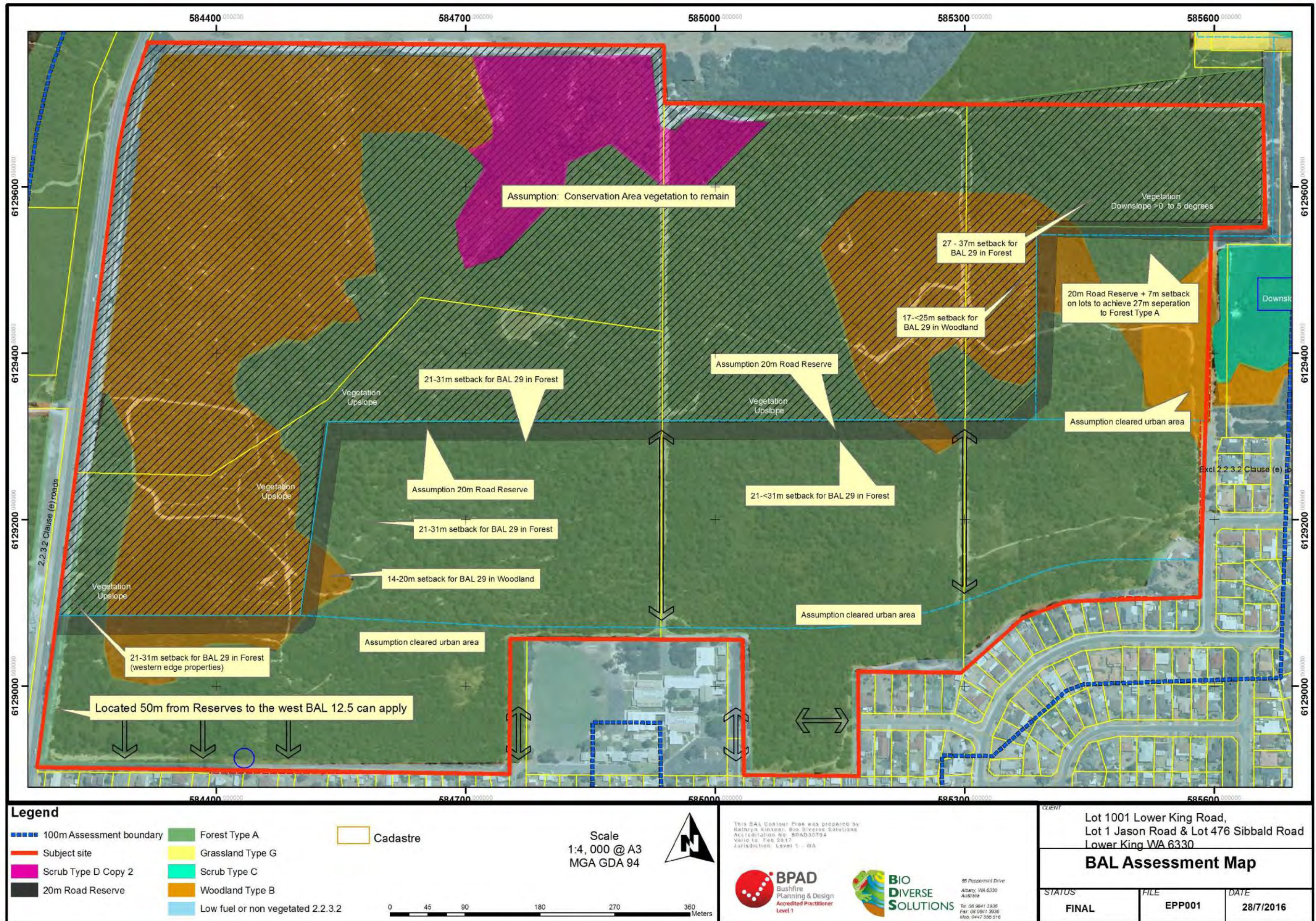
Plot	Vegetation Classification	Effective Slope	Separation (m)	BAL
1	Forest Type A	Upslope and Flat Land >0 to 5 degrees	20m (Road Reserve) 20m (Road Reserve) & 7m setback	Utilise road reserve of 20m and BAL 29-12.5 and BAL Low can apply to lots TBC
2	Woodland Type B	Upslope and Flat Land	20m (Road Reserve)	Utilise road reserve of 20m and BAL 29-12.5 and BAL Low can apply to lots TBC
3	Scrub Type D	Upslope and Flat Land	189	Excluded 2.2.3.2 (a)
4	Woodland Type B	Upslope and Flat Land	20m (Road Reserve)	BAL 29-12.5 and BAL Low can apply to lots BAL 29-12.5 and BAL Low can apply to lots
5	Forest Type A	Upslope and Flat Land	50m	BAL 12.5 and BAL Low can apply to lots
6	Low Fuel or non vegetated area 2.2.3.2 (e) & (f)	N/A	N/A	BAL –Low

COMMENTS ON BAL CALCULATIONS:

- Distances from vegetation were made based on surface fuels to edge of lot (subject site) boundary;
- Effective slopes were measured in the field using a Nikon Forestry Pro and represented on the respective plots;
- Method 1 (AS3959-2009) Simplified procedure was used for vegetation classification and BAL Assessment process;
- Vegetation was classified within 100m of the lot boundary;
- The perimeter of the vegetation was measured using field GPS and notations on field GIS maps;
- The BAL Assessment Map (note not detailed BAL Contour Plan) was prepared by an Experienced Level 2 Bushfire Planning Practitioner (pending Accreditation by FPA).

ASSUMPTIONS

- The northern portion of the proposal is to remain vegetated as conservation reserve.
- Internal urban areas of the subdivision will be maintained in a low fuel state (as per APZ standards and AS3959-02009 Clause 2.2.3.2 (f)) by the developer until individual lot construction occurs.
- A 100m separation will occur to the balance of land zoned urban and within ownership of the developer.
- Where titles are owned by separate owners, all owners are to have an undertaking that 100m separation in urban zoned areas will be maintained to low fuel conditions to urban construction at all times
- A 20m APZ area can be applied to all dwellings either within the lots or by using low fuel POS, low fuel maintained (as per AS3959-2009 Clause 2.2.3.2 (f)) setback areas (balance of land) and road reserve areas.
- POS areas internal (excepting Conservation area north) will be managed and maintained as per low fuel definitions of as per AS3959-2009 Clause 2.2.3.2 (f).
- Subject to detailed BAL Contour in subsequent stages.



SECTION 5: DISCLAIMER

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959-2009 – Building in Bushfire prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2015), WAPC Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015), and CSIRO’s research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.

AS3959-2009 disclaimer: It should be borne in mind that the measures contained within this Standard (AS3959-2009) cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather condition.
(AS3959, 2009)

Building to AS3959-2009 is a standard primarily concerned with improving the ability of buildings in designated bushfire prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself.

SECTION 6: Certification

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2009 (Incorporating Amendment Nos 1, 2 and 3).

SIGNED, ASSESSOR:  DATE:

Kathryn Kinnear, Bio Diverse Solutions
Accredited Level 1 BAL Assessor (Accreditation No: BPAD30794)
“Experienced” Level 2 and 3 Bushfire Practitioner pending accreditation.



References

AS 3959-2009 Australian Standard, *Construction of buildings in bushfire-prone areas*, Building Code of Australia, Primary Referenced Standard, Australian Building Codes Board and Standards Australia.

Western Australian Planning Commission (WAPC) (2015a) *Guidelines for Planning in Bushfire Prone Areas*. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

Western Australian Planning Commission (WAPC) (2015b) *State Planning Policy 3.2 Planning in Bushfire Prone Areas*. Department of Planning WA and Western Australian Planning Commission.

State Land Information Portal (SLIP) (2015 & 2016) map of Bushfire Prone Areas. Office of Bushfire Risk management (OBRM) data retrieved from:
<https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Appendix 1: – Additional Information / Advisory Notes / Justifications Related to Assessment

Vegetation types analysed to A3959-2009 with the following justifications:

Forest Type A

- Trees 10-15m high;
- Multilayered;
- 25-35T/ha fuel loading; and
- >30% vegetative cover.

Woodland Type B

- Not multi-layered vegetation structure;
- Surface fuels and could reach 15-25T/ha surface fuels;
- <30% vegetative structure/cover;
- Eucalypt Trees 8-15m; and
- Grassy understorey.

Scrub Type D

- Melaleuca Scrub to 3- 4m;
- Occasional tree at 5m;
- 15T/ha available fuel loading; and
- Not multi layered.

Grassland Type G

- Unmanaged grasslands – not regularly slashed or grazed;
- Average heights of grasses 50-400mm;
- Dominated by grass species; and
- <10% tree/scrub species present.

Low Fuel and non-vegetated areas (AS3959-2009 2.2.3.2):

Clause (e) – Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.

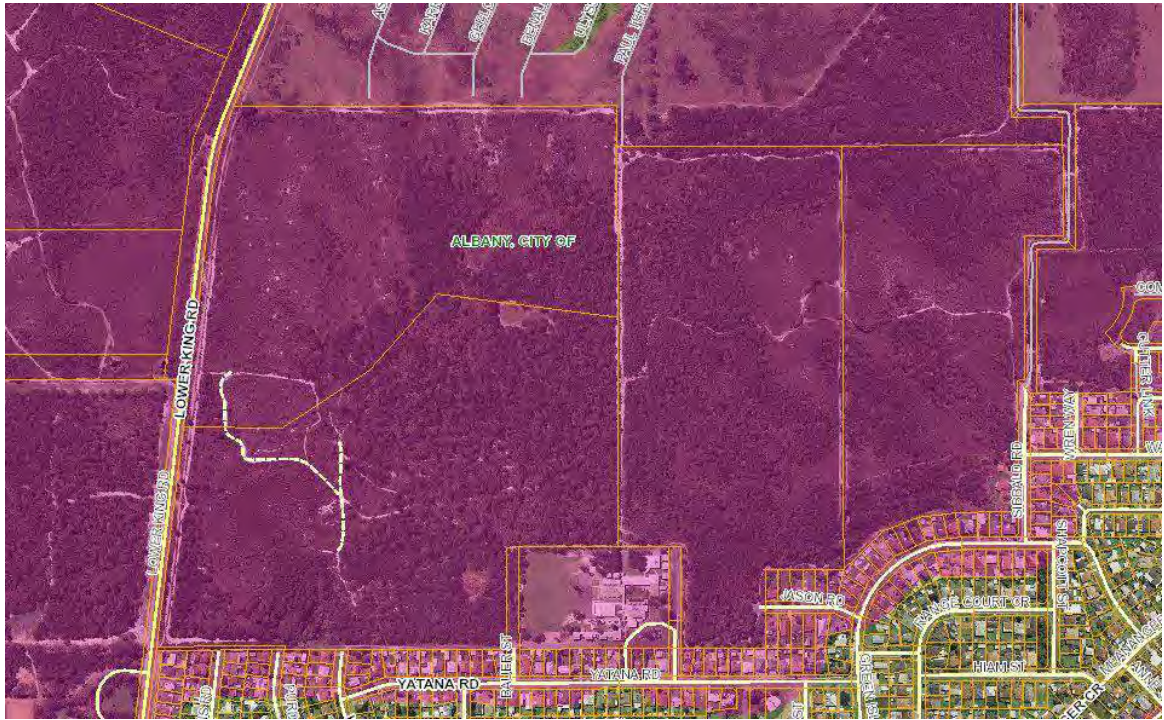
- Footpaths;
- Buildings;
- Bare ground;
- Carparks; and
- Roads

Clause (f) – Low threat vegetation including managed grassland in minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks.

- Low fuel areas associated with managed grasslands, ornamental gardens in APZ areas of established buildings/dwellings.
- Managed grasses <100mm in height, evidence of regular mowing.

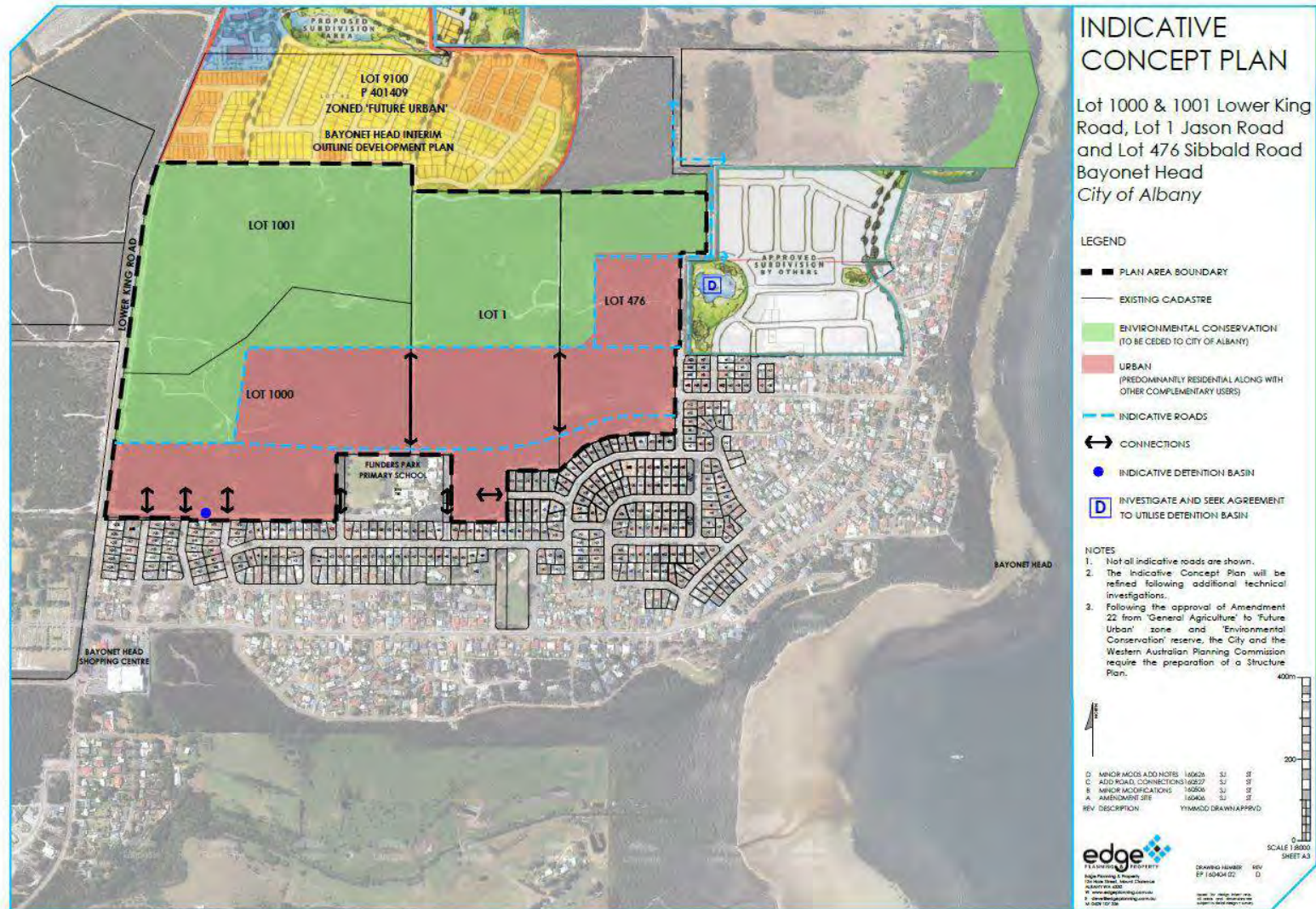
BAL Assessment undertaken by an Experienced Level 2 Bushfire Practitioner. Method 1 AS3959-2009 applied for BAL Assessment.

Appendix 2: –OBRM BUSHFIRE PRONE MAPPING (SLIP 8/12/15 & 20/5/2016)



<https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Appendix 3: – CONCEPT PLAN



Appendix 4 – Brief Assessment to the Guidelines and SPP3.7

Checklist for proposal compliance and justification to SPP3.7 (2015) & Guidelines for Planning in Bushfire Prone Areas (2015)			
BDS Project Name	Lot 1001 & Lot 1000 Lower King Road, Lot 1 Jason Road and Lot 476 Sibbald Road Albany BAL Assessment and BHL Report (Concept Planning)		
BDS Job Number	EPP001		
Date	27/7/2016	WAPC#	N/A
Client name	Shari Abbott	Condition #	N/A
Bushfire Prone Area	Yes (see Appendix 2)	Mapping	Yes see attached
Planning proposal	Concept Planning for Scheme Amendment	Lots created	N/A
1. Bushfire Protection Criteria Acceptable Solutions as defined by Guidelines for Planning for Bushfire Prone Areas (WAPC 2015).			
Element	Compliant to Acceptable Solution– Yes/No	Justification	
Element 1 – Location	Yes	<p>Site has internal areas which upon construction will be classified as low Bushfire Hazard Level. Moderate and Extreme external BHL's are located internal and external. Proposed buildings can be in BAL 29, 19, 12.5 and BAL-Low zones with 20m road reserves and a possible setback in eastern portion of development area.</p> <p>Plan of subdivision is deemed to meet Acceptable Solutions for Element 1.</p>	
Element 2 - Siting and design of development	Yes	<p>A2.1: 20m APZ can be achieved within the proposed lots and within the parent lot and utilise low fuel areas such as road reserves.</p> <p>A2.2 Setbacks and building to BAL/AS3959-2009 can be achieved on all lots. No higher BAL allocation than BAL 29 to apply to proposed lots. Large 20m road reserves to assist in BAL setbacks from conservation areas. A dwelling setback to 7m may be required in the eastern portion of the development area.</p> <p>Plan of subdivision is deemed to meet Acceptable Solutions for Element 2.</p>	
Element 3 - Vehicular access	Yes	<p>A3.1: Two access routes connecting east to west and north and south onto Lower King Road.</p> <p>A3.2 Public roads to meet minimum grades.</p> <p>A3.3 Cul-de-sacs not recommended.</p> <p>A3.4 Battle axes not recommended.</p> <p>A3.5 Private Driveways will meet minimum requirements.</p> <p>A3.6 No EAW proposed in proposal use the internal road network.</p> <p>A3.7 Possible FSA along northern boundary along existing firebreak system.</p> <p>A3.8 Firebreaks compliant by current owner.</p> <p>Deemed to meet Acceptable Solutions for Element 3.</p>	
Element 4 – Water	Yes	<p>Connect to reticulated water, hydrants to WCWA standards.</p> <p>Deemed to meet Acceptable Solutions for Element 4.</p>	
BHL Assessment required	Yes	See Vegetation Classes/BHL Plan.	
BAL Contour required	Yes	See attached BAL Assessment Map, when lot layout is known a detailed BAL Contour Plan is to be provided.	

