

INFORMATION BULLETIN

ORDINARY COUNCIL MEETING

Tuesday 17th March 2009

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NCSR097492

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AMD280, Catalina Road, Lange

NCSR097493

OCM 28/08/00
Clearing Permit Pit G5034
City of Albany and Paul Anderson

NCSR097494

Surrender of Easement
City of Albany, Fagent Nominees & Daniele Nominees

NCSR097495

planning consent P285376
Restrictive Covenant - 105 Rufus Street, Milpara
City of Albany and Mr and Mrs Nostrini

NCSR097497

OCM 20/11/07 - Item 13.5.3
New Lease - Budget Rent-a-Car
City of Albany, G and J Vander Ross t/a Budget Rent-a-Car

NCSR097498

OCM 18/11/08 - Item 11.1.5
Adoption of Local Law Cats Local Law 2008

4.0 STAFF MEMBERS

4.1 Disclosure to Engage in Private Works

Nil.

4.2 Staff Movements

Arrivals:

Alicia Courtney- Child Care Giver
Paul Cooper – Parks Maintenance Worker
Michael Green – Parks Maintenance Worker

Departures:

Katie O'Farrell – Administration Officer - Library

DEVELOPMENT SERVICES

Agenda Item Attachments



HALL & PRIOR

Residential Health & Aged Care Organisation

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

Attention: Mr Graeme Bride
Your Ref: A164876/PA27197/P295015

Dear Graeme,

Thank you for advising us of the proposed additions to the Lions Community Centre.

Danvero Pty Ltd is the owner of the adjoining properties being "Clarence Estate" aged care home, and the vacant land abutting the Lions site.

Our current planning for the vacant property takes account of the following;

- The topography and existing landscape;
- The nature of Hardie Road as a relatively main traffic route;
- Possible expansion and/or redevelopment of the hospital site opposite;
- Potential views across the Lions site to Oyster Harbour east down Hardie Road;
- Generous setbacks to Hardie Road to allow landscape and street treatments.

In relation to these considerations, we are conscious that the proposed respite centre potentially sets up some negative precedents, namely;

- Minimal setback to a relatively major road, and thus a
- Compromise of the view corridor from our property.

In addition, mainly due to the location of the proposed building, as operators of such facilities, we make the following comments in relation to the design;

- The location does not encourage security, privacy and quiet dignity to the residents.
- It is close to a major road, and any fencing will be right on the boundary, precluding meaningful private outdoor space or landscape;
- The new building will badly compromise the rather distinctive form of the existing community centre, both in terms of form and materials;

- Access to the new building appears compromised, in that it only seems possible through the community centre as it seems that the proposed building is 'below' the main driveway. It should be possible to access the respite centre separately, allowing for privacy, discretion and security.

Given these concerns, we suggest that reconsideration be given to the siting and design of the proposed accommodation.

The attached plan is marked up with suggestions as to possible alternative locations for the additions.

Either of these locations offers the possibility of separate access, privacy, security, quiet and safety, away from the main road.

While we understand the commercial realities affecting such projects, the proponents may want to consider the possibility of literally 'extending' the existing building, which is possible in either of the alternative locations suggested.

We trust that our comments are helpful, and that they are given due consideration.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nigel Shaw', with a long horizontal line extending to the right.

Nigel Shaw LFRAIA HonAIA

Corporate Architect

HOLY FAMILY CATHOLIC PARISH ALBANY WA



Catholic Parish Office
154 Aberdeen St
Albany WA 6330
Telephone: (08) 9841 1129
Fax: (08) 9842 3382
Email: albacath@iinet.net.au

Mr Graeme Bride

20 February 2009

Manager, Planning & Ranger Services

City of Albany

P.O. Box 484

Albany WA 6331

Dear Sir

RE : NOTICE OF application for PLANNING CONSENT

[Your Ref : A164876/PA27197/P295015]

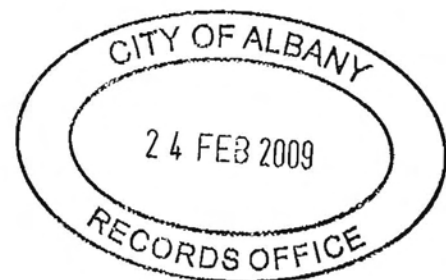
We wish to advise that our Parish Finance Committee and I have no objections to the proposed setback relaxation onto Hardie Road for the purpose of the Lions Community Respite Care Centre construction outlined in your correspondence of 30 January 2009.

Yours faithfully

Fr Rogasian Msami, CSSp

Parish Priest , Albany

(for Roman Catholic Bishop of Bunbury)





City of Albany Records
 Doc No. ICR8076004
 File A164876
 Date: 20 FEB 2009
 Officer MPR
 Attach:

Chief Executive Officer
 Albany City Council
 PO Box 484
 Albany WA

.”the obligation of caring for vulnerable populations can not rest with the family alone. The burden is too great and the resources are too few -... *
 [World Health Organisation ,2002.]

Dear Sir

Re: - Proposed Institutional Home [Community Respite Facility]& Associated Front Setback Relaxation.

I would like to submit the following comments for Council’s consideration

Residential respite for Carers of the frail aged or disabled is desperately short in the Albany Region. Therefore, the high community service benefit related to the proposed respite facility must surely warrant relaxation of certain current planning strategy setback requirements.

Respite or time away from the caring role - is the single most valued service for carers. It is trusted all members of our Council will adopt a fully supportive role

Yours truly

Pat Sundstrom
 50 Discovery Drive
 Spencer Park 6330





Peter Wolfe
36 Henty Road
KALGAN WA 6330

City of Albany Records
Doc No. ICR8076095
File A164876
Date: 23 FEB 2009
Officer: MPR
Attach:

Chief Executive Officer
P.O. Box 484
ALBANY WA 6331

21st February 2009

Dear Sir,

RE: Proposed Institutional Home (Community Respite Facility) & Associated Front Setback Relaxation

In relation to the advertisement in the paper regarding the above I hereby submit my **support** for the above facility to go ahead and also the support extended for the proposed setback to be at 1.5 metres from the front boundary.

Thank you.

Yours faithfully,

PETER WOLFE





Sue Anderson
36 Henty Road
KALGAN WA 6330

City of Albany Records
Doc No. ICR8076096
File. A164876
Date: 23 FEB 2009
Officer: MPR
Attach.

Chief Executive Officer
P.O. Box 484
ALBANY WA 6331

21st February 2009

Dear Sir,

RE: Proposed Institutional Home (Community Respite
Facility) & Associated Front Setback Relaxation

In relation to the advertisement in the paper regarding the above I
hereby submit my **support** for the above facility to go ahead and
also the support extended for the proposed setback to be at 1.5
metres from the front boundary.

Thank you.

Yours faithfully,

SUE ANDERSON





Samantha Anderson
36 Henty Road
KALGAN WA 6330

City of Albany Records
Doc No: ICR8076097
File A164876
Date: 23 FEB 2009
Officer: MPR
Attach:

Chief Executive Officer
P.O. Box 484
ALBANY WA 6331

21st February 2009

Dear Sir,

RE: Proposed Institutional Home (Community Respite Facility) & Associated Front Setback Relaxation

In relation to the advertisement in the paper regarding the above I hereby submit my **support** for the above facility to go ahead and also the support extended for the proposed setback to be at 1.5 metres from the front boundary.

Thank you.

Yours faithfully,

SAMANTHA ANDERSON



NOTE :
C/BOND GUTTERS,
D/PIPES AND
FASCIAS - TYPICAL



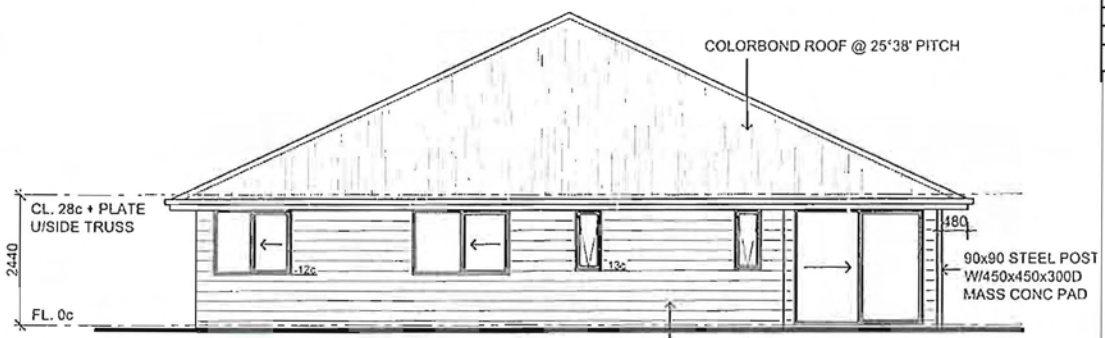
NORTH ELEVATION - LEFT
SCALE 1:100



SOUTH ELEVATION - RIGHT
SCALE 1:100



WEST ELEVATION - FRONT
SCALE 1:100



EAST ELEVATION - REAR
SCALE 1:100

© COPYRIGHT		MODEL NO.		
		5612		
COUNTRY BUILDERS				
WA				
GREAT SOUTHERN ALBANY				
96-102 STIRLING TERRACE, ALBANY, W.A. 6330				
TELEPHONE: (08) 9464 7800.				
FACSIMILE (08) 9464 7801.				
REG. BUILDER No. 11422 A.B.N. 94 105 402 140				
A Division of JWH GROUP Pty Ltd				
REV	VO#	DRN	DATE	CHK
00	Prelim Plans	FP	--	WD
Subcontractors to verify all dimensions on site				
WORKING DRAWINGS				
THIS IS ONE OF THE DRAWINGS REFERED TO IN THE CONTRACT.				
DATED/...../.....				
OWNER		WITNESS		
OWNER		WITNESS		
BUILDER		WITNESS		
CLIENT:				
LIONS COMMUNITY				
RESPITE CARE CENTRE				
ADDRESS:				
73 HARDIE ROAD,				
ALBANY				
SHEET No.	2 OF 6			
JOB No.	18564			
REVISION	DATE			
--	17/11/08			



Doc No: City of Albany Records
File: ICR8075986
A164876

Date: 23 FEB 2009
Officer: MPR

Attach:

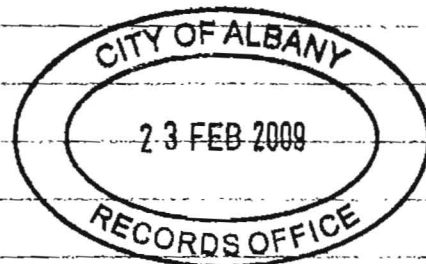
To the Chief Executive Officer 10 DeHamel Place
City of Albany Albany 6330
20-2-09

Dear Sir,

I am writing in support of
the Respite Centre that Lions Community
Care Centre is planning to build.
I support the 1.5m from the boundary
and 10m from the road.