BMP required	No	Detailed BMP required at subsequent planning stages.
2. Policy measures SPP3.7		
Policy Measure	Applicable – Yes/No	Justification
6.1 - Higher order strategic planning documents in bushfire prone areas	Yes	Concept Structure Planning Stages – bushfire hazards identified, see Section 6.2.
6.2 – Strategic planning proposals, subdivision and development applications:	Yes	<p>a) Subdivision proposal within a designated bushfire prone area, BAL and AS3959-2009 to apply to lots. Dwellings to be built to AS3959-2009 applying Acceptable Solutions. Brief BAL Assessment indicates with a wide road reserve separation to the conservation area BAL 29, 19, 12.5 and BAL –Low may be applied in newly created lots. BAL Assessment undertaken in accordance with AS3959-2009 and BHL in accordance with WAPC (2015) Guidelines for Planning in Bushfire Prone Areas. Brief Assessment found can comply with Policy Measures with the support of a detailed BMP report.</p> <p>b) Lot layout not known brief assessment using AS3959-2009 indicates that the proposal can be undertaken in accordance with Policy measures 6.3, 6.4 or 6.5. See Section 6.3.</p> <p>c) Designated Bushfire Prone Area as designated by the FES Commissioner 7/12/2015 and 21/5/2016.</p>
6.3 - Information to accompany strategic planning proposals:	Yes	<p>a) Results of the BHL/Vegetation classes in accordance with the detailed methodology in Guidelines/AS3959-2009. Prepared by a Level 2 Experienced Bushfire Practitioner (pending accreditation). Lot layout not known concept planning stages only.</p> <p>b) Bushfire hazard issues arising from assessment:</p> <ul style="list-style-type: none"> • BAL 29, 19, 12.5 and BAL –Low may be applied in newly created lots with the creation of 20m internal road reserves to assist in hazard separation from conservation areas for BAL setbacks and APZ areas. • Setbacks can be achieved in the concept plan to mitigate Extreme and Moderate bushfire hazards. • Extreme and Moderate Bushfire hazards predominantly upslope of the development (excepting eastern portion). The 20m internal road reserve and a setback of dwellings (7m) may be required in the eastern portion of the development area. • If the development is staged then balance of title in low fuel areas to be maintained in a low fuel condition for 100m in urban areas. If separate ownership of titles, all owners to be aware of BMP (yet to be done) and agree to management requirements. • Linking road reserves achieved and grades to acceptable standards to be detailed. • Cul-de-sacs and battle axes not recommended and should be avoided in bushfire prone areas. • Reticulated water to be provided. <p>c) Brief assessment to Bushfire Protection Criteria (Elements) in the Guidelines indicated can meet all the elements by applying Acceptable Solutions and can be achieved in subsequent planning stages. Detailed BMP will be required.</p>

6.4 - Information to accompany subdivision application	No	Not applicable - at Subdivision application stages of planning, will be required in subsequent stages.
6.5 Information to accompany Development applications	No	Not applicable – not a Development Application.
6.6 Vulnerable or high-risk land uses	No	No vulnerable or high risk uses proposed. Urban proposal. Vulnerable land uses (i.e. child care, hospital, school, aged care) not recommended in Moderate or Extreme Bushfire risk areas.
6.7 Strategic Planning proposals, subdivision or development applications in areas where an extreme BHL and/or BAL-40 or BAL –FZ applies	No	Not applicable. No BAL 40 or FZ proposed if 20m road reserves and dwelling setbacks are used to separate from bushfire risks (conservation reserve).
6.8 Advice of State/relevant authorities for emergency services sought	Yes	Applied in subsequent stages during BMP preparation.
6.9 Advice of State/relevant agencies/authorities for environmental protection to be sought	Yes	Being undertaken by other consultants at a State and Federal Level regarding the conservation areas proposed to protect Flora and Fauna Values.
6.10 Bushfire conditions may be imposed	Yes	Yes, recommend notification on any new titles that building to AS3959-2009 to apply to any new buildings. BMP report required.
6.11 Precautionary principle	No	Not applied.

3. Recommendations based on above checklist

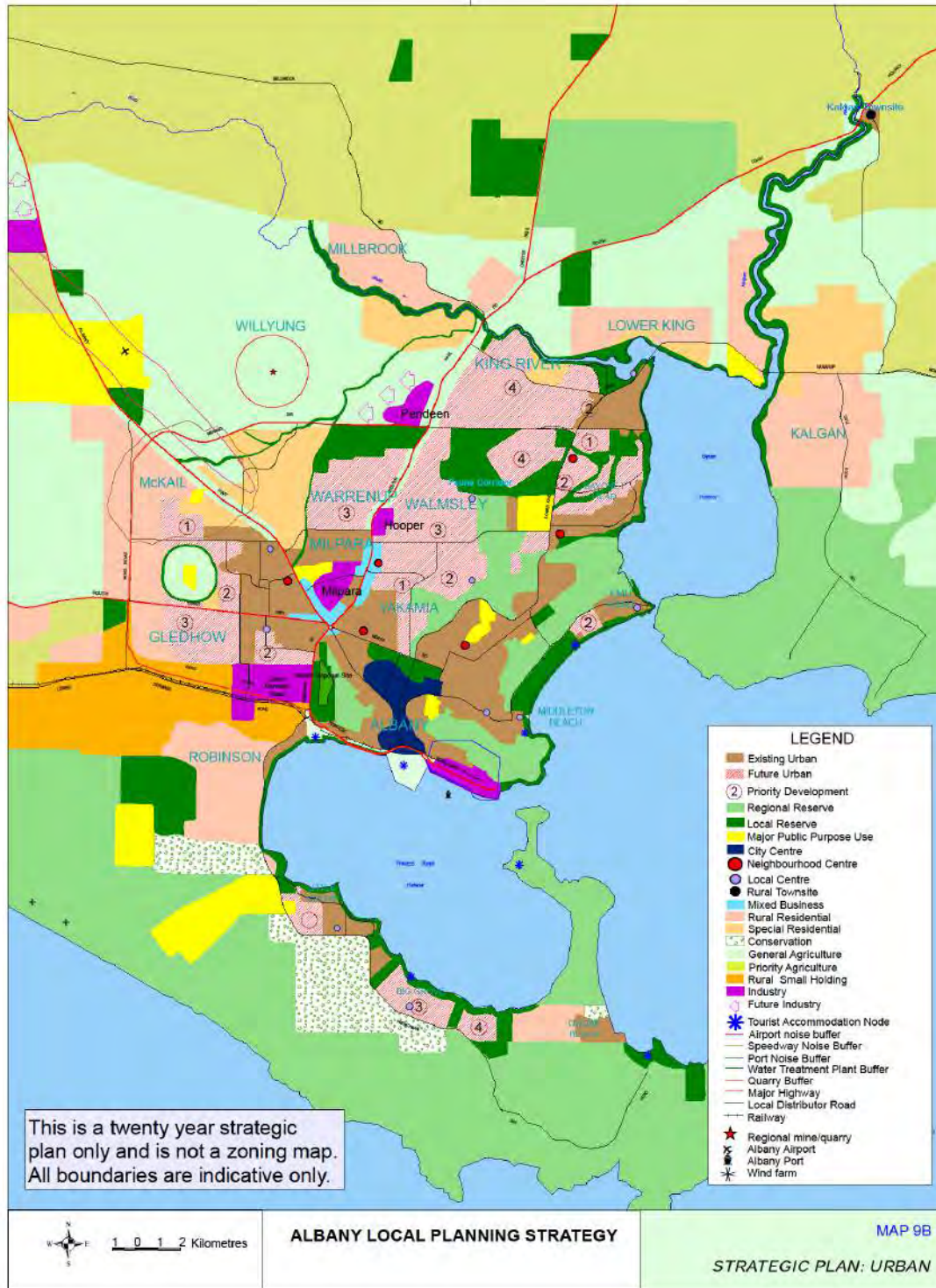
1. Subject site is located in a Bushfire Prone Area as gazetted by the FES commissioner.
2. SPP3.7 policy measures to apply to the development proposal.
3. Assessment to SPP3.7 indicates that the subdivision has Moderate and Extreme BHLs internal and external to the site.
4. BAL 29, 19, 12.5 and BAL – Low may be achieved in the proposal, 20m road reserves and dwelling setbacks to separate bushfire hazards in conservation areas to north and assist in achieving BAL setbacks and APZ areas.
5. Brief assessment to Guidelines indicated can meet the Elements by applying Acceptable Solutions can be achieved in the subsequent stages.
6. Detailed BMP required document developer and new lot owner responsibilities, to be undertaken in subsequent stages (concept planning only at this point in time).
7. BAL Contour Plan not detailed, BAL assessment undertaken at concept stages only.
8. Notification on title for newly created lot as condition of subdivision, building to AS3959-2009 to apply to any new dwellings.
9. Bushfire prone area mapping is correct as per the Map of Bush Fire Prone Areas identifying land falling within, or partially within, a bush fire prone area of Western Australia as designated by the Fire and Emergency Services (FES) Commissioner dated 8/12/2015 and 21/5/2016. Updates of this mapping will occur at the discretion of the FES Commissioner and the BAL Contour Mapping is considered valid for a period of 12 months from the date of production.

Prepared by:

Kathryn Kinnear, Bio Diverse Solutions
 Accredited Level 1 BAL Assessor (Accreditation No: BPAD30794)
 Experienced Level 2/3 BAL Assessor (Pending Accreditation)



ATTACHMENT 8



ATTACHMENT 9



Planning & Development

City of Albany Policy

BAYONET HEAD INTERIM OUTLINE DEVELOPMENT PLAN

ATTACHMENT 10

INDICATIVE CONCEPT PLAN

Lot 1000 & 1001 Lower King Road, Lot 1 Jason Road and Lot 476 Sibbald Road Bayonet Head City of Albany

LEGEND

- PLAN AREA BOUNDARY
- EXISTING CADASTRE
- ENVIRONMENTAL CONSERVATION (TO BE CEDED TO CITY OF ALBANY)
- URBAN (PREDOMINANTLY RESIDENTIAL ALONG WITH OTHER COMPLEMENTARY USERS)
- INDICATIVE ROADS
- ↔ CONNECTIONS
- INDICATIVE DETENTION BASIN
- D INVESTIGATE AND SEEK AGREEMENT TO UTILISE DETENTION BASIN

NOTES

1. Not all indicative roads are shown.
2. The Indicative Concept Plan will be refined following additional technical investigations.
3. Following the approval of Amendment 22 from 'General Agriculture' to 'Future Urban' zone and 'Environmental Conservation' reserve, the City and the Western Australian Planning Commission require the preparation of a Structure Plan.



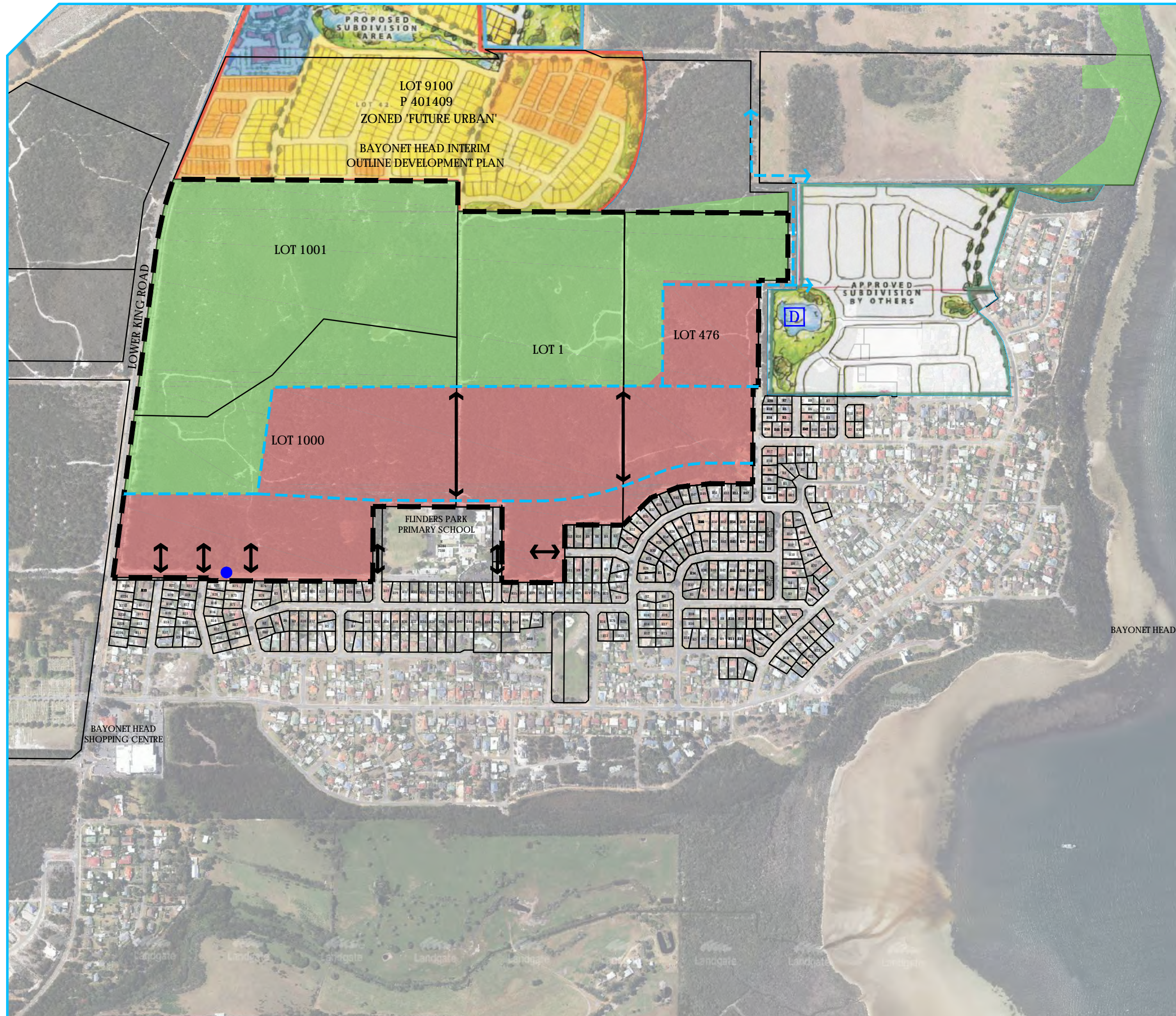
D	MINOR MODS ADD NOTES	160626	SJ	ST
C	ADD ROAD, CONNECTIONS	160527	SJ	ST
B	MINOR MODIFICATIONS	160506	SJ	ST
A	AMENDMENT SITE	160406	SJ	ST
REV	DESCRIPTION	YYMMDD	DRAWN	APPRVD



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DRAWING NUMBER EP 160404 02 REV D

based for design intent only. All areas and dimensions are subject to detail design + survey.



Council Policy - Regulatory Compliance

1 OBJECTIVES

This policy provides guidance to:

- (a) Ensure there is a consistent approach in the undertaking of compliance and enforcement action.
- (b) Ensure transparency, procedural fairness and that the principles of natural justice are enacted.

2 POLICY STATEMENTS

- 2.1 The City shall administer its statutory responsibilities under the applicable legislation in a fair, unbiased and equitable manner in the interest of public health, safety, order, and amenity.
- 2.2 The City of Albany recognises the need for the separation of powers in respect of the adoption of regulation and the enforcement thereof.
- 2.3 The City acknowledges that the enforcement of regulations is an administrative function for which statutory responsibility rests with the Chief Executive Officer.
- 2.4 Each compliance investigation undertaken by the City will be assessed case by case on its merits.
- 2.5 Complaints will be prioritised for investigation based upon the seriousness of the alleged breach or offence when assessed against criteria established in the Compliance and Prosecution Guidelines.
- 2.6 Assessment of the priority of the matter, prior to prosecution, will include a public interest test as described in the Compliance and Prosecution Guidelines.
- 2.7 Authorised City staff may undertake compliance checks on a random or routine basis. Evidence of a breach of legislation identified may result in an investigation and subsequent compliance action.
- 2.8 City of Albany staff, volunteers, and Councillors will be bound by the City of Albany Code of Conduct Policy when undertaking the investigation and resolution of compliance issues.
- 2.9 The City's communications with members of the public will be in accordance with the Customer Service Commitment and Complaints Resolution policy.
- 2.10 The City of Albany is unable to condone the continuation of a breach or offence once it has been brought to the City's notice. The City's compliance efforts will be applied in accordance with the Compliance and Prosecution Guidelines and within available resources. Accordingly, the investigation of relatively minor instances of non-compliance may be deferred or not pursued.
- 2.11 The City may refuse to investigate a complaint where the City has formed the opinion that the compliance issue is either minor or unreasonable as described in the Ombudsman Western Australia *Managing unreasonable complainant conduct: Practice Manual*.
- 2.12 The enforcement measures applied will be those considered by the CEO or delegate to be most appropriate to achieve compliance with the law and serves the public interest.
- 2.13 Enforcement action will be commensurate with the seriousness of the alleged breach or offence assessed against criteria established in the Compliance and Prosecution Guidelines and consistent with legal requirements.

3 SCOPE

- 3.1 This policy applies to any City officer with responsibilities under delegated authority for ensuring compliance with WA state legislation and City of Albany local laws.
- 3.2 This policy primarily applies to the investigation and resolution of:
- (a) offences against, or breaches of legislation for which the City of Albany (the City) is administratively responsible; and
 - (b) failure to comply with lawful directions.
- 3.3 It also applies to any appeals arising out of proceedings brought by the City.
- 3.4 This policy will apply to all relevant State and local laws, including but not limited to the *Planning and Development Act 2005*, the *Public Health Act 2016*, the *Building Act 2011*, *Dog Act 1976*, *Cat Act 2011* and the *Bush Fires Act 1954*.

4 LEGISLATIVE CONTEXT

- 4.1 The *Local Government Act 1995*, s3.1(11) identifies that one of the general functions of Local Government is the “good government of persons in its district”.
- 4.2 The *Local Government Act 1995* s 3.18(1) provides that: “a local government is to administer its local laws and may do all other things that are necessary or convenient to be done for, or in connection with, performing its functions under this Act”.
- 4.3 The *Local Government Act 1995* s.2.7 identifies the role of council as:
- “(1) The council —
- (a) governs the local government’s affairs; and
- (b) is responsible for the performance of the local government’s functions.
- (2) Without limiting subsection (1), the council is to —
- (a) oversee the allocation of the local government’s finances and resources;
- and
- (b) determine the local government’s policies.”
- 4.4 This policy is guided by the Statement of Prosecution Policy and Guidelines 2005 issued under the *Director of Public Prosecutions Act 1991*.

5 REVIEW POSITION AND DATE

This policy and procedure is to be reviewed by the document owner every two years.

6 ASSOCIATED DOCUMENTS

City Guideline – Compliance & Enforcement.

7 DEFINITIONS

- **Amenity** means the same as defined in Local Planning Scheme No 1.
- **City** means the City of Albany
- **Infringement Notice** means a notice issued under a written law, other than this Act, to a person alleging the commission of an offence and offering the person an opportunity, by paying an amount of money prescribed under the written law and specified in the notice, to have the matter dealt with out of court.
- **Officer** means an employee of the City of Albany

- **Public safety** means the welfare and protection of the general public.
- **Proactive compliance** means the commencement of compliance investigations into an activity without a written complaint.
- **Unreasonable complaint** has the meaning given in the Ombudsman Western Australia *Managing unreasonable complainant conduct: Practice Manual*.
- **Warning** means verbal or written notice given to an individual or business that an offence has allegedly been committed. The warning advises of the nature of the breach or non-compliance, appropriate remedial action and the potential consequences of further non-compliance.

Document Approval			
Document Development Officer:		Document Owners:	
Manager Ranger & Emergency Services		Executive Director Development Services	
Document Control			
File Number - Document Type:	CM.STD.7 – Policy		
Synergy Reference Number:	NP1763803		
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Status of Document:	Council decision: Draft		
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Quality Assurance:	Executive Management Team, Council Committee, and Council.		
Distribution:	Public Document		
Document Revision History			
Version	Author	Version Description	Date Completed
0.1	Ranger Team Leader	Draft – v1. Prepared for internal review and stake holder workshop.	07/04/2017
0.2	Ranger Team Leader	Draft – v2. Minor formatting changes.	26/05/2017

City Guideline – Compliance & Enforcement

Purpose

1. To provide guidance to City of Albany authorised officers who have a compliance and enforcement role to ensure:
 - a. there is a consistent approach in the undertaking of compliance and enforcement action; and
 - b. that transparency, procedural fairness and the principles of natural justice are applied.

Scope

2. This policy applies to any City officer with responsibilities under delegated authority for ensuring compliance with WA state legislation and City of Albany local laws.
3. This policy primarily applies to the investigation and resolution of:
 - a. offences against, or breaches of legislation for which the City of Albany (the City) is administratively responsible;
 - b. failure to comply with lawful directions; and
 - c. any appeals arising out of proceedings brought by the City.

Compliance

4. Where a complaint relates to a breach of statute or local law for which the City is responsible for administering, the City may request those complaints to be made in writing and should include:
 - a. name, address and phone number or email address of the complainant;
 - b. address of the property to which the complaint relates;
 - c. details of the alleged breach or offence; and
 - d. details of how the matter is affecting the complainant.
5. The City of Albany is unable to condone the continuation of a breach or offence once it has been brought to the City's notice. The City's compliance efforts will be applied in accordance with enforcement criteria listed in sections 9 and 10 of this Guideline and within available resources. Accordingly the investigation of relatively minor instances of non-compliance may be deferred or not pursued.
6. Complaints will be prioritised for investigation based upon the seriousness of the alleged breach or offence when assessed against the criteria prescribed in clause 12 of this Guideline.

Enforcement

7. Enforcement options may only be exercised by officers with relevant delegated authority or authorisation relating to enforcement action or otherwise by Council resolution.
8. City of Albany may, where appropriate, favour education over other enforcement options but only where this is in the public interest and appears likely to achieve compliance.

9. At the conclusion of an investigation, authorised officers shall pursue the most appropriate action which may include one or more of the following enforcement options, listed below:
 - a. acknowledge, with no further action
 - b. granting of public amnesty
 - c. informal action (including education)
 - d. formal warning
 - e. cancellation of permits
 - f. infringement notice
 - g. statutory notice and/or direction notice
 - h. prosecution
 - i. injunction
10. Decisions on enforcement action may have regard to any or all of the following considerations:
 - a. whether there has been a failure to comply with any written law, any formal request, lawful direction or notice given by the City;
 - b. the length of time since the occurrence of the incident;
 - c. whether the breach or offence was committed deliberately or accidentally;
 - d. any mitigating or aggravating circumstances;
 - e. any demonstrated history of non-compliance;
 - f. the potential short and long term consequences of non-compliance;
 - g. the need for deterrence of further breach or offences; or
 - h. precedent which may be set by any failure to take enforcement action.
11. Enforcement action will be commensurate with the seriousness of the alleged breach or offence and consistent with legal requirements.
12. In determining the seriousness of an alleged breach or offence resulting from a complaint or proactive compliance action, the City will have regard to:
 - a. the penalty prescribed in the relevant legislation for the alleged breach or offence;
 - b. the nature or relative seriousness of the breach;
 - c. the potential harm caused by, or effect of, the breach/offence on public health and safety, environment (built and natural), or the amenity of the district; and
 - d. whether or not it is in the public interest for the City to take action.

Prosecution

13. Prosecution is an enforcement option that may be used when there are reasonable grounds for suspecting that an offence has been committed contrary to an Act, regulation, or local law. The objects of prosecution include but are not limited to:
 - a. enforcing legislation;
 - b. protecting the public from loss, harm, injury, or damage;
 - c. satisfying the public interest that legislation is properly enforced; and
 - d. act as a deterrent to others who might consider committing the same or similar offences.
14. For the purpose of this Guideline, a prosecution is commenced when a prosecution notice is lodged with the court.
15. The City may also become involved in prosecution proceedings if:
 - a. at the election of the alleged offender;
 - b. escalation following a court decision; or
 - c. escalation following a State Administrative Tribunal (SAT) decision.
16. Prosecution will only be initiated following consideration of all the available information and circumstances of the individual case. Determining if prosecution is an appropriate option involves two identifiable steps:
 - a. the establishment of a prima facie case with reasonable prospects of success, and
 - b. establishing that a prosecution is in the “public interest”.
17. Prima facie case:
 - a. A prosecution should not be instituted or continued unless there is sufficient admissible, evidence to address the burden of proof that an offence has been committed by the alleged offender. The existence (or otherwise) of a prima facie case should be determined as early as possible in the prosecution process. However, the existence of a prima facie case does not of itself justify prosecution of a matter.
 - b. Consideration should also be given to the prospects of conviction. Prosecution should not ordinarily proceed if there is no reasonable prospect of a conviction being secured.
18. Public Interest:
 - a. The public interest dictates that prosecutions are initiated, or continued, only in circumstances where it is apparent that the offence, or the circumstances of its commission, are of such a nature that a prosecution is in the public interest.
 - b. The factors to be taken into account when deciding whether or not the public interest requires prosecution will vary from case to case. The following factors, which should be considered at all stages of the process, may be relevant in determining whether the public interest supports prosecution of a matter:
 - (i) The seriousness or triviality of the alleged offence or technical non-compliance.
 - (ii) Any mitigating or aggravating circumstances.
 - (iii) The age, mental ability, physical health, mental health, or special infirmity of the alleged offender or a witness.
 - (iv) The alleged offender’s previous history in relation to relevant compliance activity.

- (v) The degree of culpability of the alleged offender in connection with the offence.
- (vi) The effect on public order.
- (vii) Whether the prosecution would be perceived as counter-productive, for example, by bringing the law into disrepute.
- (viii) The availability and efficacy of any alternatives to prosecution.
- (ix) The prevalence of the alleged offence and the need for deterrence (including the likely deterrent value of the prosecution).
- (x) Whether the alleged offence is of considerable public/environmental concern.
- (xi) Any entitlement of the City or other person/body to compensation, reparation, or forfeiture if a prosecution is secured.
- (xii) The likely length and expense of a trial (if disproportionate to the seriousness of the offence).
- (xiii) Whether the alleged offender is willing to co-operate in the investigation or prosecution of others, or the extent to which the alleged offender has done so.
- (xiv) The likely outcome in the event of a finding of guilt having regard to the sentencing options available to the court.
- (xv) The necessity to maintain public confidence in the City and the courts.
- (xvi) The potential financial benefit the alleged offender stands to make from the illegal activity.

c. The relevance and weight of these factors will vary depending upon the particular circumstances of the case.

19. A decision whether or not to prosecute **must not be influenced by:**

- a. the race, religion, gender, national origin, political associations, activities or beliefs of the alleged offender or any other person involved;
- b. personal feelings concerning the alleged offender or their legal representative;
- c. possible political advantage or disadvantage to any individual, Council or any political group or party; and
- d. the possible effect of the decision on the personal or professional circumstances of those responsible for the decision.

20. A prosecution should only to be discontinued if:

- a. the prosecution complaint is wrong at law or there is an error in the charges;
- b. the prosecution involves a mistake of fact;
- c. the alleged offender be deceased, cannot be located, or is declared bankrupt;
- d. upon legal advice;
- e. where the age, state of physical health and/or mental health of the alleged offender is a determining factor;
- f. in consultation with or following comments made by the court; or

- g. after consultation with the legal representative of the defendant or personally with the defendant if the defendant is unrepresented.
 - h. The complainant withdraws the matter prior to first mention in court.
21. The decision to discontinue a prosecution shall be made by the CEO or delegate.
 22. If, following the commencement, but prior to the conclusion of prosecution action, an alleged offender complies with any prior order that gave rise to the prosecution, or submits any application for approval, the City will not discontinue the prosecution.

Injunctions

23. In instances of serious non-compliance with legislation and where efforts to resolve that non-compliance have proven ineffective, the City may seek an injunction requiring a person not to breach, or to cease breaching, a statute.
24. Decisions on whether to seek an injunction shall be made in accordance with the Chief Executive Officer’s statutory responsibilities in relation to legal proceedings

Recovery of Legal Costs & Penalties

25. The City will seek to recover its fair and reasonable costs in all matters where costs are recoverable, either by consent or by order of the Court.
26. The City is unable to assist third parties in the recovery of legal costs.

Disclosure of Information

27. Requests for information relating to compliance or enforcement matters made pursuant to the Freedom of Information Act 1992 (FOI Act) and will be handled in accordance with the processes set out in the FOI Act. Any decision to release or refuse to release information will be considered on a case-by-case basis in accordance with the provisions of the FOI Act.
28. Officers shall not release information on specific compliance and enforcement activities, such as active investigations, to the public. The City may provide a press statement if it is absolutely necessary or required through the investigative process. Information may be shared with co-regulators and police.

Legislative and Strategic Context

29. The *Local Government Act 1995*, s3.1(1) identifies that one of the general functions of Local Government is the “good government of persons in its district”.
30. The *Local Government Act 1995* s 3.18(1) provides that: “a local government is to administer its local laws and may do all other things that are necessary or convenient to be done for, or in connection with, performing its functions under this Act”.
31. The *Local Government Act 1995* s.2.7 identifies the role of council as:
 - “(1) *The council —*
 - (a) *governs the local government’s affairs; and*
 - (b) *is responsible for the performance of the local government’s functions.*
 - (2) *Without limiting subsection (1), the council is to —*
 - (a) *oversee the allocation of the local government’s finances and resources;*
 - and*
 - (b) *determine the local government’s policies.”*
32. This policy is guided by the Statement of Prosecution Policy and Guidelines 2005 issued under the *Director of Public Prosecutions Act 1991*.

Review Position and Date

33. This guideline is to be reviewed by the document owner every two years.

Associated Documents

34. Council Policy – Compliance & Prosecutions.

Definitions

35. The key terms and acronyms used in the guideline, and their definitions are detailed in the Council Policy – Compliance & Prosecutions.

Document Approval			
Document Development Officer:		Document Owner: <i>(Member of EMT)</i>	
Manager Ranger & Emergency Services		Executive Director Development Services	
Document Control			
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Version	Author	Version Description	Date Completed
0.1	Team Leader Ranger Services	Draft – v1. Internal stake holder workshop completed, referred to EMT for approval and endorsement by Council Committee.	26/05/2017

City Procedure – Heritage List

1.0 OBJECTIVES

The objectives of the procedure are:

- to achieve transparency and consistency in the designation of a heritage list;
- to provide clear guidelines on how challenges to inclusion will be assessed;
- to ensure that the heritage list is maintained in a manner and form that is consistent with the local planning scheme; and
- to clarify which places fall outside the scheme provisions for heritage considerations.

2.0 SCOPE

This procedure applies to the administration and operation of the heritage list associated with the City of Albany Local Planning Scheme No.1.

3.0 LEGISLATIVE CONTEXT

Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* lists a range of ‘deemed provisions’ that have effect and may be enforced as part of the local planning scheme. Requirements noted within the deemed provisions are therefore required under the local planning scheme.

The Local Planning Scheme allows for special provisions to be applied to heritage places, which ensure that consideration is given to the cultural heritage significance of the place or area when making a planning decision.

The heritage list allows the City to identify those places whose cultural heritage significance is, in its opinion, such that these additional provisions are necessary and appropriate. By inclusion in the heritage list, notice is given to present and future owners that heritage, and the impact on heritage, should be addressed as part of a development application.

Inclusion in the heritage list does not limit the ability of an applicant to propose any works, nor does it limit the ability of the City to determine an application in the manner it considers most appropriate. However, proposals that respect and retain the heritage values of the place are likely to be encouraged and may, where appropriate, be required.

Clause 61(b) of the deemed provisions requires that works to the interior of a building require development approval where a place is noted in the heritage list as having an interior of cultural significance. This procedure identifies how this will be assessed and how the designation will be indicated.

PROCEDURE (GUIDING PRINCIPLES)

4.0 FORMAT OF THE HERITAGE LIST

The definitive version of the heritage list is the most recent dated document of that designation that has been adopted by a resolution of Council. The heritage list is available for inspection during business hours at the City’s North Road offices and on the local government website.

The heritage list will be compiled in a format consistent with the heritage list template given in Schedule 1 of this procedure. While best efforts will be made to provide information for all parts of the heritage list, absence of data in one or more fields does not invalidate the inclusion of a place in the heritage list.

Due to the extent of information associated with the statement of significance and physical description, this information may be provided on the individual place record in the heritage survey. In such circumstances the heritage survey place record should be considered part of the place entry on the heritage list.

The City will endeavour to include all relevant information relating to the heritage list in the Heritage Council's online database inHerit (www.inherit.stateheritage.wa.gov.au). If there is any inconsistency between sources, the City's hard copy is determined to be the correct version.

5.0 THRESHOLD FOR INCLUSION IN THE HERITAGE LIST

Establishment and maintenance of the heritage list is a requirement of clause 8(1) of the deemed provisions. Inclusion in the heritage list will be based on an assessment of cultural heritage significance and the designation of this significance as detailed in the City's local government inventory, also known as the heritage survey (formerly known as the municipal inventory or MI).

Inclusion in the heritage list will be based on the level of cultural heritage significance identified in the heritage survey, as indicated in Table 1.

Level of Significance	Category	Description	Heritage List status
Exceptional significance	1	Essential to the heritage of the locality. Rare or outstanding example.	All places included in the heritage list.
Considerable significance	2	Very important to the heritage of the locality. Shows a high degree of integrity / authenticity.	All places included in the heritage list.
Some / Moderate significance	3	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.	Places may be included in the heritage list.
Little significance	4	Has elements or values worth noting for historical interest but otherwise makes little contribution.	Below the threshold for inclusion in the heritage list.

Table 1. Heritage significance and inclusion in the heritage list

Places of some / moderate significance (Category 3) will be included in the heritage list unless and until a request to the contrary is made in writing by the owner(s) of the affected property.

In the case of a property under multiple ownership, the request must demonstrate the consent of at least 75% of owners. It is the responsibility of the applicant to provide supporting evidence that this criterion has been met.

6.0 CHANGES TO THE HERITAGE LIST

Consultation requirements for modifying the heritage list are set out in clause 8(3) of the deemed provisions. This process applies to the initial entry of a place, subsequent changes or removal of an entry.

6.1 Initiating the entry of a place

Requests for the City to assess the heritage values of a place shall be made as a nomination for the heritage survey and must provide sufficient information to determine the place and to indicate the values attributed to it by the nominee.

If the place is adopted in the heritage survey by a resolution of Council and its assigned level of cultural significance meets the threshold for inclusion in the heritage list, the City will begin the consultation process to consider inclusion of the place in the heritage list.

Consultation for including a place in the heritage list will be initiated by the City within three (3) months of a resolution adopting the place in the heritage survey.

In addition to inviting submissions from owners and occupants of each nominated place, consultation on heritage assessments may be carried out by inviting comment:

- from the general community through the City's website;
- from the local historical society;
- as part of a community forum or workshop held for that purpose; or
- in any other manner that may reasonably result in providing relevant information on the cultural heritage values of the place.

Submissions on the proposed inclusion of a place in the heritage list will be accepted for a minimum period of 21 days.

The City will consider objections to the inclusion in the heritage list only in relation to the level of cultural heritage significance assigned to the place.

6.2 Modifying an entry in the heritage list

Changes to an entry in the heritage list may be initiated by the City as part of the administration of the list, or by nomination using the prescribed form. The City will consider requests for change but is not obliged to make such a change.

A decision on progressing the change will take into account the relevance, necessary and benefits of updated information and the administrative requirements of the consultation process. In general, minor and inconsequential changes to the heritage list will not be progressed, but may be deferred for later consideration.

6.3 Removing an entry from the heritage list

Removal of a place from the heritage list may be appropriate where the local government considers that the heritage significance of a place has substantially changed, to the extent that it no longer displays the values for which it was included in the heritage list. This may be the result of substantial demolition of, or damage to a place, or presentation of new evidence about the place.

A proposal to remove a place may be made by the local government or its officers, or by the owner of a place. If proposed by an owner, the onus will be on them to demonstrate that the cultural heritage significance of the place is below the threshold for inclusion on the heritage list.