This facility is urgently needed as
Albany has a shortage of respite care.
Please make this letter available to all
at Council. Thankyou.

Yours sincerely,
Helen Kitching.

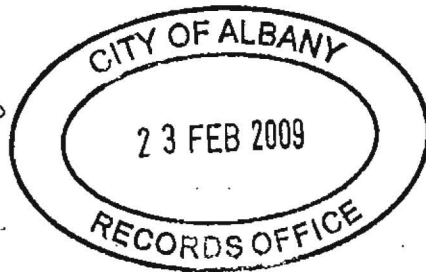


Mr James Wright
19 Andorra Rd
Orana Albany 6330.
19 February 2009.



Doc No: City of Albany Records
File: ICR8075987
A164876
Date: 23 FEB 2009
Officer: MPR
Attach:

To CEO ALBANY
Eyreame Bride,
PO Box 484
ALBANY WA 6330



Dear Mr Bride.

I am writing to let you know that I support strongly, for the favour of the Community Respite Facility, at the Lions Community, Care Centre at 73 Hardie Road, Spencer Park Albany

The first formal assessment found the rooms were not big enough to accommodate wheel chairs etc, People need to feel comfortable and not confined to smaller areas

The proposed wall that is up for the privacy for the residents, is a great idea I believe that development was rejected by council.

Do we really want Albany to go ahead, or end up with nothing like some many other venues, longer its left more expensive it will be.

James Wright



City of Albany Records
 Doc No: ICR8075736
 File: A164876

Date: 17 FEB 2009
 Officer: MPR

Attach:

13.2.09

21. LEONORA ST.
 YAKAMIA,

RE. COMMUNITY RESPIRE CENTRE. W.A. 6330.
 HARDIE ROAD.

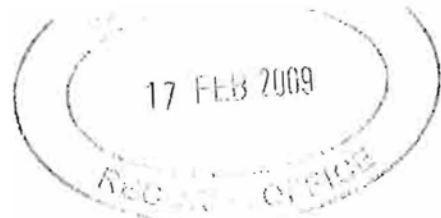
Dear Sir

This is just to let you know that my husband and I are totally in favour of the respite care centre. We are very happy where it is to be built. Can only add that we hope it is approved and gets built very soon. My husband is a client of his Community care and it would be a relief to know there would be somewhere he could be cared for if I were ill.

Thank you.

Yours Sincerely,

MAVIS AND GEORGE JOLLEY.
 M.Jolley



A164876

MPR

February 14, 2009

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

Dear Sir

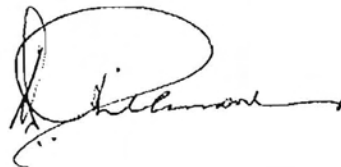
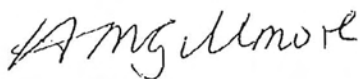
SUBMISSION RE PROPOSED INSTITUTION HOME – LIONS COMMUNITY CARE CENTRE

We, the undersigned, **very strongly** support the proposed addition of a Respite facility at the Care Centre. This Community Respite Centre is **much needed** by the Albany Community and as our population continues to age, the Centre will become even more essential.

The positioning of the Lions Day Care Centre is such that no visual impairment will be caused to other members of the community. The Centre is bounded by the Clarence House Nursing Home, a spare block, which it is understood, will, in the future, be an extension to Clarence House, and the Roman Catholic Church. Opposite the Day Care Centre are the hospital grounds.

We **strongly** urge the Council to grant permission for the building of this Respite Centre. There appear to be other exemptions to the 11 metre front boundary specification within Albany, and an exemption to this requirement should be granted **as soon as possible** to allow this project to proceed.

Yours faithfully



D S Gillmore and H M Gillmore





ALBANY LIONS COMMUNITY CARE CENTRE (WA) Inc.

A164876
MPR

ABN: 23 855 672 303

73 Hardie Road, Albany
P.O. Box 5102
ALBANY W.A. 6332

Telephone: (08) 9841 8668
Facsimile: (08) 9841 7157
Email: lionscom@iinet.net.au

February 14, 2009

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

Dear Sir

SUBMISSION RE PROPOSED INSTITUTION HOME – LIONS COMMUNITY CARE CENTRE

I am writing on behalf of the Fund Raising Committee at the Lions Community Care Centre. We **very strongly** support the proposed addition of a Respite facility at the Care Centre. This Community Respite Centre is **much needed** by the Albany Community and as our population continues to age, the Centre will become even more essential.

The positioning of the Lions Day Care Centre is such that no visual impairment will be caused to other residents. The Centre is bounded by the Clarence House Nursing Home, a spare block, which I understand, will, in the future, be an extension to Clarence House, and the Roman Catholic Church. Opposite the Day Care Centre are the hospital grounds.

We **strongly** urge the Council to grant permission for the building of this Respite Centre. There appear to be other exemptions to the 11 metre front boundary specification within Albany, and an exemption to this requirement should be granted as soon as possible to allow this project to proceed.

Yours faithfully

H M Gillmore

On behalf of the Lions Day Care Centre Fund Raising Committee





City of Albany Records
 Doc No: ICR8075115
 File A164876
 Date: 09 FEB 2009
 Officer: MPR

To Whom It May Concern,

I am writing in regards to the Respite Centre being build at 73 Hardy Road Albany,

I don't see an issue with the building being 1.5M from the roadside as I believe the Albany Lions Community Care centre do a great job in the Albany Community and the respite centre will be a great asset to the aging community.

Thanks Debi Bennett





10

City of Albany Records
 Doc No ICR8075113
 File A164876
 Date 09 FEB 2009
 Officer MPR
 Attach

Chris Cooper
 42 Baker Street North
 Lower King WA 6330

5th February 2009

To whom it may concern,

I would like to let you know what a wonderful concept it is to have a short term respite centre here in Albany. The Lions Community Care Centre is a wonderful place for the frail aged and younger disabled to spend their day. This service is offered to the whole community and to have a respite centre added to this would be fantastic. People could then be in respite and still have the centre to attend just next door, not requiring them to go into care elsewhere.

The placement of the respite centre being 1.5m from the front boundary on Hardie Road, instead of 11m should not be an issue. I believe that it would not be a problem to the community and it has my full support.

The quality of the staff at the Lions Community Care Centre is outstanding and I support this venture fully. I have an aging mother who would benefit from this service immensely.

Regards

Chris Cooper



Gayle Sargeant

From: Records
Sent: Friday, 6 February 2009 12:30 PM
To: Planning (External Use ONLY)
Subject: FW: Proposed Institutional - Home Community Respite Facility - Associated Front Setback Relaxation - Public Notice

From: JOHN MICHAEL CLEMENTS [mailto:jmc36@bigpond.com]
Sent: Friday, 6 February 2009 11:52 AM
To: Records
Subject: Proposed Institutional - Home Community Respite Facility - Associated Front Setback Relaxation - Public Notice

CEO

I wish to express my support for the above. This facility is a most important and Urgent one, and with the aged population of Albany growing as it is such respite facility becomes even more so. The location of proposed facility is in an area dominated by Health and Aged care facilities therefore the change in set back should not cause neighbour problems. Finally, this matter because of it's importance, has been worked on and supported by many residents for a number of years, Council support for the relaxation is necessary so that these four respite beds are supplied to the community of carers sooner rather than later. It also begs the question " how did it get to this stage without this problem being identified earlier (years ago)?

John Clements
3 Middle Road
Gledhow 6330

Phone 9841 1167 Mob 0418 902 649 email jmc36@bigpond.com

A 160376
M.L.

War Widows' Guild,
P.O. Box 934,
Albany 6331

12.02 .09

Chief Executive Officer,
City of Albany,
Box 484
Albany 6331.

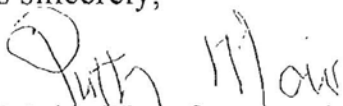
Dear Sir,

Our members wish to express their support for the Lions Club of Albany, whose representatives have been guest speakers at our meetings over the last twelve months. We were impressed with their present day care of elderly people, and any future plans have our full support.

Our membership's ages speak for themselves, consequently any assistance for aged, frail people has our interest and support. A proposal for further accommodation will provide a vital service for Carers as well.

We wish all planners well in this enterprise.

Yours sincerely,


Ruth Moir (Hon. Secretary)



Graeme Bride

From: Robert + Valda Smith [roval16@bigpond.com]
Sent: Sunday, 15 February 2009 6:02 PM
To: Graeme Bride
Subject: Proposed Lions Community Respite Centre

Your Ref: A164876/PA27197/P295015

Dear Sir

Thank you for your letter and the attached plan regarding the above proposal.

We have no objection to the project and commend the Lions for what will be a valuable addition to the Albany community,

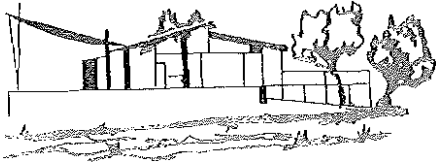
A separate issue we wish to raise with the Lions Club is a tree close to our common boundary which has dropped a branch onto our block and appears ready to do so again given a high wind or storm.

There is no risk to anything on our vacant block (!) but there would seem to be a chance of damage to the colourbond fence which the Lions have constructed, presumably at some expense to the club. We mention this situation primarily to save the Lions further expense.

We extend our best wishes to the Lions for this very worthwhile addition to an already great asset for Albany.

Yours sincerely

Robert & Valda Smith



ALBANY LIONS COMMUNITY CARE CENTRE (WA) Inc.

ABN: 23 855 672 303

73 Hardie Road, Albany
P.O. Box 5102
ALBANY W.A. 6332

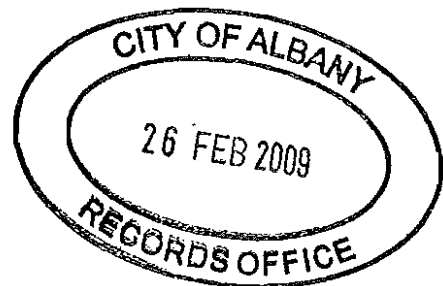
Telephone: (08) 9841 8668
Facsimile: (08) 9841 7157
Email: lionscom@inet.net.au

L. Graeme,

Please find attached names of those supporting the community respite centre approved.

Names have been mainly from our client group who are unable to write letters but offer their support & recognise need for services. Community visitors & members have also offered their support by signing this.

*Thank you
Sincerely
Colleen Tombleam*



Date	Name	Address	Sign
16-2-09	LIL ROBERTS	28 MCKENZIE DR L/KING	L Roberts
17-2-09	Kaylene Weatherhead	28 MCKENZIE DRIVE, LOWER KING	KM Weatherhead
17-2-09	Sam Weatherhead	28 MCKENZIE DR, Lower King	Sam
17-2-09	Fay Harris	410 Masonic Village Albany	Fay Harris
17-2-09	John Williams	410 MASONIC VILLAGE ALBANY	John Williams
17-2-09	J.A. GALL	UNIT 16 MASONIC VILLAGE ALBANY	J.A. Gall
17-2-09	L. Cooper	UNIT 17 MASONIC VILLAGE	L. Cooper
18-2-09	L. CROSSIN	21 WINDSBROOKS	L. Cooper
18-2-09	K.P. ANDREWS	154 MILBROOK RD ALBANY	K.P. Andrews
18-2-09	Janna Floyd	PO Box 186 ALBANY	Janna Floyd
19-2-09	SCARLETT	1 LANGDON CRT	Scarlett
19-2-2009	GAROL	5 HERBERT ST Lower King	Garol
19-2-09	Kerri Oldham	1 Langdon Cove Lower King	Kerri Oldham
19-2-09	KERRI OLDHAM	1 Langdon CRT Lower King	Kerri Oldham
19/2/09	Chonfelle	101 le Grande Ave	Chonfelle
19/2/09	Sheree Laneon	32 Campbell Rd	Sheree Laneon
19/2/09	Josephine Musso	55 Leandra St. Albany	Josephine Musso
19-02-09	LEANNE JOHNSON	ESSEX AVE MT RILEY	Leanne Johnson
19/2/09	Anita Mail	56 CONCORD TOWN	Anita Mail
19/2/09	Dawn Ridgers	34 Castigan St	Dawn Ridgers
19/2/09	Johnny best	88 Livingstone RD	Johnny best
19/2/09	Daniel Abrecki	PO BOX 378	Daniel Abrecki
19/2/09	Alec McKinven	4 MURPHY RD, Orana	Alec McKinven
19/2/09	Frankie Pollock	42	Frankie Pollock
19/2/09	KAREN R	DRUMMOND ST LAKYER	KAREN R
19/2/09	Marilyn Phillips	2076 Lower dermick rd. Orana	Marilyn Phillips
21/2/09	D Roberts	CLAYTON PASS RD	D Roberts
24-2-09	Wm Cooper	Unit 1, Thorsvale	Wm Cooper

Date	Name	Address	Sign
12-2-09	Max Kuslowe	63 Green Est. Ct	Max Kuslowe
12.2.09	Debi Bennett	144 minor rd	Debi
12.2.09	MYRA GARDING	41 AVERDRAGE VISTA ALBANY	Myra Garding
12.2.09	TERRY TRUBING	Jungmansia W9 6555	Terry Trubing
13-2-09	Mary Biers	15 Roe Parade Emu Point	Mary Biers
16.2.09	X. Baret-Lemard	22 Turner St.	X. Baret-Lemard
17.2.09	KATHA SAMM	Campbell Village	Katha Samm
17.2.09	SWINKINSON	3. Korman Race	Swinkinson
17.2.09	C. BRAMPTON	62 Chipama Drive Albany	C. Brampton
17.2.09	John and	13 Sutherland St	John and
17.2.09	JB BORDEN	7 JANTON CRT	JB Borden
17-2-09	Jo. Bann	8AA Heath Rd	Jo. Bann
17-2-09	A. Miloud	20 Box 1179 AC	A. Miloud
17.2.09	F. VAVU	21/6 Lower Kings Rd.	F. VAVU
17.2.09	A. SOBNIK	107 HANMAN ST	A. Sobnik
17.2.09	13 K STATS	107 Hillman St	13 K Stats
17.2.09	B Mungars	111 STEWART VALLEY	B Mungars
17.2.09	S HOLL	4232 Scarborough Rd	S Holl
17.2.09	J. Boyler	23 Old Middlebrook Rd	J. Boyler
17/2/09	Kally Milne	220 Brunswick Rd.	Kally Milne
17/2/09	Betty Whitlam	16 B Target Rd.	Betty Whitlam
17/2/09	E. Della Vedova	33 Short Place	E. Della Vedova
17/2/09	Betty Breen	Unit 20, Kestel Village	Betty Breen
17/2/09	Myra Breen	1 Munsie Em Point	Myra Breen
17/2/09	Karen Breen	56 Collywood Rd.	Karen Breen
17/2/09	Barbara Breen	18 Korman Rd Bymouth	Barbara Breen
17/2/09	N. Breen	1027 HANMAN ST	N. Breen
17/2/09	R. Breen	21 Redman St	R. Breen
17/2/09	B. Breen	23 Swardwick St Emu Point	B. Breen
17/2/09	H. Sellen	79 ALLMAN FRO ALBANY	H. Sellen
17/2/09	B. Breen	14 Bardley Rd HkBany.	B. Breen
18/2/09	G ARCHER	207 ALBANY HWY ALBANY	G Archer
19.2.09	Wendy Breen	Wendy Breen	Wendy Breen
19/2/09	Susanne Reilly	42 Target Rd.	Susanne Reilly
19/2.09	Al Baker	Lionsville	Al Baker

Date	Name	Address	Sign
12-2-09	S. MULHOLLAND	80 HASSICK ST, ALBANY	[Signature]
12/2/09	S NOCKER	Lot 173 McKail St	[Signature]
	L Marwick	Box 5043 Albany.	[Signature]
12/2/09	Sue Gordon	16 HALL ST ALB	[Signature]
12/2/09	[Signature]	110 134 th Septaline Rd.	[Signature]
12/2/09	[Signature]	22 Minor Rd	[Signature]
12/2/09	L Ruthford	19 Beldel Village	[Signature]
12-2-09	F. Kitching	DEHAMEL PLACE no 10	[Signature]
12-2-09	D. SLUG	ALBANY, HILLMAN 92	[Signature]
12-2-09	S. Smith.	3 Hogarth Rd M ^c kail	[Signature]
12-2-09	[Signature]	13 Ale + andon St.	[Signature]
12-2-09	WILF PINCHEN	64 B PARADE ST ALBANY.	[Signature]
12-2-09	P. D'ALETRIO	9 HOLLICK ST ALBANY	[Signature]
12-2-09	S REYNOLDS	46 PIONEER ROAD ALBANY	[Signature]
12-2-09	S. Church	19. Seville Way Orana	[Signature]
12/2/09	Ray Collich	55 HOLLICK ST ALBANY	[Signature]
12-2-09	Roohi	28 MUIR ST ALBANY	[Signature]
12/2/09	Wibma	40 A McKail Albany	[Signature]
12/2/09	Peter	Albany.	[Signature]
12/2/2008	L Adams	Komanga Rd Albany	[Signature]
12/2/2008	Betty	33/34 47 North St	[Signature]
12/2/2008	Jewell	Unit 7 35 Cingwe Rd.	[Signature]
12-2-09	Olma	54 Station St	[Signature]
12-2-09	K. BOLT	unit 17 Boyston Park	[Signature]
12/2/09	W Patten	53 Bay St head RD	[Signature]
12/2/09	S. McSPONG	426 Lower King Rd.	[Signature]
12/2/09	[Signature]	100 TONGOUR RD	[Signature]
12/2/09	[Signature]	ROSE PARK	[Signature]
12/2/09	[Signature]	7 JOHN ST	[Signature]
12/2/09	T DAUEY	66 SWAN Pt Rd KALGAN	[Signature]
12/2/09	[Signature]	40 Geake St, Sp Park	[Signature]
12/2/09	[Signature]	359 Corio Road	[Signature]
12/2/09	Chris Cooper	Baker St Nth. L King	[Signature]
12/2/09	Rebecca Denny	Albany	[Signature]
12/2/09	Sharon Horkey	Hillman St Albany.	[Signature]
12/2/09	Jane Cuffley	Cannony St Albany	[Signature]
12/2/09	Edo Ventura	Albany do. [Signature]	[Signature]