In addition to consultation with owners and occupants for each place for which removal is requested, consultation on such an action may be carried out by inviting comment:

- from the general community through the City's website;
- from the local historical society;
- as part of a community forum or workshop held for that purpose; or

- in any other manner that may reasonably result in providing relevant information on the cultural heritage values of the place.

The Council's opinion as to the cultural heritage significance of a place is determined solely by a resolution of Council at a properly convened meeting.

Substantial development, demolition or loss of fabric will not automatically result in removal from the heritage list, as the place may still retain sufficient cultural heritage significance to support inclusion in the heritage list, particularly if the heritage values relate to social or historical significance.

The City will retain a record of all places removed from the heritage list.

7.0 DESIGNATION OF SIGNIFICANT INTERIORS

Works to the interior of a building require development approval only where a place has been designated in the heritage list as having an interior with cultural heritage significance, or the place is included in the Register of Heritage Places.

The designation of an interior with cultural heritage significance will be based on the assessment of significance associated with the place, and will be noted as part of the entry of the place in the heritage list. Where, in the opinion of Council, there is reasonable evidence to support the designation of a significant interior, the designation may be made even where the assessment process has not included an interior survey.

8.0 REVIEW POSITION AND DATE

This procedure is to be reviewed by the document owner at least every two years.

Document Approval			
Document Development Officer:		Document Owners:	
Senior Planning Officer – Statutory Planning & Compliance (SSPC)		Executive Director Development Services	
Document Control			
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Document Revision History			
Version	Author	Version Description	Date Completed
0.1	SSPC	Draft for review.	25/05/2017

Schedule 1. The Heritage List

Place Number	Place Name	Address	Location	Assessment Number	Significant Interior	Statement of Significance	Physical Description
0000	Text			A*****	Y / N	See individual place record	See individual place record

Definitions:

- Place Number: Unique reference number assigned by the State Heritage Office.
- Place Name: Identifier based on primary use or other designation.
- Address: Registered property address or other land information determined by Landgate.
- Location: Additional information or historic address.
- Assessment Number: Unique property reference number in City or Albany property database.
- Interior significance: Indicates whether place has been assessed as having an interior of cultural heritage significance.
- Statement of Significance: Summary of heritage values as identified in the Heritage Survey.
- Physical description: Information identifying which elements or buildings are included in the listing.

City of Albany - Local Planning Scheme 1

Part 7 – Heritage Protection

7.1 Heritage List

7.1.7 All places contained in Appendix VIII – Schedule of Places of Heritage Value within Town Planning Scheme No. 1A are deemed to be included in the new Heritage List...

APPENDIX VIII - SCHEDULE OF PLACES OF HERITAGE VALUE

CODE NO.	NAME OF PLACE	ADDRESS
1.	DOG ROCK	North-west corner of Middleton Road and St Wurburg's Land.
2.	"PYRMONT" HOUSE	Pt. Lot 2, Sub. 41 Serpentine Road (north side, opposite Collie Street).
3.	FORMER ST JOSEPH'S CONVENT	Lot 28, Sub. 24, Aberdeen Street (east side, one lot north of Serpentine Road).
4.	ST JOSEPH'S CHURCH, BELL AND BELL TOWER	Lot 29, Sub. 24 (north-east corner Aberdeen Street and Serpentine Road).
5.	EDUCATIONAL RESOURCES CENTRE - FORMER PRIMARY SCHOOL	Reserve 4145 Sub. 125 Serpentine Road (south side, one lot west of York Street).
6.	FORMER HEADMASTER'S HOUSE	Sub 109 York Street - frontage also to Collie Street (west side, two lots south of Serpentine Road).
7.	HOUSE, 92-98 ABERDEEN STREET	Lot 2 Sub. 132 Aberdeen Street (east side, fifth lot south of Serpentine Road).
8.	TOWN HALL	Sub. 112 York Street (north west corner of Grey Street West).
9.	HOUSE, 60 GREY STREET EAST	Lot 1 Sub. 134 Grey Street East, (north side, second lot east of Aberdeen Street).
10.	SCOTS CHURCH	Pt. Sub. 101 York Street, (east side, four lots north of Peels Place).
11.	ALBANY CLUB	Pt. Sub. 100 Aberdeen Street (west side, third lot north of Peels Place).
12.	ST JOHN'S CHURCH, RECTORY AND CHURCH HALL GROUP AND GROUNDS	Sub. 117, York Street and Sub. 121, 122, 123 Duke Street, (north west corner of York and Duke Streets).
13.	"WOLLASTON HOUSE"	Lot 6 Sub 61 Duke Street, (north east corner of Parade Street).
14.	WESLEY CHURCH	Pt. Sub. 53 Duke Street, (north side of Duke Street, east corner of Cuthbert Street).
15.	WESLEY MANSE	Pt. Sub. 53 Duke Street (north side of Duke Street, east corner of Cuthbert Street).
16.	"PATRICK TAYLOR COTTAGE"	Sub. 44 and 45 Duke Street, (south side, sixth lot east of Parade Street).
17.	COURT HOUSE	Pt. Sub. 39 and 40 Stirling Street, (north west corner of Collie Street or Council Street).
18.	OFFICES (FACADE), 137 YORK STREET	Pt. Sub. 34 York Street (west side, three lots south of Peels Place).

APPENDIX VIII - SCHEDULE OF PLACES OF HERITAGE VALUE (CONTINUED)

CODE NO.	NAME OF PLACE	ADDRESS
19.	OFFICE (FACADES) 133-135 YORK STREET	Pt. Sub. 34 York Street, (west side, three lots south of Peels Place).
20.	"ALBANY HOUSE"	Pt. Sub. 33 York Street, (north west corner of Stirling Terrace).
21.	LONDON HOTEL (FACADE)	Sub. 35 Stirling Terrace, (north side, second lot west of York Street).
22.	TAXI RANK AND REST ROOM	Reserve 19464 Sub. 826 Stirling Terrace (south-west corner of York Street).
23.	GROUP OF FACADES: PTN. A.T.L. S31 (Empire Building); Pt. S30 (Bank of NSW); A.T.L. S27-29 (Boans); Lots 1 & 8 of S26; Pt. of A.T.L. S25; Lot 17 of A.T.L. S23 (Vancouver House); Lot S22 (Old Light Opera Co. Bld) Pt. of A.T.L. S21 (White Star Hotel); Lot 25 (Royal George Hotel, Glasgow House, Edinburgh House); Pt. of A.T.L. S18 (Argyle House); Pt. of A.T.L. S17.	Stirling Terrace facades, (north side, moving from York Street to Spencer Street including corner building's facades).
24.	ROTUNDA	Reserve 19465 Sub. 827 Stirling Terrace (opposite Railway Crescent).
25.	WAREHOUSE	Sub. 19 Frederick Street, (south side, third lot west of Spencer Street).
26.	OLD POST OFFICE	Reserve 2683 Stirling Terrace (opposite Spencer Street).
27.	OLD GAOL	Reserve 22375 Sub. 874 Stirling Terrace (south east corner of Parade Street).
28.	POLICE QUARTERS AND STABLES	Reserve 4156 Pt. Sub. 41 Parade Street, (east side, south of Railway line).
29.	RESIDENCY MUSEUM	Reserve 4156 Pt. Sub. 41 Parade Street (east side, south of Railway line and at rear of lot).
30.	"CAMFIELD HOUSE"	Sub. 46 Cnr. Serpentine Road and Crossman Street (north east cnr. of intersection).
31.	HOUSE, 142 SERPENTINE ROAD	Lots 13 and 14 Serpentine Road (north side, 5 lots east of Elizabeth Street).
32.	"HILLSIDE HOUSE"	Lot 15 Cliff Way (north side, third lot west of Parade Street).
33.	"MELVILLE HOUSE"	Lot 33 Hotchin Avenue (south side, 3 lots west of Collie Street).

**APPENDIX VIII - SCHEDULE OF PLACES OF HERITAGE VALUE
(CONTINUED)**

CODE NO.	NAME OF PLACE	ADDRESS
34.	HOUSE, 41 MELVILLE STREET	Sub. 490 Cnr. Melville Street and View Street (north-west cnr of intersection).
35.	"THE ROCKS HOUSE", 182-188 GREY STREET	Reserve 27280 Grey Street west (north side, 4 lots east of Melville Street - rear of lot).
36.	HOUSE, 170 GREY STREET WEST	Lot 270 Cnr. Grey Street West and Parade Street (north-west cnr. of intersection).
37.	HOUSE, 148 GREY STREET WEST	Lot 1 of Sub. 190 Grey Street West (north side, 2 lots west of Collie Street).
38.	HOUSE, 153 GREY STREET WEST	Lot 11 Grey Street West (south side, 3 lots west of Collie Street).
39.	HOUSE, 28 VANCOUVER STREET	Lot 182 Vancouver Street (north side, 3 lots east of Parade Street).
40.	"BANGOR HOUSE"	Sub. 197 cnr. Vancouver Street and Parade Street (north west cnr. of intersection).
41.	HOUSE, 82 VANCOUVER STREET	Sub. 245 Vancouver Street (north side, 7 lots east of Bay Street).
42.	OLD HOSPITAL	Reserve 3693 Sub. 228 Vancouver Street (south side, 5 lots west of Melville Street).
43.	FORMER MATTHEW CULL'S HOUSE	Lot 13 of Sub. 303 Middleton Road (north side, 5 lots west of Campbell Street).
44.	HOUSE, 33 ROWLEY STREET	Lot 4 Rowley Street (west side, 5 lots north of Grey Street East).
45.	HOUSE, 35 ROWLEY STREET	Lot 2 Rowley Street (west side, 2 lots north of Grey Street East).
46.	TERRACE HOUSES, 63-69 SPENCER STREET	Pt. Sub. 144 cnr. Spencer Street and Grey Street East (south-west cnr. of intersection).
47.	HOUSE AND FORMER SHOP - FORMER INN	Pt. Sub. 144 cnr. Spencer Street and Earl Street (north west cnr. of intersection).
48.	HOUSE, 62 SPENCER STREET	Lot 5 of Sub. 342 Spencer Street (east side, 7 lots south of Grey Street East).
49.	HOUSE, 64 SPENCER STREET	Lot 6 of Sub. 342 Spencer Street (east side, 6 lots south of Grey Street East).
50.	MASONIC HALL	Lot 21 of Sub. 332 cnr. Spencer Street and Earl Street (south east cnr. of intersection).
51.	HOUSE, 120 BURGoyNE ROAD	Lot 463 Burgoyne Road (north side, 2 lots west of Mount Street).
52.	SIR RICHARD SPENCER'S GRAVE	Reserve 23769 Sub. 998 Seymour Street (west side, 4 lots south of Nelson Street).

**APPENDIX VIII - SCHEDULE OF PLACES OF HERITAGE VALUE
(CONTINUED)**

CODE NO.	NAME OF PLACE	ADDRESS
53.	"THE OLD FARM STRAWBERRY HILL" INCLUDING MINER'S COTTAGE	Reserve 24864 Sub. 1105 and Pt. Lot 19 and Old Farm Road Reserve - situated off Middleton Road (north side, mid-way between Bluff Street and Seymour Street).
54.	"HAWTHORNDENE HOUSE"	Lot 25 Seymour Street (east side, 3rd lot south of Hanson Street).
55.	DESERT MOUNTED CORPS MEMORIAL	Reserve 27116 - summit of Mt. Clarence, end of Apex Drive (western end of reserve).
56.	HOUSE, 68 BRUNSWICK ROAD "BRACKENHURST"	Lot 13 cnr. Brunswick Road and Cuddihy Avenue (north west cnr. of intersection).
57.	APEX PARK	Lot Nos. 1289 and 6700 Reserve No. 25382 bounded by Hanrahan Road, Parker, Lambert and Menzies Streets.
58.	HOLMES PARK	Lot 7265, Reserve No. 32935 Ulster Road, south-west cnr. of Martin Road
59.	SPENCER PARK WILDFLOWER RESERVE	Reserve No. 28725, bounded by Burville Street and Mokare Road.
60.	LION STREET RESERVE AND MOUNT MELVILLE	Land generally bounded by Lion Street, Serpentine Road, Johnston, Robinson and Bay Street, Grey Street West, Carlisle Street and Spearwood Road. It includes Reserve Nos. 21300 and 2681.
61.	MT ELPHINSTONE	Land located west of Elphinstone Road, north of Robinson Road, east of Frenchman's Bay Road and Ware Road and south of Elleker Road.
62.	MOKARE PARK	Lot No. 1202, Reserve No. 23397 bounded by Serpentine Road, Crossman and Robinson Streets and Melville Drive.
63.	BOB THOMSON GARDENS	Lot 1155, Reserve No. 24429 bounded by Middleton Road and Boronia and Burt Streets.
64.	WAGGON ROCK	Lot 1153, Reserve No. 27460 and Lot 12 Serpentine Road.
65.	LAWLEY PARK	Sub. E2, Reserve No. 6596, Lots 165 and 166 Brunswick Road, Lot 828, Reserve No. A19466, Lot 845, Reserve No. 8765, situated south side of Stirling Terrace and Brunswick Road.
66.	MT CLARENCE, MT ADELAIDE AND BALSTON GARDENS	Land generally bounded by Palmer, Mill, Innes and Clarence Streets, Burgoyne Road, Marine Drive, King George Sound from Semaphore Point to Ellen Cove, Adelaide Crescent, Hare, King and Burt Streets.
67.	BLUFF ROCK	Land generally bounded by Tassell and Collingwood Streets and Bathurst Place. It includes Reserve No. 24409 and 5155.

**APPENDIX VIII - SCHEDULE OF PLACES OF HERITAGE VALUE
(CONTINUED)**

CODE NO.	NAME OF PLACE	ADDRESS
68.	LAKE SEPPINGS	Land bounded by Lake Seppings Drive, Loftie, Collingwood, Griffiths, Bird and Troode Streets, Golf Links Road and Beach Road, including Reserve Nos. 22058, 1299, 29187 and 23775.
69.	MIDDLETON BAY RESERVE	Middleton and Emu Beaches and Foreshores. It includes Reserve Nos. 14789 and 15879 and 36320.
70.	GREEN ISLAND	Green Island, Reserve No. A24808.
71.	SWARBRICK PARK	Land situated east of Emu Point between Oyster Harbour and Middleton Bay, comprising Reserve Nos. A21729 and 33309.
72.	OYSTER HARBOUR	Land bounded by Collingwood and Butcher Streets, Mermaid Avenue, Clarke and Swarbrick Streets and Oyster Harbour, including Reserve Nos. A6862, Part 15879 and Part 22698.
73.	HOUSE, 75 ALBANY HIGHWAY	Lot 3 of A.S.L. 37 (south-west cnr. of Elizabeth Street and Albany Highway).
74.	HOUSE, 77 ALBANY HIGHWAY	Lot 4 of A.S.L. 37 (south-east cnr. of Alicia Street and Albany Highway).
75.	HOUSE, 81 ALBANY HIGHWAY	Lot 4 of A.S.L. 37 (south-east cnr. of Alicia Street and Albany Highway).
76.	HOUSE, 176 SERPENTINE ROAD	Lot 1 of A.S.L. 47 (north-west cnr of Serpentine Road and Crossman Streets).
77.	HOUSE, 197 SERPENTINE ROAD	Lot 4 of A.T.L. 125 (south side of Serpentine Road, 3 lots west of Serpentine Crescent).
78.	HOUSE, 172 GREY STREET	Lot 2 of A.T.L. 269 Grey Street West (north side, second lot west of Parade Street).
79.	HOUSE, 176 GREY STREET WEST	A.T.L. 268 Grey Street West (north side, fourth lot west of Parade Street).
80.	HOUSE, 198 GREY STREET	Lot 8 of A.T.L. Pt. 260 Grey Street (north side, second lot west of Melville Street).
81.	HOUSE, 10 VANCOUVER STREET	Lot 13 of A.T.L. 184 Vancouver Street (north side, fifth lot west of Collie Street).
82.	HOUSE, 42 VANCOUVER STREET	Lot 5 of A.T.L. 200/199 Vancouver Street (north side, third lot west of Parade Street).
83.	HOUSE, 39 ROWLEY STREET	Lot 2 Rowley Street (west side, eighth lot north of Grey Street East).
84.	HOUSE, 140 BURGOYNE ROAD	Pt. of A.T.L. 458 Burgoyne Road (north side, third lot east of Bridges Street).

**APPENDIX VIII - SCHEDULE OF PLACES OF HERITAGE VALUE
(CONTINUED)**

CODE NO.	NAME OF PLACE	ADDRESS
85.	HOUSE, 78 BRUNSWICK ROAD	A.T.L. 376 Brunswick Road (fourth lot west of Cuddihy Avenue).
86.	HOUSE, 14 MOUNT STREET	Lot 14 of A.T.L. 330 (east side of Mount Street, second lot north of Brunswick Road).
87.	HOUSE, 22 STIRLING TERRACE	Lot 18 of A.T.L. 10 Stirling Terrace (fifth lot east of Spencer Street).
88.	HOUSE, 24 STIRLING TERRACE	Lot 2 of A.T.L. S11 Stirling Terrace (fourth lot east of Spencer Street).
89.	HOUSE, 26 STIRLING TERRACE	Lot 1 of A.T.L. S12 Stirling Terrace (third lot east of Spencer Street).
90.	STABLES AND GROUNDS, STIRLING TERRACE	Pt. A.T.L. S13/14 Stirling Terrace (second lot east of Spencer Street at the rear of "Norman House").
91.	HOUSE, FREDERICK STREET	Lot 7 of A.T.L. 333 Frederick Street (second lot east of Spencer Street).
92.	MOIR'S COTTAGE, STIRLING TERRACE	Lot S18 Stirling Terrace at the rear of Edinburgh House.
93.	OAK TREES	Lots 107 and 108, Sub Lot 394 Drew Street.