Date	Name	Address	Sign
12-2-09	Elisha Aures	119 Barnholm south rd Albany 6530	Elisha Aures
12/2/09	A.L. PEPPEL	26 Green Street Albany	A.L. PEPPEL
12/2/09	S. Hetherington	5 Selfcroft St	S. Hetherington
12/2/09	R. HETHERINGTON	5 JEFFCOTT ST	R. Hetherington
12/2/09	H. EDMUNDS	80 PREMIER CUE	H. EDMUNDS
12/2/09	L. Wierent	22 Paulas Way	L. Wierent
12/2/09	Peter Bolt	121 Burgoyne Rd Albany	P. Bolt
12/2/09	C.E. Pietropolo	22 Wooderson View	Colleen E. PIETROPOLLO
12/2/09	A OREO	6 ALBANY ST LITTLE GRAVE	A. OREO
12/2/09	B. DAY	145 Frenchman Bay Rd	B. DAY
12-02-09	A. Williams	54 Chipana Drive	A. Williams
12/2/09	C. Walmsley	50 Knights Fold Road	C. Walmsley
12/2/09	M. Roberts	15 Bramwell rd Albany	M. Roberts
12-2-09	R. Twaddle	36 Queen St L/Grove	Ronelle Twaddle
12-2-09	S. Widdison	154 Bayview Drive L/Grove	S. Widdison
12-2-09	N. Robinson	143 Bayview Drive	N. Robinson
12-2-09	C. Autley	144 Barrass Rd L/Grove	C. Autley
12-2-09	Abbey Griffiths	2 Grove St West L/Grove	Abbey Griffiths
12-2-09	L. Smallwood	65 Queen St L/Grove	L. Smallwood
12-2-09	D. Hunt	10 Rowney rd	D. Hunt
12-2-09	A. Holland	11 O'Connell St.	A. Holland
12-02-09	A. Simpson	150 Pelicans Ave	A. Simpson
18-03-09	Delia Ralph	40 Lancaster Rd Albany	Delia Ralph
18-02-09	Roxanne	40 LANCASTER ALBANY	Roxanne
18-02-09	PAUL GARDINER	25 SIEVEWRIGHT ST MANDURAH	Paul Gardner
18-02-09	ROY GARDINER	25 SIEVEWRIGHT ST MANDURAH	Roy Gardner
19-02-09	DM Dawson	13 Hiram St ALBANY	DM Dawson
21/02/09	Rob Elliott	42 LANCASTER ALBANY	Rob Elliott
21/02/09	Scott Canning	28 Kingsmill St Ravenshoe	Scott Canning
21/02/09	Craig CLARKE	3 Rogan St Hagetown	Craig CLARKE
21/02/09	Liza-Jane Elliott	42 Lancaster Rd Albany	Liza-Jane Elliott
21/02/09	JACK ELLIOT	42 LANCASTER ALBANY	J. Elliott
23/2/09	GARY DEBOER	2051 11th Macquarie Road Murrumbidgee	GARY DEBOER
24/2/09	J. Shepherd	5 Ardross Lakes Bellinjerah Rd	J. Shepherd

Date	Name	Address	Sign
12/02/09	Leisa Brooks	6 Lindfield cres	L Brooks
12/02/09	Donny Stecke	ALBANY	Stecke
12/02/09	L. JAMES	AKBAY	JAMES
12/2/09	Sharon Randall	Hicks St Albany	Randall
12/2/09	Noel Rogers	5th AVE Kendenup	Rogers
12/2/09	Stuart Wilczak	37 W. 4th St BOROUGH	Wilczak
12/2/09	A. PLATE	YAKAMIA	Plate
	T. D. CLARK		
12-2-09	D. GAMAGE	ALBANY	Gamage
12-2-09	S. Eastough	ALBANY	S Eastough
12/2/09	B. Sluiter	11 Howe St ALBA	Sluiter
12-2-09	J. S.	461 DUNSTON ALBANY	
12-2-09	Oct. Brannan	785 David St	Brannan
12-2-09	Michelle	9 Swarthick St, Albany	Michelle
12-2-09	Francis Wynn	5 MALEY PLACE	Wynn
13-2-09	Ho. Smallwood	6 Lower King Rd	Smallwood
13-2-09	Janet	4 DICKSON ST	Karen Hansen
13-2-09	K. Beaten	228 Lower King Rd.	Beaten
13-2-09	E. Moals	73 Hillman St	E. Moals
13-2-09	H. Kermodes	114 Bathurst St ALBANY	Kermodes
13-2-09	Peter Sanderson	31 WINDSBOROUBT ST	Sanderson
	Glenda Stecke	ALBANY	Stecke
13-2-09	Walter John Niles	Compass way Albany	Niles
13-2-09	Cassie Rowe	Yakamia	Rowe
13-2-09	CHERIL DAVIES	25 DAVID ST ALBANY	Davies
14-2-09	Sarah Doye	81 Hillman St ALBANY	Doye
15-2-09	Nikki Graham	30 Holrad Court	Graham
15/2/09	ELLEN HULSE	25 HARDIE RD ALB	Hulse
15-2-09	JANNI HARRIS	? TEMPERAY WAY ALB	Harris
14-2-09	DEE REYNOLDS	20 HARDIE RD ALBANY	Reynolds
15-2-09	K. MANN	ALBANY	Mann
15-2-09	S. BROWN	ALBANY	Brown
16/2/09	W. STEICKE	ALBANY	Steicke
16/2/09	J. Norton	Lower King Rd Albany	Norton
16/3/09	P. KOEHLER	Henty Rd Lower King	Koehler
17-2-09	AD ETRIDGE	McKean St	Etridge
17/2/09	P. Foster	3 Bathurst St	Foster
17-2-09	C. GURGESS	8 Maley Place Albany	Gurgess
17/2/09	S. DOYE	81 Hillman St Albany	S. Doye

Date	Name	Address	Sign
12/2/09	Hope Morgan	P.O. Box 4095 Albany	H Morgan
13/2/09	Patricia Paulley	352 Gull Links Rd Albany	P. H. Paulley
17/2/09	VERA WRIGHT	39 Borealis Rd Albany	VERA WRIGHT
13-2-09	Ruby Metcalf	Unit 91-1 Ulster Road Frederickton	Ruby Metcalf
13-2-09	AUBREY	3 FANCE GREEN	Aubrey
13-2-09	S.M. Mitchell	24 Angove Rd Spencer Park	S.M. Mitchell
13-02-09	Mandy HART	PO BOX 1134 ALBANY	Mandy Hart
10-2-09	Margaret Fisher	51 Angove	Margaret Fisher
17-2-09	F. Mervens	8 Angus	F. Mervens
17-02-09	HJ BAILLET	39 MINDA RD Albany	HJ BAILLET
19-2-09	D. Schoon		D. Schoon
19-2-09	ELIZABETH DAVIES	4 HILMANT ST ALBANY	ELIZABETH DAVIES
19-2-09	PEG DAVIES	1/33-35 GEAKE ST ALBANY	PEG DAVIES
19-2-09	Dennis Reynolds	6 SPALDON PDL L. King Albany	Dennis Reynolds
19-2-09	Lienia Thompson	7 Brenkson Cr. Albany	Lienia Thompson
19-2-09	M. J. Mitchell	100 Hardie Rd	M. J. Mitchell
19-2-09	B. J. Mitchell	100 Hardie Rd.	B. J. Mitchell
19/2/09	M. P. Kelly	4 MEXALL RD EMU BUNT	M. P. Kelly
19/2/09	Suzie Sanford	8 Medcalf Pde Emu Point	Suzie Sanford
14/2/09	P. Humphrys	45 Nelson St Mira Mar	P. Humphrys
19/2/09	J. Elchley	75 KURAN RD Albany	J. Elchley
20/02/09	Jo Parrett	WOLFE'S LAMP ROAD.	Jo Parrett
20/02/09	Tegan Books	6 Windfield Crescent.	Tegan Books
24/02/09	J. Stevens	11 Northwolve Cet	J. Stevens
24/2/09	Broad STEVENS	5 DOVE ST PERTH	Broad STEVENS
27/02/09	C. HUNTER	46 GORDON ST LITTLE GROVE	C. HUNTER
27/2/09	T. Steeman	105 Frenchman Bay Rd	T. Steeman
✓	N. Steeman	105 Frenchman Bay Rd	N. Steeman

Miss

AB21 15 04 142 022

11 Duke Street Albany WA 6330
Ph 9842 2304 Fax 9842 8494

Our Ref: 09-01



20 January 2009

City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No. ICR8074148
File: AMD168
Date: 22 JAN 2009
Officer: PLAN16

Attention: Jan Van Der Mescht

Dear Jan,

**Proposal To Change The Zoning Of Lot 731 Wellington Street, Centennial Park
from "Clubs and Institutions" to "Residential R60" zone.**

I refer to your letter dated 16 December 2008, sent to the owner of Lot P14 Pioneer Road, Mr David Tadj. We have been requested to respond to the proposed rezoning on his behalf.

Lot P14, Pioneer Road is located immediately to the west of Lot 731 and is currently zoned "Clubs and Institutions". It has been developed with a medical clinic and pharmacy. It is also proposed to develop a Day Hospital on the site, the first stage of which is soon to be lodged with Council.

It is noted that under section 2.6 "Surrounding Zoning" of the Scheme Amendment report, the document states that the "Clubs and Institutions" zone to the west of the subject land is undeveloped. It is suggested the document be modified to reflect the existing substantial development on the site.

While our client has no objection in principle to the change in zoning, he wishes Council to be aware of the proposal to further extend the existing use on his property in accordance with the "Clubs and Institutions" zoning. As the "Residential" zone potentially supports a more sensitive land use than the current "Clubs and Institutions" zone, the proponent for the zoning change should be made aware of the proposal to significantly expand the existing medical use on the opposite side of Wellington Street.

The proposed Day Hospital is considered to be an important development for the City of Albany and any potential conflict in relation to adjoining land use needs to be given careful consideration by Council. In this regard, it would appear that the design of the R60 housing can be carried out in a manner which will help to ensure there is little, if any, conflict. This is assisted by the orientation of the property which will enable the development to face northwards to the existing POS. With regard to appropriate design, the Day Hospital and R60 density housing should be complimentary activities.

We would be happy to discuss the matter further with you should you have any queries or require further clarification.

Yours sincerely

Nick Ayton
AYTON BAESJOU



Your ref: AMD168/PA26760/AMDAMD168(1A)
Our ref: SRS23621/RF1049
Enquiries: Karen McKeough



Jan Van Der Mescht
City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No. ICR# 073847
File: AME168
Date 20 JAN 2009
Officer PLANN16

Attach:

Dear Jan,

RE: PROPOSAL TO CHANGE THE ZONING OF LOT 731 WELLINGTON STREET CENTENNIAL PARK FROM 'CLUBS AND INSTITUTIONS' TO 'RESIDENTIAL R60'

Thank you for the opportunity to comment on the above proposal. The Department of Water (DoW) provides the following advice.

Storm Water Management

The site is part of the upper Yakamia Creek catchment which flows into the regionally significant Oyster Harbour. Stormwater must be appropriately managed on the site to prevent potential pollutants from entering these important receiving waterways.

Under Better Urban Water Management, the new water planning framework to guide the implementation of SPP 2.9 Water Resources, a local water management strategy (LWMS) is required to support a scheme amendment. The LWMS should include the following information:

- land capability assessment
- identification and mapping of wetland areas
- conceptual storm water management plans.

It is acknowledged that the supporting information included in the amendment proposal largely covers this requirement. However, the location of stormwater infrastructure needs to be reconsidered. The detention basin, which will facilitate the treatment of all the stormwater generated on the site to be treated prior to entering Yakamia Creek, is currently located within the Yakamia Creek buffer zone. The DoW does not support detention basins in waterway buffer or riparian zones. Accordingly, the conceptual drainage design drawings need to be amended to locate the detention basin outside of the Yakamia Creek buffer zone.

The specifics relating to detailed stormwater management design of individual lots is then required in an Urban Water Management Plan (UWMP), which is to be provided at subdivision stage and designed to be an extension of the LWMS.

The UWMP should be in accordance with the DoW *Stormwater Management Manual for WA* and demonstrate best practice water sensitive urban design.

Yakamia Creek

Yakamia Creek is located on the north-eastern boundary of the subject land. Currently the creek exists as an urban drain, with steep, rock lined walls. The Department of Water recommends that this section of the creek be restored to become a "Living Stream" as detailed in the Department's *Stormwater Management Manual for WA*, including revegetation of the riparian area and removal of weeds.

This will be consistent with the redevelopment of land immediately upstream from the subject site at Lot 211 Wellington St, which has the restoration of Yakamia Creek into a living stream as part of the development conditions.

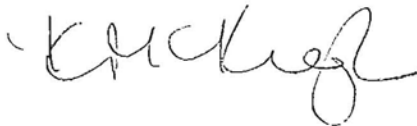
A development setback of 15m to restore the creek is recommended, along with an additional hardstand interface (road / footpath) to delineate the separation of public and private land.

Flood risk

The Department of Water has a presumption against development within the 1:100 year floodplain area. An appropriate setback from Yakamia creek is necessary to ensure that development or stormwater management infrastructure is not located within the flood risk area.

For further assistance please contact Karen McKeough on 9841 0128 or by email karen.mckeough@water.wa.gov.au

Yours sincerely



for **CHRIS GUNBY**
ACTING REGIONAL MANAGER
SOUTH COAST REGION

Monday, 19 January 2009

Your Ref: AMD168/PA26760/AMDAMD168(1A)
Our Ref: Grange 4379225
Enquiries: G Wright
Telephone: 98424230



January 06, 2009

City of Albany
PO Box 484
ALBANY WA 6331

Doc No. City of Albany Records
File: ICR8073081
AMD168
Date: 07 JAN 2009
Officer: PLAN16
Attach:

www.watercorporation.com.au

Attention: Mr Jan van der Mescht

**CITY OF ALBANY
APPLICATION FOR ZONING CHANGE – LOT 731 WELLINGTON STREET
CENTENNIAL PARK, ALBANY**

Dear Jan,

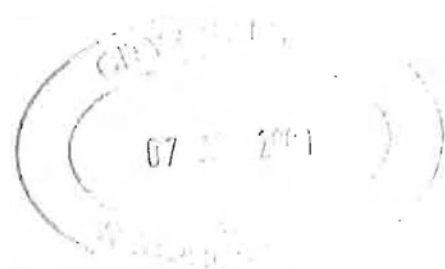
I refer to your letter of December 16, 2008 regarding an application to re-zone Lot 731 Wellington Street, Centennial Park from Clubs and Institutions to Residential R60.

You are advised that the Water Corporation has no objection to the proposed zoning change however the proponents will need to engage a consulting engineer to discuss with the Corporation, the servicing of the area with water and wastewater services at the appropriate development planning stage.

Yours sincerely

A handwritten signature in black ink, appearing to read "Graham Wright".

Graham Wright
Senior Asset Planner
Great Southern Region
Asset Management Division





Facsimile

12-14 The Esplanade
PERTH WA 6000

Postal Address
P.O. Box 8491
Perth BC 6849

Contact Numbers
Ph (08) 6213 7000
Fx (08) 6213 7400

City of Albany Records
Doc No. ICR8072951
File: AMD168
Date: 05 JAN 2009
Officer: PLAN16

To: City of Albany
Jan van der Mescht

Fax No: 9841 4099

From: Lee Deacon
Drawing Office

No. of pages: 2 (including this page)

Date: 5 January 2009

For any queries regarding the transmission of this facsimile please telephone: 6213 7000
Please reply on facsimile number: 6213 7400

Our Ref:13.17.3

Your Ref: AMD168/PA26760/AMDAMD168(1A)

RE:PROPOSED TO CHANGE THE ZONING OF LOT 731 WELLINGTON STREET, CENTENNIAL PARK FROM THE CLUBS AND INSTITUTIONS ZONE TO RESIDENTIAL R60

Thank you for your letter dated 16 December, 2008 concerning the above mentioned proposal.

A plan will be attached to this fax if there are gas mains in the area. In any case you or the developer must contact Dail Before You Dig (1100) to reference Gas Network changes immediately prior to the proposal going ahead.

If the Gas Network is affected by the proposal and WestNet Energy works are required, then the following conditions must be met.

- *All work carried out on WAGas Networks existing Network to accommodate the proposed subdivision /amalgamation or any development will be at the proponents expense.*
- *WestNet Energy requires one month's notice prior to the commencement of the work on site. Notice should be given to the Project Coordinator on Ph.9499 5166.*

Should you have any further queries, please do not hesitate to contact our office.

Yours Faithfully

Lee Deacon
GIS / CAD Draftsperson



Jan van der Mescht,
Senior Planning Officer
City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No ICR8072885
File AMD168
Date 31 DEC 2008
Officer PLAN16
Attach

Dear Sir,

PROPOSAL TO REZONE LOT 731 WELLINGTON STREET, CENTENNIAL PARK.

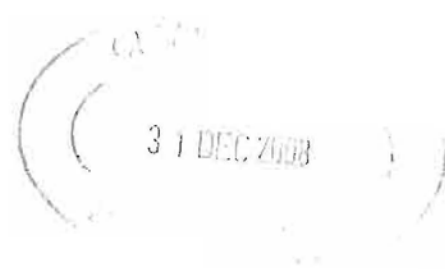
Thank you for the opportunity to comment on this proposal.

The Albany Office of the Department of Environment and Conservation (DEC) has minimal comment to make:

- If not already considered, advice/comment on acid sulphate soil issues should be sought from the DEC Contaminated Sites Branch in Perth prior to any site works and as a part of future development planning; and
- There are a few surviving native species within the degraded vegetation strip through the centre of the property. Some of these may be able to be considered for retention as part of the planning design for future development.