PARTNERSHIP AGREEMENT

New Regional and Statewide Initiatives

ROYALTIES FOR REGIONS PROJECT

REGIONAL ESTUARIES INITIATIVE

DEPARTMENT OF WATER

AND

CITY OF ALBANY

TABLE OF CONTENTS

OPERATIVE PART	5
1. PROJECT BACKGROUND	5
2. DEFINITIONS AND INTERPRETATION	6
2.1 Definitions	6
2.2 Interpretation	8
3. OBLIGATIONS OF RECIPIENT	9
3.1 Use of Funding	9
3.2 General Undertakings of the Recipient	9
3.3 Obligations under the MoU	10
3.4 Warranties and Representations	10
4. LIMITATION OF LIABILITY	11
5. DEFAULT AND TERMINATION	11
5.1 Event of Default by the Recipient	11
5.2 Termination	12
6. AGREEMENT BETWEEN THE RECIPIENT AND A THIRD PARTY	12
7. INSURANCES	12
8. WAIVER	12
9. ENTIRE AGREEMENT	13
10. ASSIGNMENT	13
11. CONFIDENTIALITY	13
12. INTELLECTUAL PROPERTY	14
13. VARIATION	14
14. RIGHTS, POWERS AND REMEDIES	14
15. GOVERNING LAW	14
16. SCHEDULES	14

17. DISPUTE RESOLUTION	14
18. COMMUNICATION PROTOCOL	15
SCHEDULE 1 – CONTACT OFFICERS	16
SCHEDULE 2 – PROJECT DETAILS	17
2.1 Project descriptions and milestones	17
2A Moving water in the landscape	17
<i>Strategy Outcome 3C: Reduced urban nutrient footprint by incorporating Water Sensitive Urban Design into urban development planning as routine</i>	17
<i>Subproject 3C.2: Yakamia Creek rehabilitation</i>	17
2.2 Project funding	19
SCHEDULE 3 ACCOUNTS AND REPORTING	22
3.1 Progress reports	22
3.2 Financial reporting requirements	23
3.3 Project reporting requirements	23
SCHEDULE 4 – ROLES AND RESPONSIBILITIES	24

OPERATIVE PART

THE PARTIES AGREE as follows:

1. PROJECT BACKGROUND

The Regional Estuaries Initiative is a four year \$20 million Royalties for Regions investment to halt the decline and build resilience in estuarine ecosystems to underpin the long-term economic wellbeing of Western Australia. The Regional Estuaries Initiative encompasses five key strategies to improve estuarine health across six estuaries (Table 1).

Table 1 Five key strategies of the Regional Estuaries Initiative

Strategy	Strategy Outcome
1. Regional capacity and project delivery	<p>1A: Capacity built through on the ground actions and sustained by long term investment and funding strategies to enable participation in regional catchment management.</p> <p>1B: Project delivered by regional partnerships in timely and effective manner.</p> <p>1C: Community informed through effective communication products and engaged through participation.</p>
2. Sustainable agriculture	<p>2A: Reduced nutrient footprint from dairy industry through self-regulation and dairy industry willingness to implement best practice.</p> <p>2B: Fertilising the farm and not the estuary through effective fertiliser use as standard practice in agriculture and transitioning from Government to private sector delivery of fertiliser management advice.</p>
3. Moving water in the landscape	<p>3A: Restoring stream function through stock exclusion and re-vegetation to reduce soil erosion and organic loading to streams.</p> <p>3B: Drainage management optimised to achieve water quality outcomes with clear governance framework.</p> <p>3C: Reduced urban nutrient footprint by incorporating water sensitive urban design into urban development planning as routine.</p> <p>3D: Waste water discharges reduced by prioritising waste water treatment plant upgrades, reuse and infill sewerage in areas close to sensitive waterways.</p>
4. New technologies for remediation	<p>4A: New technologies such as soil amendments evaluated and demonstrated to reduce nutrients to waterways.</p>
5. Science for management	<p>5A: Management guided by good science through adequate monitoring and public reporting.</p> <p>5B: Science integrated through world class models to identify the most effective actions.</p>

The Regional Estuaries Initiative will be overseen by the Department of Water in partnership with state and local government, water service providers, catchment groups and other partners. The Department of Water will provide direction and support to the lead agencies and partners delivering projects under the Regional Estuaries Initiative, undertake the science and monitoring underpinning the Initiative and report to the community on outcomes of activities undertaken to improve waterway health.

The Department of Water will also provide overall coordination of the Regional Estuaries Initiative through a MoU with the Department of Regional Development. The Department of Water will partner with other organisations to deliver individual projects under the Regional Estuaries Initiative and will report to the Department of Regional Development on the status and outcomes of the project.

This Partnership Agreement will provide funds to the Recipient to contribute to the delivery of a project under the Strategy area 'Moving water in the landscape'.

The project outlined in this Partnership Agreement has been funded through the State Government Royalties for Regions Program.

2. DEFINITIONS AND INTERPRETATION

2.1 Definitions

Defined terms for use in this Agreement, in addition to those set out in this clause 2.1, may appear in the Schedules.

In this Agreement, unless the context otherwise requires:

Agreement means this legally binding Partnership Agreement, including its recitals, Schedules and annexures.

Associates means any officer, employee, agent, consultant, contractor, nominee, licensee or adviser of the State, including any governmental, semi-governmental or local government authority, minister, department, statutory corporation, instrumentality or government owned corporation.

Auditor General means the Auditor General for the State of Western Australia.

Authorisation means any consent, authorisation, registration, filing, agreement, notarisation, clearance, certificate, permission, licence, permit, waiver, approval, authority or exemption from, by or within a Government Agency required under any Laws, and includes any renewal of, or variation to, any of them.

Business Day means a day which is not a Saturday, Sunday or public holiday in the State of Western Australia.

Claim means any claim, proceeding, cause of action, action, demand or suit (including by way of a claim for contribution or an indemnity).

Commencement Date means the date of this Agreement – or, if this Agreement is undated, the date on which the last party to execute this Agreement does so.

Date for Project Completion means the date by which the Recipient must complete the Project set out in Schedule 2.

Event of Default has the meaning given in clause 5.1.

Funding means \$520,000 (excluding GST) which will be provided by the Department to the Recipient in the manner and within the timeframes outlined in Schedule 2.

Intellectual Property includes:

- (a) all copyright (including rights in relation to all documents, reports, charts, drawings, data bases, software, source codes, models, systems, slides, tapes and specifications);
- (b) all copyright and all rights in relation to inventions (including registered and registrable patents), registered and unregistered trademarks, registered and unregistered designs, circuit layouts, and know-how; and
- (c) all other rights resulting from intellectual activity in the industrial, scientific, literary or artistic fields.

Law means all applicable present and future laws including:

- (a) all acts, ordinances, regulations by-laws, orders, awards and proclamations of the State of Western Australia or the Commonwealth of Australia;
- (b) Authorisations;
- (c) principles of law or equity;
- (d) standards, codes, policies and guidelines; and
- (e) the Australian Securities Exchange listing rules.

Liability means any debt, obligation, cost (including legal costs), expense, Loss, damage, compensation, charge or liability of any kind (whether arising in negligence or otherwise), including those that are prospective or contingent and those the amount of which is not ascertained or ascertainable.

Loss includes any loss, cost, expense, damage or liability whether direct, indirect or consequential (including pure economic loss), present or future, ascertained, unascertained, actual, prospective or contingent or any fine or penalty.

Milestones means the milestones set out in Schedule 2, with each milestone in relation to an Obligation of the Recipient being the date by which that Obligation must be completed, and includes the Date for Project Completion.

Notification means a notice by the Department given in accordance with this Partnership Agreement that in the Department's opinion the Recipient has properly complied with and fulfilled all of its Obligations, including that the Final Report provided by the Recipient in accordance with Schedule 3 is satisfactory.

Obligation means an obligation in this Agreement.

Party means each of the Department or the Recipient as the context requires, and **Parties** means both of them.

Pre-Existing Intellectual Property means the Intellectual Property of a Party which was either created before the Commencement Date, or independently of this Agreement, and all improvements to such Intellectual Property by the Party.

Project means the initiative or activities described in Schedule 2.

Project Intellectual Property means all Intellectual Property (excluding Pre-Existing Intellectual Property) developed, created, discovered, brought into existence or otherwise acquired (other than from the Department) by or for or on behalf of the Recipient in the course of undertaking the Project or otherwise under or in connection with this Agreement. For the avoidance of doubt, Project Intellectual Property includes Intellectual Property developed, created, discovered, brought into existence or otherwise acquired by any person under or pursuant to a Third Party Agreement.

Provision means any term, condition, undertaking, promise, obligation or warranty of, made or given by the Recipient, or otherwise applicable to the Recipient, under this Agreement.

Related Body Corporate has the meaning given to it in the *Corporations Act 2001* (Cth).

Schedule means any schedule to, and forming part of, this Agreement.

Third Party Agreement has the meaning given to it in Clause 6.

2.2 Interpretation

In this Agreement unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing any gender include the other genders;
- (c) references to a person include an individual, the estate of an individual and any type of entity or body of persons, including a corporation, an incorporated or unincorporated association or parties in a joint venture, a partnership or a trust and the legal personal representatives, successors and assigns of that person;
- (d) a reference to a statute, ordinance, code, or other law includes regulations, by-laws, rules and other statutory instruments under it for the time being in force and consolidations, amendments, re-enactments, or replacements of any of them (whether of the same or any other legislative authority having jurisdiction);
- (e) references to this Agreement or any other instrument include this Agreement or other instrument as varied or replaced, and notwithstanding any change in the identity of the Parties;
- (f) references to writing include any mode of representing or reproducing words in tangible and permanently visible form, and include e-mail and facsimile transmission;
- (g) an Obligation incurred in favour of two or more persons is enforceable by them jointly and severally;

- (h) if a word or a phrase is defined, other parts of speech and grammatical forms of that word or phrase have corresponding meanings;
- (i) references to this Agreement include its recitals, Schedules and annexures;
- (j) headings are inserted for ease of reference only and are to be ignored in construing this Agreement;
- (k) references to time are local time in Perth, Western Australia;
- (l) where time is to be reckoned from a day or event, that day or the day of that event is to be included;
- (m) references to currency are to Australian currency unless otherwise stated;
- (n) no rule of construction applies to the disadvantage of a Party on the basis that the Party put forward this Agreement or any part thereof;
- (o) a reference to any thing is a reference to the whole and each part of it, and a reference to a group of persons is a reference to all of them collectively, to any two or more of them collectively and to each of them individually;
- (p) when the day or last day for doing an act is not a Business Day, then the day or last day for doing the act will be the directly preceding Business Day;
- (q) if the word "including" or "includes" is used, the words "without limitation" are taken to immediately follow;
- (r) the phrases "described in", "set out" and "specified in" shall all read as if the words "expressly or impliedly" appeared immediately before them; and
- (s) reference to a contractor or sub-contractor means a contractor or sub-contractor at any tier.

3. OBLIGATIONS OF RECIPIENT

3.1 Use of Funding

- (a) The Recipient must use the Funding for the carrying out of the Project in accordance with this Agreement. All of this expenditure must be effected in a commercially prudent, sensible and reasonable manner.
- (b) In carrying out the Project, the Recipient must comply with and meet all Milestones including completing the Project by the Date for Project Completion.

3.2 General Undertakings of the Recipient

The Recipient must:

- (a) at all times duly perform and observe its Obligations and must promptly inform the Department of any occurrence that might adversely affect its ability to do so in a material way;
- (b) without limiting clause 3.2(a), at all times (including if any part of its Obligations are sub-contracted) ensure that its Obligations are carried out by people with appropriate skills and expertise;
- (c) undertake its Obligations with integrity, good faith and probity in accordance with good corporate governance practices;
- (d) not, nor attempt to, sell, transfer, assign, mortgage, charge or otherwise dispose of or deal with any of its rights, entitlements and powers or Obligations under this Agreement;
- (e) comply with all Laws; and
- (f) cooperate fully with the Department in the administration of this Agreement.

3.3 Obligations under the MoU

The Recipient acknowledges that the Department has obligations under the MoU with DRD that the Recipient must assist the Department with meeting. In particular:

- (a) The Recipient agrees to ensure it provides all relevant information to the Department that may be required under the Communications Protocol between the Department and DRD;
- (b) In the event that the DRD arranges for an Evaluation or Audit to be carried out in relation to the Project, the Recipient agrees to allow the DRD, an Auditor or any other person that DRD wishes to carry out the Evaluation or Audit to:
 - (i) have full access to all documents, records and premises in the control or possession of the Recipient for the purposes of carrying out the Evaluation or Audit; and
 - (ii) take copies of any and all documents and records in the control or possession of the Recipient relating in any way to either or both of the Project and this Agreement.

3.4 Warranties and Representations

The Recipient represents and warrants, for the benefit of the Department that:

- (a) it is authorised to enter into this Agreement;
- (b) all conditions and things required by applicable Law to be fulfilled or done (including the obtaining of any necessary authorisations) in

order to enable it lawfully to enter into, exercise its rights and perform its obligations under this Agreement have been fulfilled or done; and

- (c) it knows of no impediment to it performing its obligations under this Agreement.

4. LIMITATION OF LIABILITY

- (a) The Department is not responsible or liable in any way for the success or otherwise of the Project or for any losses suffered by the Recipient in undertaking the Project. The Recipient releases the Department from all Liability in relation to the Project, this Agreement and any related matter and agrees that neither it nor any Related Body Corporate will make a Claim against the State or any of the State's Associates arising directly or indirectly in relation to one or more of the Project, this Agreement and any related matter. This clause 4 may be pleaded by the State or its Associates as a bar to any proceedings commenced by the Recipient against the State or its Associates in relation to one or more of the Project, this Agreement and any related matter.
- (b) The Recipient must indemnify the State and must keep it indemnified and hold it and its officers, employees and agents harmless from and against all Claims or Liability, suffered or incurred by or brought against the State or any of its respective officers, employees and agents whether before or after the date of this Agreement caused by, arising out of or relating directly or indirectly to any:
 - (i) breach of any Provision by the Recipient;
 - (ii) act or omission of the Recipient or its employees, contractors, officers or agents; or
 - (iii) breach of a Law by the Recipient or any of its employees, contractors, officers or agents.
- (c) This clause survives the termination of this Agreement.

5. DEFAULT AND TERMINATION

5.1 Event of Default by the Recipient

An Event of Default occurs if:

- (a) the Recipient breaches any Provision, which breach (if remediable) continues without remedy for five (5) Business Days after notice in writing has been served on the Recipient by the Department. This subclause does not limit any other part of this clause 5.1 in any way; or

- (b) the Recipient breaches any Provision and such breach cannot be remedied. This subclause does not limit any other part of this clause 5.1 in any way; or
- (c) the Recipient fails to comply with or meet a Milestone set by the Department in accordance with this Agreement; or
- (d) the Department believes, in its absolute discretion, that the Recipient is unwilling or unable to comply with any one or more of the Provisions; or
- (e) the Recipient repudiates the Agreement; or
- (f) a material warranty given by or representation made by the Recipient is or becomes untrue; or
- (g) where this Agreement provides for or contemplates the Parties reaching further agreement in relation to anything the subject of, or related to, either or both of this Agreement and the Project, this further agreement is not reached and recorded in writing within a reasonable time.

5.2 Termination

- (a) The Department may terminate the Agreement by providing notice in writing to the Recipient and the Agreement is then terminated from the date specified in that notice if an Event of Default occurs.
- (b) The Parties can agree in writing to terminate the Agreement from the date agreed by both Parties.

6. AGREEMENT BETWEEN THE RECIPIENT AND A THIRD PARTY

If the Recipient enters into an agreement with any other party relating in any way to this Agreement (**Third Party Agreement**), the Recipient must ensure that the other party has obligations in the Third Party Agreement which will ensure that the Recipient properly fulfils its corresponding Obligations and to the extent necessary to ensure that the other party has these obligations, the Recipient must ensure that the Third Party Agreement mirrors the terms of this Agreement.

7. INSURANCES

Under this Agreement the Recipient is required to effect, maintain and keep in force for the appropriate periods, adequate and appropriate insurance, including works insurance if applicable.

8. WAIVER

- (a) No right under this Agreement shall be deemed to be waived except by notice in writing signed by the Party to be bound by or subject to the waiver.

- (b) A waiver by either Party will not prejudice that Party's rights in relation to any further breach of this Agreement by the other Party.

9. ENTIRE AGREEMENT

This Agreement constitutes the entire, full and complete understanding and agreement between the Parties in relation to its subject matter and supersedes all prior communications, negotiations, arrangements and agreements between the Parties with respect to the subject matter of this Agreement.

10. ASSIGNMENT

This Agreement is personal to the Recipient and may not be assigned by the Recipient without the Department's consent, which will not be unreasonably withheld. The Department may at any time, in its absolute discretion, assign or transfer its rights and Obligations under this Agreement as it sees fit.

11. CONFIDENTIALITY

- (a) The Parties acknowledge that this Agreement and information held or compiled by the Department in relation to this Agreement are subject to the *Freedom of Information Act 1992* and nothing in this Agreement in any way alters, limits or affects the operation of *Auditor General Act 2006*, the *Financial Management Act 2006* or the Recipient's obligations (if any) in relation to these Acts.
- (b) Each Party must keep the other Party's confidential information confidential. A Party (Recipient) that receives confidential information of the other Party (Disclosing Party) must not use or disclose to any person the Disclosing Party's confidential information except:
 - (i) where necessary for the purpose of contributing to, implementing or delivering the Project;
 - (ii) as authorised in writing in advance by the Disclosing Party;
 - (iii) to the extent that the confidential information is public knowledge (other than because of a breach of this clause by the Recipient);
 - (iv) as required by any law, stock exchange, judicial or parliamentary body or governmental agency including in response to parliamentary questions and ministerial inquiries; or
 - (v) when required (and only to the extent required) to the Recipient's professional advisers, and the Recipient must ensure that such professional advisers are bound by the confidentiality obligations imposed on the Recipient under this clause.

If the Disclosing Party uses or discloses the confidential information pursuant to sub-clause (iv) or (v), they must give written notification to the other Party as soon as possible.

12. INTELLECTUAL PROPERTY

- (a) The Pre-Existing Intellectual Property of each Party remains the property of that Party.
- (b) All Project Intellectual Property shall be jointly owned by the Parties.

13. VARIATION

Any modification, amendment or other variation to this Agreement must be made in writing, and must, unless the Department in its absolute discretion directs in writing otherwise, be duly executed by both Parties.

14. RIGHTS, POWERS AND REMEDIES

The rights, powers and remedies in this Agreement are in addition to, and not exclusive of, the rights, powers and remedies existing at law or in equity.

15. GOVERNING LAW

This Agreement is governed by the laws in force in the State of Western Australia. Each Party irrevocably submits unconditionally to the non-exclusive jurisdiction of the Courts of Western Australia and of all Courts competent to hear appeals therefrom in relation to any legal action, suit or proceeding arising out of or with respect to the Agreement.