Yours sincerely,

Deon Utber
A/Regional Manager
Department of Environment and Conservation
South Coast Region



30 December 2008

cc Alice O'Connor, Environmental Impact Assessment Division, Perth

CITY OF ALBANY

PLANNING SCHEME No. 3

AMENDMENT No. 290

RURAL VILLAGE ZONE

PLANNING SCHEME No. 3

AMENDMENT No. 290

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1. RESOLUTION
2. REPORT
3. EXISTING / PROPOSED ZONING
4. EXECUTION

PLANNING AND DEVELOPMENT ACT 2005

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

CITY OF ALBANY

**PLANNING SCHEME No. 3
AMENDMENT No. 290**

RESOLVED that the Council, in pursuance of Section 75 of the Planning & Development Act 2005, amend the above Local Planning Scheme by:

- i) Introducing the Rural Village zone into the Scheme by inserting a new Objective at Clause 3.1.21, a new Column 22 into the Zoning Table and new provisions at Clause 3.13 to link development to an endorsed Structure Plan and address water, effluent and power.*
- ii) Rezoning various lots in Kalgan to 'Rural Village';*
- iii) Including various crown lots in the Parks and Recreation Reserve; and*
- iv) Amending the Scheme Map accordingly.*

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL AUTHORITY:	CITY OF ALBANY
DESCRIPTION OF LOCAL PLANNING SCHEME:	PLANNING SCHEME No. 3
TYPE OF SCHEME:	DISTRICT SCHEME
SERIAL No. OF AMENDMENT:	AMENDMENT No. 290

PROPOSAL:

- 1) Introduce the 'Rural Village' zone into Scheme 3 by:
 - i) Inserting a new Objective at Clause 3.1.21 as follows:

RURAL VILLAGE ZONE

The objectives for the Rural Village Zone are to:

- (i) Create a strong sense of community by providing opportunities for residents to work, live and recreate within the zone;
 - (ii) Accommodate limited expansion within and adjacent to existing rural townsites to support the community, educational and sporting assets within those communities;
 - (iii) Provide for a range of lot sizes and activities within the zone to achieve self-buffering of uses within the rural settlement to adjoining rural zone;
 - (iv) Provide for the development of rural villages in accordance with individual Structure Plans;
 - (v) Allow for a mix of residential, commercial, industrial and other uses appropriate to the needs of the community within the rural townsite zone; and
 - (vi) Achieve self-sustaining settlements by requiring self reliance of individual lots in drainage management, the provision of water supplies and effluent disposal and other infrastructure needs. To facilitate the orderly and proper development of Rural Settlements in a socially, economically and environmentally sustainable manner.
- 2) Insert Column 22 into the Zoning Table, setting out permissible uses
 - 3) Introduce Clause 3.13 to set the parameters for the preparation of Village Structure Plans and to require development in accordance with an endorsed Structure Plan.
 - 4) Rezone various lots in Kalgan to 'Rural Village'
 - 5) Include various crown lots in the 'Parks and Recreation' reserve'

CITY OF ALBANY

PLANNING SCHEME No. 3

AMENDMENT No. 290

PLANNING REPORT

RURAL VILLAGE ZONE

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1. INTRODUCTION

As advocated in the Albany Local Planning Strategy (ALPS) endorsed by Council in August 2007 this proposal seeks to create a 'Rural Village' zone within Town Planning Scheme No.3. This Amendment will introduce the zone, set the Objectives, list the range of permissible land uses and set out implementation mechanisms appropriate to this new composite zone.

The new zone is a contemporary planning device which will serve to coordinate and guide the sustainable development of rural settlements across the Municipality in accordance with social, economic and environmental objectives. ALPS advocates the growth of selected settlements through consolidation and limited rural residential development.

Rural settlements provide an important service function and offer a range of lifestyle opportunities based around existing historical nodes. The mix of land uses, infrastructure and servicing constraints rate and scale of development and the particular circumstances warrant planning solutions tailored to each situation. The conventional methodology of designating separate zones does not readily translate to rural settlements. It is cumbersome and inflexible. A more dynamic and contemporary composite zone is justified.

The proposed Rural Village zone is a similar planning device to the Future Urban and Development zones nominated in the Model Scheme Text and currently in operation under the City's Town Planning Schemes. The base line requirement of such zones is that prior to any further development of the land, either a Structure Plan or an Outline Development Plan (ODP) has to be prepared and then approved by Council and the Western Australian Planning Commission (WAPC). Subdivision and/or development may then proceed in the form prescribed by the adopted plan.

Kalgan is seen as the pilot for the introduction of this new zone. This Amendment and the associated rezoning proposal complement the work undertaken on behalf of various landowners within Kalgan locality to prepare a Structure Plan which will provide for both conservation and development of that area. The control mechanisms, Objectives and Provisions of the new zone will be applicable to other rural townsites within the Municipality.

2. STATUTORY CONTEXT

2.1 Proposed Zoning

Through this Amendment it is intended to create the 'Rural Village' zone, set out zone objectives, specify permissible land-uses, introduce mechanisms to allow for development in accordance with an endorsed Structure Plan and to rezone land at Kalgan. This accords with the intention of the City of Albany as set out in the ALPS and more particularly the new Community Planning Scheme. ALPS specifies that for rural settlements the intent is to retain the existing infrastructure and improve the viability and range of services, facilities and rural commerce. Basic structure planning will be undertaken to locate infrastructure and land uses within a new Rural Village zone created in the CPS promoting mixed uses and an appropriate sustainable level of servicing. (p 143)

The wording of the Clauses and enabling mechanisms for this Amendment are based on the text, format and structure of the draft Community Planning Scheme prepared in-house by the City of Albany. This consistency will make for an easy transition when the new scheme is ultimately adopted.

Proposed Clause 3.1.21 sets Objectives for the new 'Rural Village' zone which take account of Environmental, economic and social principles. Notably the following elements are included: sense of community, self-sustaining settlements, community, educational and sporting assets, providing a range of lot sizes and activities, allow for a mix of residential, commercial, industrial and other uses appropriate to the needs of the community and self reliance in regard to drainage, water supplies, effluent disposal and other infrastructure needs.

As this is a new zone an additional Column will be added into the Zoning Table listing the permissible land uses. Dwellings are to be permitted. A range of small scale tourist and home-based commercial uses will be discretionary. Selected industrial and business activities will be listed as discretionary uses that are also subject to advertising. Through this consultation the local community will have the opportunity to participate in the development approvals process.

New provisions at Clause 3.13 set out the parameters and methodology for the preparation of Structure Plans and for evaluating development proposals within the 'Rural Village' zone. Applications will be assessed against the objectives of the 'Rural Village' zone and an endorsed Structure Plan. Proposals shall have regard to visual amenity, compatibility, access, energy efficiency, self-reliance and communal infrastructure. In particular, Council shall have regard to the measures to be undertaken on the land to achieve a long term sustainable land use activity inclusive of;

- the method of collecting and storing potable water on-site;
- the method of disposing of solid and liquid wastes generated by the proposed land use and the level of recycling of solid and liquid wastes to be undertaken on the land;
- the provision of infrastructure to generate energy, to store energy on-site and to export energy from the site;
- The design, location and finishes to be applied to buildings and structures on the land where the design, location or finish provides a reduction in the energy demands required to use or maintain that building or structure.

Within the Rural Village zone, the endorsed Structure Plan will be used to guide and control the extent of development, lot sizes and land uses considered appropriate. The form and content of the Structure Plan shall comply with the "Guidelines for the preparation of Conceptual Structure Plans" contained in Appendix 6 of the Lower Great Southern Strategy, relevant Policies and, where appropriate, the principles of Liveable Neighbourhoods. It shall address local character, planning considerations, land capability (based on general land forms), vegetation protection, infrastructure, indicative lots sizes, road layout, fire management, POS, ethnographic and heritage issues and environmental considerations.

Because of the scale, growth rate and composite nature of rural settlements conventional landuse planning devices are not always readily applicable.

In particular, the administration and implementation of prescriptive standards and rigid zonings has proven to be restrictive and can unnecessarily constrain growth. A more contemporary and appropriate planning tool is required. This proposed Rural Village zone is more akin to a development zone. Such a tool enables the community to set the direction for growth and development; it will guide decisions on development and subdivision.

Through the use of Objectives, performance based assessment and an endorsed Structure Plan the new zone will serve to provide an appropriate level of planning control to ensure the sustainable, orderly and proper planning of Rural Villages.

There is a recognised need for innovative solutions for the planning, servicing and infrastructure supply within rural settlements. In place of prescriptive standards and restrictive zonings which may constrain development, this tool provides flexibility, guidance and certainty and will facilitate development of a range of compatible commercial, tourism, residential and lifestyle activities. It will address anomalies in tenure, landuse, lot size and will promote the sustainable development of rural villages in response to local characteristics, constraints and opportunities.

2.2 Scheme Amendment Request

A Scheme Amendment Request 137(3) (SAR) was submitted to the City of Albany in July 2008. In accordance with the regional protocol the proposal was referred to eight (8) agencies for comment. As reported to Council, there was general support for the SAR from government agencies. Advice was received in regard to waterways, remnant vegetation, fauna, biodiversity, Aboriginal cultural heritage, water quality, waste management, servicing, roads, capability, lot size and the settlement boundary.

In particular DEC supported the proposal commenting that it balances “future development needs with due regard to the local environment and the local heritage and ‘sense of place’.”

The matter was considered by the Council at its meeting held 21 October 2008. It was resolved that Council was prepared to entertain a formal Amendment application to introduce the ‘Rural Settlement’ zone for Kalgan. In issuing its in-principle support the Council required the following matters to be addressed in the formal document:

- Access arrangement to South Coast Hwy to be subject to consultation and negotiation with Main Roads WA;
- Scheme controls relating to the new “Rural Settlement” zone being accommodated;
- An indicative Outline Development Plan being included; and
- Detailed land capability information to be provided demonstrating that increased density and additional effluent disposal systems and waste loads can be accommodated.

These matters have been addressed and are discussed in more detail in the respective sections of this report and the supplementary documentation. Briefly;

- Correspondence was received in November 2008 from Main Roads regarding traffic volumes, heavy haulage routes, traffic speed, safety, options for intersection treatments and access to South Coast Highway. The advice is incorporated into the preliminary document and the various issues will be thoroughly evaluated through the preparation of the Structure Plan.

- Provisions relating to the proposed 'Rural Village' zone are lifted directly from the draft Community Planning Scheme prepared by City of Albany staff. The land use categories and corresponding symbols listed in proposed column 22 of the Zoning Table accord with those contained in the current Scheme and are the best fit compared to the Model Scheme Text and the draft Planning Scheme.
- An indicative Outline Development Plan is included in this document.
- A land capability and geotechnical analysis of the Kalgan Study Area was undertaken by Landform Research in July/Aug 2006 and January 2007. The Land Capability and Geotechnical Assessment contains information and analysis of soils, geology, vegetation, hydrology, effluent disposal and drainage. The report concludes there are no major constraints or limitations in respect of the subject land, and confirms the land capability.

3. PLANNING CONTEXT

In addition to the State and Regional planning framework, the key documents which provide the local planning context and guidelines for the subject land are the City of Albany Town Planning Scheme No. 3, the Albany Local Planning Strategy and the Albany Local Rural Strategy.

3.1 State Strategies and Policies

Relevant State Strategic and Policy Documents which provide the rationale and background for this proposal include:

- SPP 1 State Planning Framework Policy
- SPP 2 Environment and Natural Resources
- SPP 2.5 Agriculture and Rural Land Use Planning
- SPP 3 Urban Growth and Settlement
- DC 1.1 Subdivision of Land – General principles
- DC 3.4 Subdivision of Rural Land
- DC 3.7 Fire Planning
- WAPC State Planning Strategy (1997)

SPP1 provides the strategic framework and guiding principles for landuse planning in Western Australia. The primary aim is to provide for sustainable use and development of land. The Strategy identifies the five key principles of environment, community, economy, infrastructure and regional development which define and influence decision making. In recognition of the concentration of population between Lancelin and Albany and growth pressures in the south-west, the strategy confirms the need for careful management. SPP1 supports the growth of regional communities to achieve their social, environmental and economic goals. Co-ordination, high standards of development, availability of land and services are required to ensure regional communities area sustainable in the long term.

The objectives of SPP3 most relevant to this proposal include:

- build on existing communities with established local and regional economies;
- concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities;
- Manage the growth and development of urban areas in response to the social and economic needs and in recognition of relevant climatic, environmental, heritage and community values and constraints;

- promote a sustainable and liveable neighbourhood form which reduces energy, water and travel demand;
- ensure safe and convenient access to employment and services;
- provide choice and affordability of housing;
- create an identifiable sense of place for each community, and
- co-ordinate new development with the efficient, economic and timely provision of infrastructure and services.

The proposed Amendment accords with and will assist in achieving the particular objectives contained in these Strategic Policies.

3.2 Regional Planning Strategy

The Lower Great Southern Strategy (LGSS) “sets out the strategic direction for planning in the study area for the next 20 to 30 years”. It provides “region-wide consistency for local governments when setting priorities for the area through their local planning strategies and schemes”. More specifically, the LGSS aims to encourage development around existing nodal settlements and provides a presumption in favour of consolidating settlements. This represents an efficient use of resources such as land, infrastructure and energy and also assists in supporting social services. The LGSS identifies various townsites, including Kalgan, as Rural Villages and nominates their place in a settlement hierarchy as part of an overall settlement strategy for the Region. It advocates that:

“For Rural Villages identified for expansion Local Governments need to prepare and have endorsed by the WAPC a townsite strategy and/or conceptual structure plan”.

The Strategy also states that Rural Residential development should be consolidated and located close to existing settlements.

One of the objectives contained in the LGSS is “ensure that identified settlements develop in a sustainable manner.” Specific actions include identifying sufficient land for town expansion in local planning strategies, preparation of conceptual structure plans and strengthening of existing towns and centres. In recognition of the lack of infrastructure the LGSS advocates the identification of “innovative approaches to supply country towns with water and sewerage services.”

The Objectives, Development Provisions and Performance Standards proposed for the new ‘Rural Village’ zone place a strong emphasis on resolving the servicing constraints and achieving self-sustaining settlements. The Amendment specifically advocates “self reliance in regard to drainage management, water supplies, effluent disposal and other infrastructure needs”, at either the “individual lot” or communal level.

Because of the range of service providers, the combination of both public and private infrastructure and the differences in levels of capacity and service provision between rural settlements, these matters will need to be addressed on a case by case basis through the preparation of individual Structure Plans. The solutions applicable in each village will need to complement current best practice and take account of adopted servicing and engineering standards for subdivisions, relevant legislative requirements and contemporary State Policy and principles. The procedures, design requirements and conventions for service provision are well established and clearly documented.

Water supply and effluent disposal are the infrastructure components that are most directly affected by a Local Government Town Planning Scheme. This report therefore provides comment on these matters. The use and installation of on-site effluent disposal systems is subject to compliance with relevant Health Standards, which can be reinforced through the Town Planning Scheme provisions and performance standards referred to in the specific townsite Structure Plan. Notwithstanding the differences in current levels of water service provided to existing townsites, ranging from 'limited' potable water in Wellstead, untreated mains water at Elleker, a community supply at Manypeaks, various supplementary bores and dams, through to no mains water in the majority of townsites, use of roof catchment is strongly advocated for all new developments. The minimum roof area and storage capacity required for an average household will vary between townsites, depending on rainfall and the capacity and availability of reticulated water or alternate sources. As a general guideline, normal potable usage is between 120 and 180kl per year. For the rural villages across the municipality, storage capacity of between 60 and 90kl per household is recommended to supply 450lt per day. Allowing for the differences in rainfall, variations in the efficiency of collection, absorption and evaporation, the minimum roof catchment area required to achieve 98% reliability will be between 150 and 300m². This may be achieved using the roof of the dwelling and/or ancillary buildings. To safeguard supply, assist in water management and for maintenance purposes it is prudent for to have two tanks; one of which can be relatively small. Re-use of grey water is strongly recommended in townsites without reticulated water.

Alternative sources of water including bores, soaks and dams may be available and can be used to augment household, non-potable and emergency water supplies. Specific assessment and calculations of minimum roof area and storage capacity will be required for each townsite, as a component of the preparation of the Structure Plan.

This Amendment responds directly to the aims and recommendations contained in the Regional Strategy. The introduction of the 'Rural Village' zone, the requirement for Structure Plans and the attention to servicing solutions specific to individual townsites will address servicing constraints and help achieve the aims of the Regional Strategy, giving particular attention to consolidation and sustainability objectives.

3.3 Local Rural Strategy (1996)

Part 10 of the endorsed Local Rural Strategy (1996) deals with Rural Townsite development. The following Policy is relevant to this proposal;

GP50 Improvement of Amenity and Townscape in Rural Townsites

In order to provide for the improvement of rural townsites in terms of their social and visual amenity, sense of community and attractiveness to the travelling public, Council will support the planned establishment of townscape improvements, community facilities, general stores, Arts/crafts outlets etc.

This Amendment accords with General Policy 50 and the associated Action 22 of the endorsed Local Rural Strategy.

3.4 Albany Local Planning Strategy (2007)

This proposal is consistent with the draft Albany Local Planning Strategy (ALPS) which was endorsed by the City of Albany in August 2007, in particular Strategic Objective (Part 8.3.6 Rural Villages) "Facilitate and promote the retention and sustainable expansion of existing rural settlements".

Rural settlements are seen as becoming sustainable nodes offering a rural lifestyle based around an existing historical node. ALPS advocates growth through consolidation and limited rural residential development for selected settlements including Kalgan and recognises the opportunity for development as a focal point for the local community.

ALPS presents a number of 'Strategic Objectives and Actions' which are relevant to this proposal including:

Section 8.3.5 - Settlement Strategy – Rural Living

*“Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential;
Ensure that future rural living areas are planned and developed in an efficient and coordinated manner as logical extensions of existing rural townsites along with adequate services and infrastructure;*

The ALPS objectives for Rural Living Areas are:

*“Avoid productive agricultural land, other important natural resource areas, areas of high bushfire risk, flooding and environmental sensitivity;
Avoid future and potential long-term urban areas;
Provide compact extensions of existing rural townsites, based on land capability and available services and facilities; and
Minimise potential for generating land use conflicts”*

Actions specified to achieve these objectives include:

Kalgan, Manypeaks and Elleker are to be the first priority town sites to be evaluated for limited “Rural Residential” development within the context of the above criteria. This is in addition to Wellstead that already has an existing town site strategy to guide growth.

The theme of rural living is further discussed in ALPS under Sections 6.2.4 (Rural Townsites) and 8.3.6 (Rural Villages).