16. SCHEDULES

- (a) Any express or implied provision of any Schedule to this Agreement is hereby deemed to be a provision of this Agreement and therefore must be complied with (by the relevant Party) in accordance with its terms.
- (b) In clause 16(a), "provision" includes term, condition, warranty, stipulation, right, Obligation, representation and the like.

17. DISPUTE RESOLUTION

- (a) If any dispute arises between the Parties in relation to this Agreement, or any matter referred to in this Agreement:
 - (i) The parties will meet within 10 business days at the request of either party to discuss the issue and use their best endeavours to negotiate a mutually acceptable resolution.
 - (ii) That dispute is to be managed in accordance with the following sequence acting reasonably and in good faith: by a meeting between the Department's Project Manager and the Recipient's equivalent; and if not resolved by a meeting between the Department's Project Executive Director and the Recipient's equivalent; and if not resolved by a joint decision of the Director General of the Department and the Chair of the Recipient both acting reasonably and in good faith.

- (iii) Both parties commit to resolving conflicts that arise from this Agreement in an open, transparent and respectful manner.

18. COMMUNICATION PROTOCOL

The Recipient is required to adhere to the requirements set out in the Regional Estuaries Initiative Communication and Engagement Protocol and Royalties for Regions Marketing, Communication and Acknowledgements Policy March 2016.

SCHEDULE 1 – CONTACT OFFICERS

1. Notice Addresses

1.1 Department

Registered Mail:	PO Box K822 Perth WA 6000
Facsimile:	(08) 63646515

1.2 Recipient

Registered Mail:	PO Box 484, Albany WA 6331
Facsimile:	(08)98414099

2. Contact Officers

2.1 Department

Name:	Malcolm Robb
Job Title:	Manager Water Science Branch
Phone:	(08) 6364 7852
Facsimile:	(08) 6364 6515
Email:	malcolm.robbs@water.wa.gov.au
Postal Address:	PO Box K822 Perth, WA 6000
Street Address:	168 St Georges Terrace PERTH WA 6000
Supervisor:	Greg Claydon, Executive Director, Science and Planning

2.2 Recipient

Contact	Contractual Funding Matters
Name:	Alana Lacy
Job Title:	Revenue Development Officer
Phone:	(08) 6820 3081
Facsimile:	08 9841 4099
Email:	alana.lacy@albanys.wa.gov.au
Postal Address:	PO Box 484, Albany WA 6331
Street Address:	102 North Rd, Yakamia, WA 6330
Supervisor:	Michael Cole, Executive Director, Corporate Services
Contact	Technical and Project Management Matters
Name:	Austin Rogerson
Job Title:	Senior Civil Engineering Officer - Drainage
Phone:	(08) 6820 3966
Facsimile:	08 9841 4099
Email:	austin.rogerson@albanys.wa.gov.au
Postal Address:	PO Box 484, Albany WA 6331
Street Address:	102 North Rd, Yakamia, WA 6330
Supervisor:	Matthew Thomson, Executive Director, Works and Services

SCHEDULE 2 – PROJECT DETAILS

2.1 Project descriptions and milestones

2A Moving water in the landscape

Strategy Outcome 3C: Reduced urban nutrient footprint by incorporating Water Sensitive Urban Design into urban development planning as routine

Subproject 3C.2: Yakamia Creek rehabilitation

Project description

Yakamia Creek drains a mixed agricultural/urban catchment through the City of Albany and enters Oyster Harbour. The creek is partly channelised to prevent flooding in the floodplain portion of the lower catchment. Confusion over drainage ownership is frequently vexatious and the catchment is a major contribution of nutrients and other pollutants to Oyster Harbour. The City of Albany, the Department of Water, South Coast Natural Resource Management and Oyster Harbour Catchment Group have been engaged in recent years in integrating planning and actions for the creek.

This project is for rehabilitation works consistent with the recent Yakamia Creek Living Stream Management Plan (Janicke, 2015) and informed by the Yakamia Creek Arterial Drainage Plan (Essential Environmental, 2014).

This project will modify and enlarge an existing poorly performing detention basin into a nutrient stripping basin. The project will convert 210 linear metres of trapezoidal drain (Yakamia Creek) into approximately 11,000m² of wetland biofiltration basin. The basin will contain a meandering low flow channel that will be vegetated with native sedges, low shrubs and tall trees. The project also includes bioremediation of runoff from adjacent access road and car parking area. These areas are contiguous with the basin and extend the treatment area to include modification of trapezoidal drains into wider stream treatment areas.

The aim of the project is to improve water quality in Yakamia Creek by reducing levels of nutrients and contaminants. The project will also seek to achieve multiple benefits, including enhancing wetland habitat and passive recreation values associated with nature based areas. The basin will also provide some attenuation during larger rainfall events.

The access road and channel treatment areas will be located on City of Albany vested recreation and road reserves and the basin will be located on freehold City of Albany land within the Centennial Park sporting precinct, near Wellington Street. The site is downstream of both residential urban and light industrial commercial zones, and provides an opportunity to improve water quality midway through the Yakamia catchment, before flowing to the (privately owned) floodplain and ultimately discharging to Oyster Harbour.

The project consists of the following stages:

- **Preliminary** – Initial design, survey, acid sulphate soil management plan, community and Indigenous consultation, and approvals

- **Stage 1** – Detailed design, scope of works and specification development, tender, award of contracts and Superintendence.
- **Stage 2** – Construction, excavation, acid sulphate soil treatment, waterway realignment, civil headworks, soil shaping and topsoil
- **Stage 3** – Planting and vegetation establishment
- **Stage 4** – Paths, bird hide/footbridge and interpretation signage
- **Post development** – Management, maintenance and establishment of wetland species.

The project will be delivered in partnership, with the Department of Water as the project lead. The City of Albany will be responsible for project implementation for all four stages, including Project Management and Superintendence, Scope of Work and Specification Development, and administration of any third party tender, contract or award. The Department of Water will provide technical and managerial input and advice, including the water quality monitoring component of the project.

Roles and responsibilities will be refined through the development of the project plan. To commence the project, initial key responsibilities are detailed in Schedule 4.

Project milestones are detailed in the table below; additional project milestones may be negotiated when the project schedule is reviewed.

Project Milestones	Due Date
Signed Partnership Agreement	June 2017
Establish Project Advisory Team	August 2017
Commence Preliminary planning, investigations, consultation and works	August 2017
Develop a Draft Project Plan	October 2017
Final revised and detailed Project Plan	April 2018
Detailed design	In accordance with Project Plan
Commencement of site works	In accordance with Project Plan
Completion of all project stages	December 2019

2.2 Project funding

Payment of Funding

The timing for payment of funding to the City of Albany and project deliverables for funding is outlined in the table below.

Project Deliverable	Payment details and timing	Amount \$
Upon signing this Agreement	(within 20 business days of signing Agreement)	55,000
After approval of detailed Project Plan	1 July 2018	435,000
Implementation of project activities in accordance with Project Plan	1 July 2019	30,000
Total payment		520,000

* All the amounts set out in the table are exclusive of GST

Budget table for the Regional Estuaries Initiative project with the City of Albany

Budget item	2016/17 \$	2017/18 \$	2018/19 \$	2019/20 \$	Total \$
Preliminary – Design, survey, acid sulphate soil management plan, community and Indigenous consultation, and approvals	5000				5,000
Stage 1 – Scope of works and specification development; tender, contract and award administration; project management and superintendence		50,000			50,000
Stage 2 – Construction, excavation, acid sulphate soil treatment, waterway realignment, civil headworks, soil shaping and topsoil			210,000		210,000
Stage 3 – Planting and vegetation establishment			105,000		105,000
Stage 4 – Paths, bird hide/footbridge and interpretation signage			120,000	10,000	130,000
Post Development management and maintenance				20,000	20,000
Total budget	5,000	50,000	435,000	30,000	520,000

Project In-kind Funding

The Regional Estuaries Initiative has been funded through the State Government Royalties for Regions Program. A requirement of this funding is contributions from recipients and others involved in the program. Cash and in-kind funding from the City of Albany is identified in the table below.

Budget item	2016/17	2017/18	2018/19	2019/20	2020-22	Total
	\$	\$	\$	\$	\$	\$
Preliminary – Design, survey, acid sulphate soil management plan, community and Indigenous consultation, and approvals In –kind value	5000					5,000
City cash contribution	0					
Stage 1 – Scope of works and specification development; tender, contract and award administration; project management and superintendence In –kind value		30,000				30,000
City cash contribution		20,000				20,000
Stage 2 – Construction, excavation, acid sulphate soil treatment, waterway realignment, civil headworks, soil shaping and topsoil In –kind value			30,000			30,000
City cash contribution			160,000			160,000
Stage 3 – Planting and vegetation establishment In – kind value			20,000			20,000
City cash contribution			85,000			85,000
Stage 4 – Paths, bird hide/footbridge and interpretation signage In –kind value			20,000			20,000
City cash contribution			120,000			120,000
Post development management and maintenance In –kind value				10,000	10,000	20,000
City cash contribution				5,000	5,000	10,000
Total budget*	5,000	50,000	435,000	15,000	15,000	520,000

SCHEDULE 3 ACCOUNTS AND REPORTING**3.1 Progress reports****Item 1 Quarterly Progress Report**

The Recipient is to provide to the Department quarterly progress reports (as at 30 September, 31 December, 31 March and 30 June), or as determined from time to time by the Department, until receipt by the Recipient of the Notification. These progress reports must be certified by the Chief Financial Officer or other accountable officer of the Recipient and include:

- i. a financial report containing information with respect to the Project, which must include the information set out in Schedule 2; and
 - ii. a project report which must include the information set out in Schedule 2, showing how and to what extent the Funding was spent, in-kind and/or cash contributions and the extent to which the Recipient's Obligations were performed and the Milestones met.
- a) Note - the quarterly report on the Project is to be submitted within two (2) weeks after the end of the quarter to which the quarterly report relates.

Item 2 Annual Report

The Recipient is to provide to the Department an annual report on the Project based on a financial year ending 30 June until receipt by the Recipient of the Notification. These annual reports must be certified by the Chief Financial Officer or other accountable officer of the Recipient and be audited by an Auditor, and include:

- i. a financial report containing information with respect to the Project which must include the information set out in Schedule 2; and
 - ii. a project report which must include the information set out in Schedule 2 showing how and to what extent the Funding (and any interest accrued on the Funding) was spent, in-kind and/or cash contributions to the project and the extent to which the Recipient's obligations were performed and the Milestones met.
- a) Note - the audited annual report on the Project is to be submitted within two (2) months after the end of the financial year to which the annual report relates.

Item 3 Final report

- i. The Recipient is to provide to the Department a report (Final Report) within two (2) months after receipt by the Recipient of any written request from the Department to do so, which must be certified by the Chief Financial Officer or other accountable officer of the Recipient and be audited by an Auditor, and include:
- ii. a financial report certifying that the Funding (and any interest accrued on the Funding) was used for the Project, confirming the amount of Funding spent and which must include the information set out in Schedule 2; and

- iii. a project report which must include the information set out in Schedule 2, showing how and to what extent the Funding (and any interest accrued on the Funding) was spent and the extent to which the Recipient's obligations were performed and the Milestones met.

3.2 Financial reporting requirements

The Department intends to provide relevant templates to assist the Recipient in completing its reporting Obligations.

The information listed below is indicative of the information requested by the Department and may be varied by the Department from time to time in its absolute discretion.

1. Total approved budget for the current financial year.
2. Balance brought forward from previous reporting period.
3. Funding received from the Department to date.
4. Total monies committed in the current period from Funding and other funds received (if any), including leveraged funds.
5. Actual payments to date.
6. Initial estimate cost of the Project.
7. Amount of interest earned on the Funding and on any income generated by the Project.
8. Amount of Leveraged funding from other sources.
9. Forecast cost to complete the Project.
10. Use of funds: Infrastructure/Services/Administration.

3.3 Project reporting requirements

The Department intends to provide relevant templates to assist the Recipient in completing its reporting Obligations.

The information listed below is indicative of the information requested by the Department and may be varied by the Department from time to time in its absolute discretion.

1. Fulfilment of Recipient's Responsibilities and Obligations.
2. To what degree has the Recipient achieved Regional Estuaries Initiative objectives in fulfilling its Responsibilities and Obligations.
3. Project indicators.
4. Milestones/achievements target for the reporting period.

5. Milestones/actual achievements for the reporting period.
6. Explanation of variances between target and actual achievements, including reasons why milestones were not achieved, impediments encountered, action taken to overcome these and potential future impediments, if any.
7. Risks with respect to the Project, including in relation to completing the Recipient's Obligations and solutions proposed by the Recipient regarding these risks.
8. Funding allocation by project category.
9. What the funding received has been spent on.
10. Provide copies of contracts entered into between the Recipient and any other party in relation to the Project, including Third Party Agreements.

SCHEDULE 4 – ROLES AND RESPONSIBILITIES

Key Responsibilities for the **Department of Water:**

- Establish and sign Partnership Agreement with City of Albany.
- Provide the financial contribution to the City of Albany as set out in Schedule 2 of this Partnership Agreement.
- Coordinate reporting to the Department of Regional Development.
- Provide templates for project and financial reporting and project communication protocols.
- Provide technical and managerial support to the City of Albany as required to deliver the project.
- Provide Regional Estuaries Initiative communication protocol.
- Develop overarching communication products and key messages for Regional Estuaries Initiative.
- Undertake the water quality monitoring required to establish baseline environmental conditions for the site and measure the effectiveness of the treatment system.
- Coordinate the Project Advisory Team

Key Responsibilities for **City of Albany:**

- Undertake the key milestones and deliverables of this project including the development of a project plan.
- Provide quarterly progress reports to the Department of Water which must include as minimum information set out in Schedule 3.

- Provide annual audited financial reports to the Department of Water, which must include as minimum information set out in Schedule 3 including reporting of City of Albany in-kind and cash contributions to the project.
- Support the Department of Water in promoting the Regional Estuaries Initiative program and assist in the organisation and facilitation of local communication events.
- Contribute to the final project evaluation report of the Regional Estuaries Initiative.
- Follow the media protocols established by the Regional Estuaries Initiative Communications Protocol.
- Advise the Department of Water early if project targets or milestones are not likely to be achieved in a particular year and discuss if a project variation if required.
- Attend Project Advisory Team meetings as required
- Develop scope of works and specification in consultation with the Project Advisory Team
- Undertake project implementation and on-site works as per the project plan, including Project Management and Superintendence, including engagement of subcontractors as required
- Undertake the ongoing management, maintenance and operation of the biofiltration basin

In Good Faith:

The Department of Water will:

- Communicate openly and regularly with the City of Albany on the Regional Estuaries Initiative and other relevant issues.
- Provide mediation and support between partnering organisations in the Regional Estuaries Initiative program if required.
- Provide support to the City of Albany through the Department of Water Yakamia Creek project officer.
- Provide flexibility to City of Albany in achieving project targets and milestones across varies years through agreed milestone variations if required.

The City of Albany will:

- Communicate openly and regularly with the Department of Water and project delivery partners to sustain strong partnerships and relationships.
- Communicate with the Department of Water Yakamia Creek project officer on any issues of concern or politically sensitive issues.

EXECUTED by the Parties as an Agreement

Signed on behalf of the **Department of Water ABN 28 420 443 065** by a duly authorised officer in the presence of:)
)
)
)

Signature of witness

Signature – Mike Rowe

Name of witness (print)

Director General

Date

Date

Signed on behalf of the City of Albany 94717875167 by a duly authorised officer in the presence of:)
)
)
)

THE COMMON SEAL of the CITY OF ALBANY was hereunto affixed in the presence of:)
)
)
)

Mayor (signature)

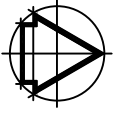
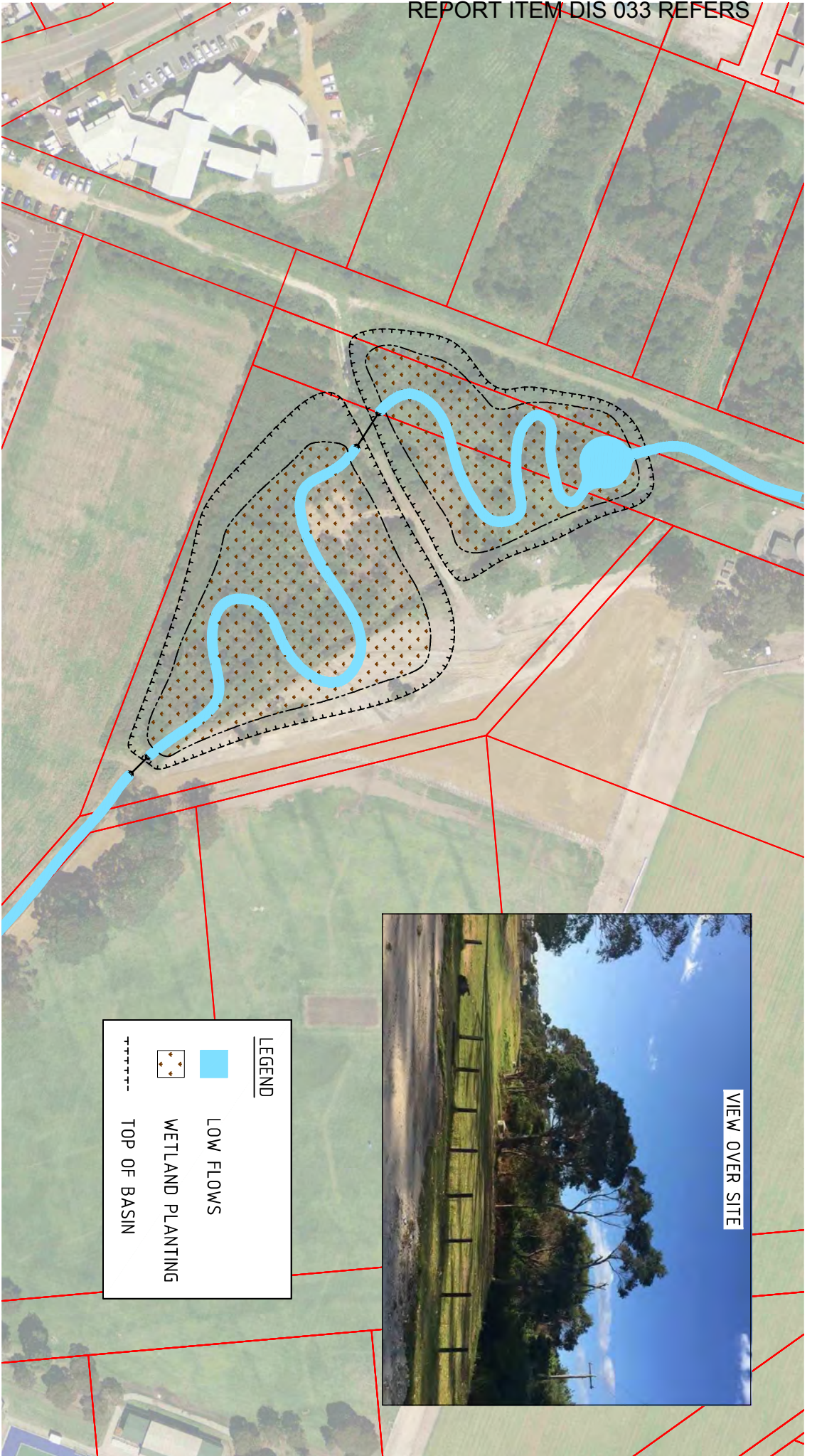
Chief Executive Officer (signature)

Mayor Dennis Wellington_____
Name

Andrew Sharpe_____
Name

Date 14 June 2017

Date 14 June 2017



102 NORTH ROAD, YAKAMIA WA 6330
 PO BOX 484 ALBANY WA 6331
 Tel: (08) 9841 9333
 Fax: (08) 9841 4099
 Email: cityassets@albany.wa.gov.au
 Website: www.albany.wa.gov.au

PROJECT
 YAKAMIA CREEK, WELLINGTON STREET
 NUTRIENT STRIPPING BASIN

LOCATION
 WESTERN END OF CENTENNIAL PARK RECREATIONAL PRECINCT

DRAWING SCALE
 1:1750 @ A4 G-01

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Information Officer – Development Services
Subject : Development Application Approvals – May 2017
Date : 1 June 2017

1. The attached report shows Development Application Approvals issued under delegation by a planning officer for the month of May 2017.
2. Within this period 62 Development applications were determined, of these;
 - 58 Development applications were approved under delegated authority;
 - 2 Development applications were cancelled;
 - 1 Development application was deferred; and
 - 1 Development application was withdrawn.



Vicki Martin
Information Officer – Development Services

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for May 2017

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2170162	31/03/2017	Serpentine Road	Albany	Alterations & Additions & Change of Use - Offices	Delegate Approved	17/05/2017	Alex Bott
P2170177	7/04/2017	Cliff Way	Albany	Single House - Re Roof (Heritage Listed)	Delegate Approved	3/05/2017	Taylor Gunn
P2170196	19/04/2017	Frederick Street	Albany	Bed & Breakfast	Delegate Approved	30/05/2017	Alex Bott
P2170233	15/05/2017	Festing Street	Albany	Single House - Additions	Delegate Approved	29/05/2017	Craig McMurtrie
P2130407	4/10/2013	Cliff Street	Albany	Bed And Breakfast	Cancelled	11/05/2017	Julian Berzins
P2150578	10/11/2015	Parade Street	Albany	Museum - Sign	Cancelled	12/05/2017	Tom Wenbourne
P2170180	7/04/2017	Ballindean Avenue	Bayonet Head	Display Home	Delegate Approved	9/05/2017	Craig McMurtrie
P2170194	13/04/2017	Drake Bend	Bayonet Head	Single House - Design Codes Assessment	Delegate Approved	25/05/2017	Taylor Gunn
P2160004	7/01/2016	The Outlook	Bayonet Head	Holiday Accommodation - (Upper Level Multiple Dwelling)	Withdrawn	19/05/2017	Jessica Anderson
P2170169	4/04/2017	Barker Road	Centennial Park	Grouped Dwelling - Addition (Unit 1 Patio) Design Codes Assessment	Delegate Approved	10/05/2017	Craig McMurtrie
P2170176	6/04/2017	Stead Road	Centennial Park	Industry - Light (Workshop)	Delegate Approved	5/05/2017	Jessica Anderson
P2170193	13/04/2017	Barker Road	Centennial Park	Industry Light - Additions (Workshop Extension)	Delegate Approved	15/05/2017	Craig McMurtrie
P2170205	28/04/2017	Cockburn Road	Centennial Park	Industry - Service (Commercial Laundry/Dry Cleaning) Alterations & Additions	Delegate Approved	15/05/2017	Jessica Anderson
P2170215	3/05/2017	Barker Road	Centennial Park	Club Premises - Scoreboard	Delegate Approved	9/05/2017	Taylor Gunn
P2170242	19/05/2017	Bindaree Road	Cuthbert	New Single House and Change of Use of Single House to Ancillary Accommodation	Delegate Approved	23/05/2017	Craig McMurtrie
P2170206	28/04/2017	Albany Highway	Drome	Additions - Office (To Hangar 12)	Delegate Approved	15/05/2017	Alex Bott
P2170213	3/05/2017	Down Road	Drome	Industry - General (Additions & Machinery Workshop)	Delegate Approved	10/05/2017	Jessica Anderson
P2170218	5/05/2017	Albany Highway	Drome	Workshop Store & Office (Hangar 4)	Delegate Approved	18/05/2017	Alex Bott

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2170220	5/05/2017	Hassell Street	Elleker	Home Occupation (Bliss Balls, No Bake Slices)	Delegate Approved	12/05/2017	Jessica Anderson
P2170183	11/04/2017	Roundhay Street	Gledhow	Change of Use - Recreation - Private	Delegate Approved	3/05/2017	Alex Bott
P2170189	12/04/2017	Warriup Road	Green Range	Grouped Dwelling x 2	Delegate Approved	10/05/2017	Jessica Anderson
P2170255	25/05/2017	Churchlane Road	Kalgan	Development - Outbuilding	Delegate Approved	29/05/2017	Jessica Anderson
P2170264	29/05/2017	Stubbs Road	Little Grove	Single House - Outbuilding (Overheight)	Delegate Approved	30/05/2017	Alex Bott
P2170251	24/05/2017	Drummond Street	Lockyer	Education Establishment - Additions (Extend Under Cover Area)	Delegate Approved	26/05/2017	Jessica Anderson
P2170173	5/04/2017	Bushby Road	Lower King	Single House Outbuilding & Water Tank	Delegate Approved	3/05/2017	Jessica Anderson
P2170184	11/04/2017	Herbert Street	Lower King	Single House - Additions (2nd Storey) Design Codes Assessment	Delegate Approved	10/05/2017	Jessica Anderson
P2170256	25/05/2017	Meadowlake Vista	Lower King	Single House & Outbuilding - Boundary Setback Variation	Delegate Approved	26/05/2017	Jessica Anderson
P2170187	12/04/2017	South Coast Highway	Manypeaks	Telecommunications Infrastructure (Emergency Services & Mobile Phone Base Station & Mast)	Delegate Approved	15/05/2017	Craig McMurtrie
P2170223	9/05/2017	Laithwood Circuit	Marbelup	Single House - Outbuilding & Additions (Enclosed Patio)	Delegate Approved	12/05/2017	Jessica Anderson
P2170224	9/05/2017	Laithwood Circuit	Marbelup	Single House - Earthworks in Excess of 600mm (Retaining Walls)	Delegate Approved	12/05/2017	Jessica Anderson
P2170132	16/03/2017	Kitcher Parade	McKail	Single House - Outbuilding (Design Codes Assessment)	Delegate Approved	25/05/2017	Taylor Gunn
P2170178	7/04/2017	Crispe Way	McKail	Home Occupation - (Jams Pickles Slices)	Delegate Approved	4/05/2017	Craig McMurtrie
P2170208	1/05/2017	Dustan Way	McKail	Single House (Design Codes Assessment)	Delegate Approved	22/05/2017	Craig McMurtrie
P2170210	1/05/2017	McNeal Loop	McKail	Single House (Design Codes Assessment)	Delegate Approved	2/05/2017	Alex Bott
P2170211	2/05/2017	Beaudon Road	McKail	Single House and Water Tank	Delegate Approved	5/05/2017	Jessica Anderson
P2170226	10/05/2017	Centaurus Terrace	McKail	Single House - Additions (Patio)	Delegate Approved	15/05/2017	Jessica Anderson

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2170230	11/05/2017	Lakeside Drive	McKail	Single House - Outbuilding (Setback Variation)	Delegate Approved	29/05/2017	Jessica Anderson
P2170236	16/05/2017	Celestial Drive	McKail	Single House	Delegate Approved	31/05/2017	Jessica Anderson
P2170200	21/04/2017	McKenzie Street	Middleton Beach	Bed & Breakfast	Delegate Approved	31/05/2017	Craig McMurtrie
P2170203	27/04/2017	Gidley Farm Road	Millbrook	Single House - Alterations & Additions	Delegate Approved	3/05/2017	Jessica Anderson
P2170221	8/05/2017	Millbrook Road	Millbrook	Single House - Outbuilding	Delegate Approved	10/05/2017	Taylor Gunn
P2170110	3/03/2017	Rufus Street	Milpara	Single House - Addition & Outbuilding Additions (Design Codes Assessment)	Delegate Approved	1/05/2017	Jessica Anderson
P2170164	31/03/2017	Merrifield Street	Milpara	Warehouse	Delegate Approved	11/05/2017	Craig McMurtrie
P2170240	18/05/2017	Hereford Way	Milpara	Single House	Delegate Approved	24/05/2017	Jessica Anderson
P2170216	4/05/2017	Anderson Place	Mira Mar	Single House - Outbuilding (Design Codes Assessment)	Delegate Approved	9/05/2017	Taylor Gunn
P2170217	4/05/2017	Cockburn Road	Mira Mar	Industry Light - Units x 3	Delegate Approved	12/05/2017	Taylor Gunn
P2170212	3/05/2017	Chester Pass Road	Napier	Single House - Outbuilding Extension	Delegate Approved	5/05/2017	Taylor Gunn
P2170198	21/04/2017	Brunswick Road	Port Albany	Bed & Breakfast	Delegate Approved	22/05/2017	Jessica Anderson
P2170209	1/05/2017	Wilcox Road	Redmond	Telecommunications Infrastructure	Delegate Approved	26/05/2017	Jessica Anderson
P2170174	5/04/2017	Lower Denmark Road	Robinson	Single House - Additions (Patio)	Delegate Approved	4/05/2017	Craig McMurtrie
P2170207	1/05/2017	Hillman Street	Spencer Park	Single House - Retaining Wall (Design Codes Assesement)	Delegate Approved	3/05/2017	Jessica Anderson
P2170172	5/04/2017	Rutherford Road	Torbay	Single House - Additions (Deck & Patio)	Delegate Approved	1/05/2017	Alex Bott
P2170190	12/04/2017	Coyanarup Place	Warrenup	Single House - Boundary Setback Variation	Delegate Approved	4/05/2017	Taylor Gunn
P2170195	18/04/2017	Catling Close	Warrenup	Single House Outbuilding & Water Tank (Boundary Setback Relaxation); Temporary Acommodation (Caravan beside Shed)	Delegate Approved	26/05/2017	Jessica Anderson
P2170197	19/04/2017	Warrenup Place	Warrenup	Single House - Outbuilding Extension (Boundary Setback Variation)	Delegate Approved	4/05/2017	Taylor Gunn
P2170219	5/05/2017	Menegola Drive	Warrenup	Single House & Outbuilding (Building Envelope Variation)	Delegate Approved	12/05/2017	Alex Bott

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2170227	11/05/2017	Menegola Drive	Warrenup	Single House	Delegate Approved	24/05/2017	Jessica Anderson
P2170158	29/03/2017	Chester Pass Road	Willyung	Home Business - Commercial Kitchen (Food Cart Hire)	Deferred	5/05/2017	Taylor Gunn
P2170225	9/05/2017	Riverwood Road	Willyung	Single House	Delegate Approved	16/05/2017	Craig McMurtrie
P2170234	16/05/2017	Rocky Crossing Road	Willyung	Single House	Delegate Approved	17/05/2017	Jessica Anderson
P2170186	12/04/2017	Ardeana Crescent	Yakamia	Single House - Retaining Wall (Design Code Assessment)	Delegate Approved	9/05/2017	Taylor Gunn
P2170254	25/05/2017	Sydney Street	Yakamia	Single House - Outbuilding Extension (Design Codes Assessment)	Delegate Approved	26/05/2017	Jessica Anderson

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – May 2017
Date : 1 June 2017

1. In May, 2017 ninety one (91) building permits were issued for building activity worth \$12,797,578.00, including four (4) demolition licences.

It is brought to Council's attention that these figures included building licence: # 161385 for a new single detached house three-storey with basement garage; estimated value: \$1,450,490.00.

2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the permits issued for May, the eleventh month of activity in the City of Albany for the financial year 2016/2017.



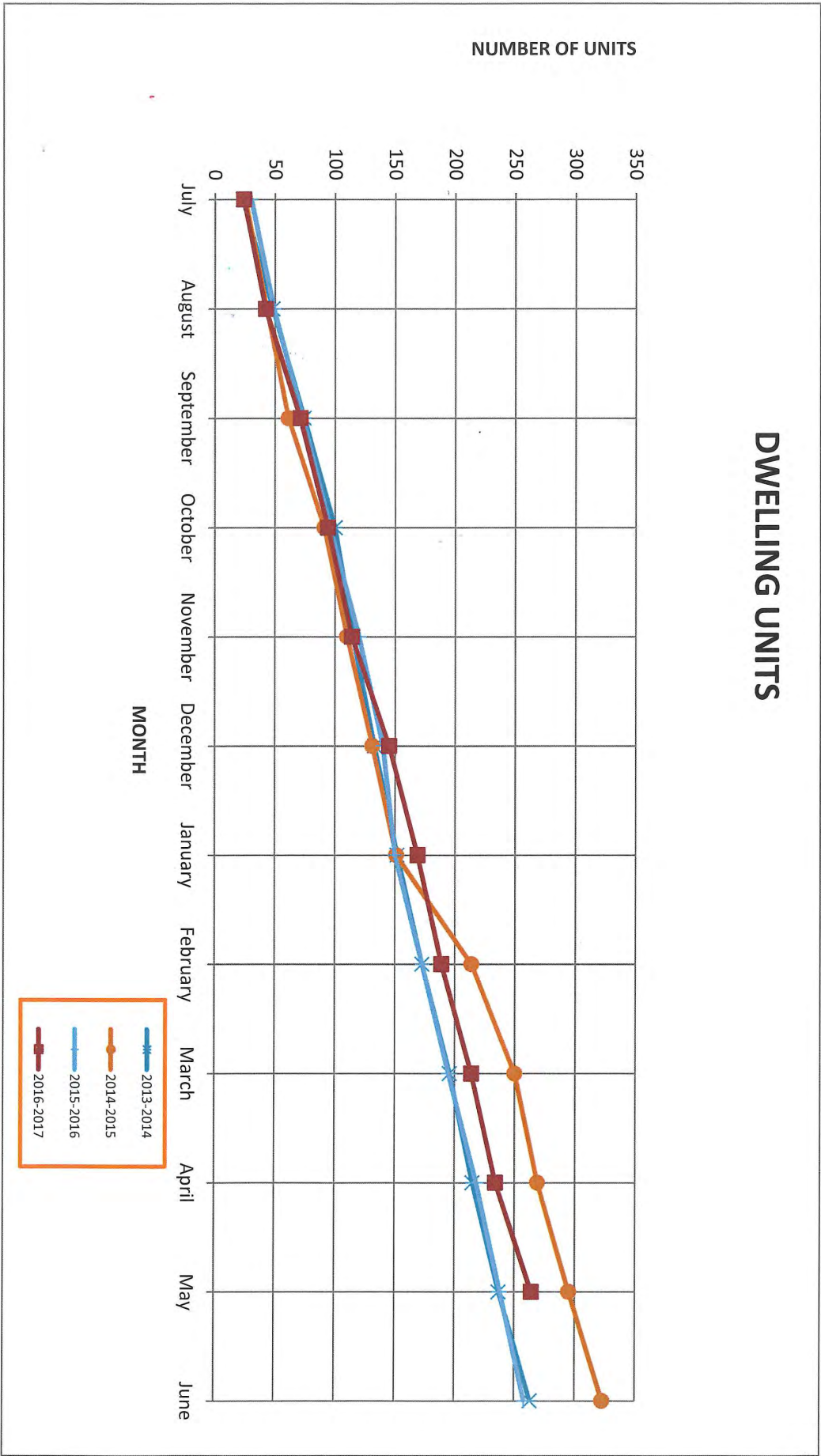
Zoe Sewell
Administration Officer – Development

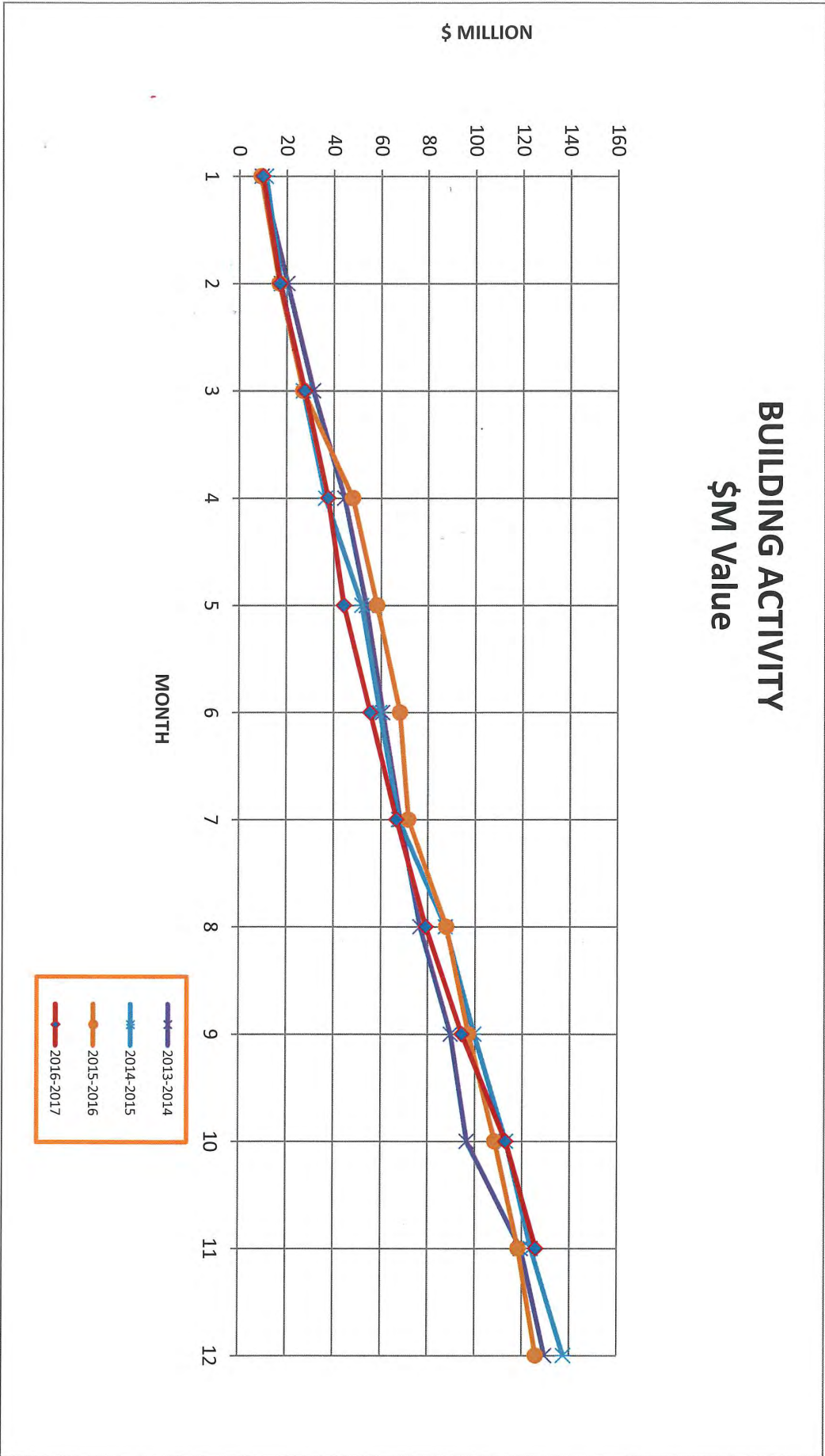
REPORT ITEM DIS 034 REFERS

CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2016 - 2017

2016-2017	SINGLE DWELLING		GROUP DWELLING		TOTAL	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	22	5,099,241	2	303,900	24	15	274,840	17	386,250	0	0	2	3,206,764	4	418,265	9	117,085	9,788,345
AUGUST	17	4,427,348	1	35,000	18	24	380,839	28	1,726,271	0	0	0	0	4	141,793	10	608,920	7,319,171
SEPTEMBER	29	9,077,464	0	0	29	16	337,170	15	566,839	0	0	0	0	3	377,000	5	61,200	10,419,673
OCTOBER	23	7,369,345	0	0	23	28	562,909	23	1,134,368	0	0	3	62,326	6	595,087	11	133,466	9,857,481
NOVEMBER	17	4,376,370	3	439,375	20	21	320,925	26	832,790	0	0	0	0	2	88,500	13	703,670	6,741,630
DECEMBER	22	6,499,717	9	2,130,761	31	9	241,430	27	1,093,900	0	0	2	960,505	2	190,000	12	95,865	11,202,178
JANUARY	23	7,242,364	1	56,000	24	13	227,579	22	550,869	1	70,000	0	0	2	2,672,000	10	312,920	11,131,732
FEBRUARY	19	5,556,328	1	150,000	20	16	303,975	22	381,419	0	0	3	605,000	4	5,460,789	9	124,547	12,582,038
MARCH	22	6,183,794	3	1,193,292	25	15	222,733	28	788,827	0	0	2	6,026,961	2	514,813	11	411,655	15,342,075
APRIL	16	4,289,646	4	415,788	20	15	281,380	33	1,017,251	0	0	3	7,131,201	9	5,288,802	10	331,070	18,705,138
MAY	28	9,168,430	2	938,000	30	11	215,790	26	1,025,540	0	0	3	625,000	8	869,786	8	55,032	12,797,578
JUNE																		
TOTALS TO DATE	238	69,270,047	26	5,662,116	264	183	3,369,570	267	9,485,324	1	70,000	18	18,507,757	46	16,566,795	108	2,955,430	125,887,039





BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for May 2017

Application Number	Builder	Description of Application	Street Address	Suburb
161358	POCOCK BUILDING COMPANY PTY LTD	ADDITIONS TO EXISTING CLUB PREMISES	ABERDEEN STREET	ALBANY
161374	P KINDER	REMOVAL OF CEILINGS ONE LENGTH ASBESTOS GUTTER - DEMOLITION	SPENCER STREET	ALBANY
161387	OWNER BUILDER	PATIO - UNCERTIFIED	DUKE STREET	ALBANY
161404	ALBANY SCAFFOLD HIRE	SCAFFOLDING - SOLAR PANELS	PROUDLOVE PARADE	ALBANY
161418	J MEAD & C GROWDEN	ALTERATIONS & ADDITIONS TO EXISTING SINGLE DETACHED DWELLING	PARADE STREET	ALBANY
161419	WARREN BENNETT HOMES PTY LTD	RE-ROOF - UNCERTIFIED	CLIFF WAY	ALBANY
161341	RYDE BUILDING COMPANY PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	BENALLA DRIVE	BAYONET HEAD
161364	OWNER BUILDER	SHED - UNCERTIFIED	ALBATROSS DRIVE	BAYONET HEAD
161382	WA COUNTRY BUILDERS PTY LTD	SINGLE STOREY DWELLING - CERTIFIED	ASCANIUS PARADE	BAYONET HEAD
161392	PLUNKETT HOMES (1903) PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO VERA	CLARONA WAY	BAYONET HEAD
161402	POCOCK BUILDING COMPANY PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	GEELONG PARADE	BAYONET HEAD
161426	WA COUNTRY BUILDERS PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH VERANDAH ALFR	GEELONG PARADE	BAYONET HEAD
161441	POCOCK BUILDING COMPANY PTY LTD	NEW SINGLE DETACHED DWELLING ONE STOREY WITH ALFRESCO PORC	GEELONG PARADE	BAYONET HEAD
161409	WA BUILDING AND MAINTENANCE PTY LTD	PATIO - UNCERTIFIED	YATANA ROAD	BAYONET HEAD
161447	HOME GROUP WA GREAT SOUTHERN PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	BALLINDEAN AVENUE	BAYONET HEAD
161378	OCCUPANCY PERMIT	OCCUPANCY PERMIT - SECTION 46 - ALTERATIONS TO EXISTING MOTE	ALBANY HIGHWAY	CENTENNIAL
161379	OCCUPANCY PERMIT	OCCUPANCY PERMIT - SECTION 46 - ALTERATIONS TO	ALBANY HIGHWAY	PARK CENTENNIAL
161367	OCCUPANCY PERMIT	OCCUPANCY PERMIT - SECTION 46 - ALTERATIONS TO EXISTING BULK	ALBANY HIGHWAY	PARK CENTENNIAL
161427	LOWER GREAT SOUTHERN HOCKEY ASSOCIATION	HOCKEY SCOREBOARD - CERTIFIED	BARKER ROAD	PARK CENTENNIAL

REPORT ITEM DIS 034 REFERS

Application Number	Builder	Description of Application	Street Address	Suburb
161435	AUSCAN CONSTRUCTION	PATIO - UNCERTIFIED	BARKER ROAD	CENTENNIAL PARK
161430	A BARRETT	SHOP FITOUT (PROUDS) - UNIT T25	ALBANY HIGHWAY	CENTENNIAL PARK
161431	P KINDER	REMOVAL ASBESTO WALL CLADDING - DEMOLITION	ALBANY HIGHWAY	CENTENNIAL PARK
161398	CREATION HOMES	NEW COMMUNITY STORE BUILDING (CLASS 6) & RELOCATION OF OUTBU	LOWER KING ROAD	COLLINGWOOD HEIGHTS
161406	KBUILT CONSTRUCTION PTY LTD	NEW PATIENT TRANSFER BUILDING WITH AMBULANCE PARKING	ALBANY HIGHWAY	DROME
161365	OCCUPANCY PERMIT	SEA CONTAINER FITTED OUT AS OFFICE - CERTIFIED	ALBANY HIGHWAY	DROME
161372	OCCUPANCY PERMIT	SEA CONTAINERS X 2 USED AS OFFICE (UNAUTHORISED) -	ALBANY HIGHWAY	DROME
161369	MELIADOR (WA) PTY LTD	NEW SINGLE DETACHED HOUSE ONE-STOREY WITH VERANDAH (X2) & G	ELLEKER-GRASMERE ROAD	ELLEKER
161395	DEMOLITION	DEMOLITION OF	CUNNINGHAM STREET	EMU POINT
161420	WAUTERS ENTERPRISES PTY LTD	CARPORT/GARAGE NEW SINGLE DETACHED DWELLING ONE-STOREY WITH DECK GARAGE (MILLER STREET	EMU POINT
161414	J HOMES	GROUPED DWELLING (X1) - CERTIFIED	WARRIUP ROAD	GREEN RANGE
161363	FGS CONTRACTING PTY LTD	PATIO/ WALKWAY - UNCERTIFIED	DIAMOND STREET	LITTLE GROVE
161424	C TWEDDLE	NEW SINGLE DETACHED DWELLING TWO-STOREY & UNDERCROFT WITH C	GROVE STREET EAST	LITTLE GROVE
161425	AK HOMES CONSTRUCTION PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH PORCH & ROOFED	BLUEWREN COURT	LITTLE GROVE
161449	OWNER BUILDER	ADDITIONS/EXTENSION NEW KITCHEN - UNCERTIFIED	LESCHENAULT STREET	LOCKYER
161349	PLUNKETT HOMES (1903) PTY LTD	NEW SINGLE DETACHED DWELLING ONE STOREY WITH VERANDAH (X2)	BUSHBY ROAD	LOWER KING
161347	N & E PATRICIA	NEW SINGLE DETACHED HOUSE ONE-STOREY WITH ALFRESCO PATIO	NAMBUCCA RISE	LOWER KING
161375	KOSTER'S OUTDOOR PTY LTD	SHED AND WATER TANKS - UNCERTIFIED	NAMBUCCA RISE	LOWER KING
161401	A WEST	CARPORT - UNCERTIFIED	MORILLA ROAD	LOWER KING
161415	TURPS STEEL FABRICATIONS	PATIO - UNCERTIFIED	BRYANT COURT	LOWER KING
161416	C STEPHEN	PATIO - UNCERTIFIED	ELIZABETH STREET	LOWER KING
161429	KOSTER'S OUTDOOR PTY LTD	CARPORT	RUTHERFORD STREET	LOWER KING

REPORT ITEM DIS 034 REFERS

Application Number	Builder	Description of Application	Street Address	Suburb
161437	AUSCAN CONSTRUCTION	PATIOS X 2 - UNCERTIFIED	THORNE STREET	LOWER KING
161422	T & W BRADE	ALTERATIONS & ADDITIONS TO EXISTING SINGLE DETACHED	FRANCIS STREET	LOWER KING
161439	IRONMONGER BUILDING COMPANY PTY LTD	SECOND STOREY ADDITION TO EXISTING RESIDENCE - UNCERTIFIED	HERBERT STREET	LOWER KING
161360	RYDE BUILDING COMPANY PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	GLADVILLE ROAD	MCKAIL
161371	OWNER BUILDER	SHED - UNCERTIFIED	ALBANY HIGHWAY	MCKAIL
161355	HOME GROUP WA GREAT SOUTHERN PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH PORCH & GARAGE	ALFRED STREET	MCKAIL
161384	WA COUNTRY BUILDERS PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	RADIATA DRIVE	MCKAIL
161359	HOME GROUP WA GREAT SOUTHERN PTY LTD	NEW SINGLE DETACHED HOUSE ONE-STOREY WITH VERANDAH AND GARA	MCNEAL LOOP	MCKAIL
161394	WA COUNTRY BUILDERS PTY LTD	NEW SINGLE DETACHED HOUSE ONE-STOREY WITH ALFRESCO	MCNEAL LOOP	MCKAIL
161368	HOME GROUP WA GREAT SOUTHERN PTY LTD	NEW SINGLE DETACHED HOUSE ONE-STOREY WITH ALFRESCO PORCH	BEAUDON ROAD	MCKAIL
161389	NEW HORIZON HOMES (WA) PTY LTD	ALTERATIONS & ADDITIONS TO EXISTING PLACE OF WORSHIP -	LANCASTER ROAD	MCKAIL
161399	PLUNKETT HOMES (1903) PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO VERA	STODDART CORNER	MCKAIL
161413	OWNER BUILDER	STABLES - UNCERTIFIED	SOUTH COAST HIGHWAY	MCKAIL
161436	AUSCAN CONSTRUCTION	PATIO	MOON PARADE	MCKAIL
161432	WA COUNTRY BUILDERS PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	MCNEAL LOOP	MCKAIL
161438	J BERGER	PATIO - UNCERTIFIED	CENTAURUS TERRACE	MCKAIL
161453	WA COUNTRY BUILDERS PTY LTD	NEW DWELLING	MCNEAL LOOP	MCKAIL
161350	WISHART HOMES PTY LTD	ADDITIONS TO EXISTING HOLIDAY ACCOMMODATION BUILDINGS - X1 U	ADELAIDE CRESCENT	MIDDLETON
161385	SCHLAGER BUILDING SERVICES PTY LTD	NEW SINGLE DETACHED HOUSE THREE-STOREY WITH BASEMENT GARAGE	HARE STREET	MIDDLETON
161445	MCB CONSTRUCTION PTY LTD	SHED - UNCERTIFIED	MILLBROOK ROAD	MILLBROOK
161417	MATSON FABRICATIONS	SHED - UNCERTIFIED	FRIESIAN RISE	MILPARA
161390	SCHLAGER BUILDING SERVICES PTY LTD	NEW SINGLE DETACHED HOUSE ONE-STOREY WITH PATIO AND GARAGE	MIDDLETON ROAD	MIRA MAR

REPORT ITEM DIS 034 REFERS

Application Number	Builder	Description of Application	Street Address	Suburb
161400	RYDE BUILDING COMPANY PTY LTD	AMENDMENT TO BP # 160851 - SHED - UNCERTIFIED	ANDERSON PLACE	MIRA MAR
161412	WILDWOOD BUILDING COMPANY PTY LTD	BALCONY REFURBISHMENT - UNCERTIFIED	MIRAMAR ROAD	MIRA MAR
161405	OWNER BUILDER	ALTERATIONS TO EXISTING CARPORT (CONVERSION TO DOUBLE CARPOR	MIRAMAR ROAD	MIRA MAR
161386	R CHARLES	DECKING AND CARPORT RE-ROOF - UNCERTIFIED	SERPENTINE ROAD	MOUNT MELVILLE
161421	OWNER BUILDER	EXTENSION TO FARM MACHINERY SHED - UNCERTIFIED	CHESTER PASS ROAD	NAPIER
161446	OCCUPANCY PERMIT	OCCUPANCY PERMIT - SECTION 46 - CHANGE OF CLASSIFICATION FRO	VALENCIA CLOSE	ORANA
161388	M MCLEISH	PATIO - UNCERTIFIED	LOWER DENMARK ROAD	ROBINSON
161297	MATSON	PATIO - UNCERTIFIED	GEAKE STREET	SPENCER PARK
161381	OWNER BUILDER	FABRICATIONS RETAINING WALL - UNCERTIFIED	HILLMAN STREET	SPENCER PARK
161408	OWNER BUILDER	PATIO - UNCERTIFIED	DISCOVERY DRIVE	SPENCER PARK
161410	ALBANY ALLWAY ROOFING PTY LTD	RE-ROOF ASBESTOS TO COLORBOND - UNCERTIFIED	POOLE STREET	SPENCER PARK
161411	M PRICE	ASBESTOS ROOF - DEMOLITION	POOLE STREET	SPENCER PARK
161440	J GOMM	FRONT PORCH ADDITION AND RE-ROOF PATIO - UNCERTIFIED	ANGOVE ROAD	SPENCER PARK
161443	OWNER BUILDER	GARAGE - UNCERTIFIED	CAMPBELL ROAD	SPENCER PARK
161448	GREAT SOUTHERN BOUNDARIES	RETAINING WALLS - UNCERTIFIED	GAIRDNER ROAD	SPENCER PARK
161377	K & V SMITH	DECKING OFF HOUSE WITH ROOF - UNCERTIFIED	RUTHERFORD ROAD	TORBAY
161386	MATSON	SHED EXTENSION - UNCERTIFIED	WARRENUP PLACE	WARRENUP
161403	RYDE BUILDING COMPANY PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	COYANARUP PLACE	WARRENUP
161370	OCCUPANCY PERMIT	OCCUPANCY PERMIT - SECTION 46 - FORESTRY EQUIPMENT WORKSHOP/	NEGRI ROAD	WILLYUNG
161361	PLUNKETT HOMES (1903) PTY LTD	AMENDMENT TO ORIGINAL BUILDING PERMIT #161258 - ALTERED FINI	VOKES COURT	WILLYUNG
161376	PLUNKETT HOMES (1903) PTY LTD	NEW SINGLE DETACHED HOUSE ONE-STOREY WITH ALFRESCO PORCH	HUDSON ROAD	YAKAMIA
161383	WA COUNTRY BUILDERS PTY LTD	SINGLE STOREY DWELLING - CERTIFIED	GALLE STREET	YAKAMIA
161393	DOWN UNDER CONTRACTING	RETAINING WALL - UNCERTIFIED	ARDEANA CRESCENT	YAKAMIA

REPORT ITEM DIS 034 REFERS

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161396	TECTONICS CONSTRUCTIONS GROUP PTY LTD	ALTERATIONS/ADDITIONS TO EXISTING ADMINISTRATION BUILDING	NORTH ROAD	YAKAMIA
161433	DOWN UNDER CONTRACTING	RETAINING WALL - UNCERTIFIED	ARDEANA CRESCENT	YAKAMIA
161337	K & T CASTLEHOW BUILDERS	NEW SINGLE DETACHED HOUSE ONE-STOREY WITH ALFRESCO PORCH	HAYWARD CREST	YAKAMIA
161380	A & P FINIGAN BUILDING CO PTY LTD	WORKSHOP AND MACHINERY SHED - CERTIFIED	BELMORE ROAD	YOUNGS SIDING
161397	CERTIFICATE OF DESIGN COMPLIANCE	CERTIFICATE OF DESIGN COMPLIANCE - ALTERATION/ADDITIONS	BREMER BAY ROAD	BREMER BAY