Part 6.2.4 states:

“The planning and development of rural towns is to be based on promoting appropriate development options to maintain their function and determining the availability of infrastructure and community facilities to support their role”

and

“... existing “Rural Villages” will expand as a result of development projects, such as mining or tourism activities. Closer rural settlement can provide for a lifestyle choice and more labour intensive agricultural uses have the potential to increase the “Rural Village” populations. Maintaining the character and resolving servicing needs are major determining factors for the potential expansion of existing rural towns. The City proposes to include the existing towns as “Rural Townsite” zones within the CPS and undertake structure planning for each of them. Additional remote settlement proposals will be determined on a case by case basis, within a sustainability framework.

Actions proposed include:

“Identify the settlements of ...Kalgan ... as rural focal points and settlement centres with the potential for additional development within the CPS with requirement that structure planning be undertaken for each townsite”. (CoA)

In 8.3.6, a ‘Strategic Objective’ is adopted to:

“Facilitate and promote the retention and sustainable expansion of existing rural settlements”.

The same section observes with reference to the City of Albany Rural Planning Issues Review Report (Landvision, 2002) that:

“With the increase in transportation cost, the re-emergence of demand for people wishing to live in smaller, more friendly communities and changes in technology allowing home businesses to operate, the impact of isolation is greatly diminished and it is anticipated the growth of rural townsites is inevitable and desirable.”

Section 8.3.6 reaffirms that:

“ALPS supports the retention of the existing rural villages of Redmond, Many Peaks.....Kalgan and Wellstead as primary rural community focal points and settlement centres of a sufficient size (30-100 lots) to support a local store and community/sporting and educational facilities. Some of these villages have the potential for additional residential development, tourist accommodation, retail, small business and community services to the rural communities they serve.”

Section 8.3.6 of ALPS nominates that:

“Each of these settlements will be included in broader precinct plans and subject to specific structure plans to determine their development constraints and opportunities. These plans will be developed with the community and key stakeholders/government agencies to determine the actual growth potential. The level of servicing available and identifying suitable land to expand is a critical constraint to development of many of these settlements.

These settlements are seen as becoming sustainable nodes offering a rural lifestyle based around an existing historical node.

The CPS will create a new zone to cover the rural villages with land use development principles and controls will be established, such as water supply and effluent disposal standards, lot sizes, permissibility of land uses and community infrastructure. It is proposed to allow flexibility in lot sizes and land uses.”

In Section 9.4 of ALPS (Structure Plans) the preparation of Rural Village/Rural Settlement structure plans for seven identified settlements including Kalgan is cited as Priority 1, 2 and 3 actions.

In recognition of the limitations in infrastructure provided to rural settlements, particularly potable water, relevant the specific actions contained in ALPS include:

“Investigate and implement alternative potable water supplies such as rain water tanks, bores and dams especially for rural residential areas and rural villages that are some distance from existing water infrastructure and connection considered to be uneconomic or unsustainable.

Develop/modify policies to allow for alternative water supply services to rural settlements where the community cost of supplying Water Corporation infrastructure is prohibiting reasonable development (WAPC, HDWA, CoA).”

This Amendment will assist in achieving various Strategic Objectives set out in ALPS, most notably those referred to above in relation to Settlement Direction, Consolidation, Rural Living and Rural Townsites and Structure Plans. This Amendment will introduce the ‘Rural Village’ zone into Town Planning Scheme No.3 and require the preparation of a Structure Plan to guide future development and enable subdivision.

3.5 Sustainable Development and Rural Settlement

Within the context of sustainability, a number of specific strategies and actions in relation to environmental, economic and social aspects of development are contained contemporary planning policy, and more particularly in the Summary to the endorsed version of ALPS (July 2007). Key aspects of ALPS, as relevant to Rural Settlements generally, and Kalgan in particular, are summarised below.

Under 8.4 Environmental Strategy, the Strategic Objectives and Actions include:

*“Encourage biodiversity preservation.
Maintain the character of the rural landscape within the district and protect areas of significant remnant vegetation.
Utilise cleared land wherever possible in new urban developments and develop incentives for retaining remnant vegetation in subdivisions (CoA).
Support and conserve the natural landscape and soil and water resources.”*

Under Section 8.5 (Economic Strategy), Objectives and Actions include:

*“Promote economic development and encourage local opportunities.
Encourage sustainable rural tourism uses and developments in locations that are compatible with existing land uses, especially agriculture activities
Encourage the development of sustainable tourism uses, proposals and associated uses that integrate with the City’s unique natural and built landscape and heritage values (Tourism WA, GSDC, CoA, WAPC).*

Under Section 8.6 (Social Strategy), relevant Objectives and Actions include:

*Facilitate a diversity of housing to align with future population and social needs.
Establish and protect sustainable community facilities and services located within or near the Albany regional and neighbourhood centres and existing rural townsites.
Preserve and protect heritage places.
Understand, appreciate and protect the Aboriginal culture.*

Through precinct and structure planning, promote the co-ordinated delivery of community services to match demand and promote the timely delivery through scheme provisions in the CPS (CoA).

Provide for and encourage the sustainable and timely delivery of essential utility infrastructure to accommodate appropriate urban and rural settlement growth.

Promote the maximum use of existing and staged extension of additional infrastructure services to support the development of the Albany urban area and rural settlements through precinct and structure plans.

Promote a sustainable, safe, and integrated transport system that in:

- *Urban areas and rural settlements link residential, employment, retail, tourist, and other activities and provide opportunities for the integration of various modes of transport (vehicles, public transport, cycling and walking).*
- *Rural areas link regions, settlements and employment/activity centres (agricultural, mining, basic raw materials, recreation, tourism);*

and be incorporated into precinct and structure plans. (DPI, MRWA, CoA).”

Sustainability and self-reliance are fundamental principles of the new ‘Rural Village’ zone, as reflected in the proposed zone Objectives and Scheme Provisions. Sustainability is a key criterion which will need to be fully evaluated in the subsequent preparation of individual townsite Structure Plans.

4. AMENDMENT PROPOSAL

4.1 Rural Village zone

The new ‘Rural Village’ Zone is an appropriate mechanism for providing a flexible planning framework to guide future development in the rural settlements throughout the Municipality. The zone and associated Scheme provisions will ensure these areas are comprehensively planned and that no land use, development or subdivision is possible until a Structure Plan has been prepared, assessed and approved. This device is similar to the Residential Development zone already in operation under Town Planning Scheme No. 3.

This Amendment will introduce Objectives specific to the proposed Rural Village zone. Column 22 is to be incorporated into the Zoning Table of the existing Town Planning Scheme setting out the range of land uses permissible within the new zone. It is also proposed to include the freehold lots in Kalgan within the ‘Rural Village’ Zone and include various foreshore and Crown Lots within the ‘Parks and Recreation’ Reserve.

This proposal is consistent with the Strategic Objectives and Actions set out in the Albany Local Planning Strategy relating to Settlements, Rural Townsites, Rural Living, Structure Planning, Biodiversity and Sustainability. This Amendment brings the Scheme into line with current planning principles and practices, in particular Liveable Neighbourhoods which focuses on achieving more sustainable urban forms, walkability, viability, efficiency and affordability.

By virtue of this zoning, Council and other agencies/decision making authorities, as well as the community in general, are assured that comprehensively planned, appropriately serviced and fully assessed subdivision and development will be the only result of the zoning change. The Rural Village zone controls in the scheme ensure that once a Structure Plan is finalised and approved, no new rezoning is required for uses and activities nominated on the plan. The provisions of the Scheme allow for a range of compatible and complementary uses to cater for non residential land use requirements likely to be considered in the area in the future.

4.2 Kalgan as the Model for Rural Settlements

In addition to introducing the new 'Rural Village' zone into Town Planning Scheme No.3, this Amendment also seeks to create the first such zone at Kalgan. In accordance with the Objectives and Actions contained in ALPS and in light of the progress with the draft Kalgan Rural Settlement Structure Plan it is intended that this proposal be used as a model for other rural villages within the City of Albany including Elleker, Manypeaks, Redmond and Youngs.

This Amendment and the subsequent Structure Plan will guide future development and enable subdivision in a manner which enhances the character of Kalgan, recognises and protects the biodiversity, natural and cultural heritage of the area and promotes sustainable social and economic development. To this end, it is proposed to introduce the 'Rural Village' zone, and to rezone the subject land to enable the development of a range of low density Residential and Rural Living lots.

Consolidation and sustainability objectives are achieved through the zone Objectives, specific performance standards and the process of preparing the Structure Plan.

5. KALGAN - PHYSICAL AND SOCIAL CONTEXT

5.1 Location, Area & Zoning

The Kalgan Rural Village is located approximately 27km north east of the Albany City centre at a point where the South Coast Highway crosses the Kalgan River and the Chelgiup Creek tributary feeds into the River (refer Location Plan).

Kalgan was once a thriving fruit growing area and through time has supported a diverse range of activities such as light manufacturing, rural contracting, tourist associated ventures, a bakery and bookstore in addition to agricultural activities, viticulture, animal husbandry (horse and cattle studs, alpacas, beef cattle and sheep) aquaculture and horticulture (refer Study Area & Characteristics Plan).

The extent of the townsite as reflected on DPI Public plans is relatively confined and does not include development which has historically occurred to the south and west of the gazetted townsite boundary. The actual extent of the existing rural settlement covers an area of approximately 1.5 km by 1.5 km comprising some 225 ha. Currently there are approximately 56 lots generally ranging in size from 3000m² to 20ha with a number of larger lots, portions of which fall within the townsite area. Approximately 40 lots have been developed with a dwelling house (refer Lot Sizes and Tenure Plan).

Land within the historic core of Kalgan is zoned 'Residential' under TPS3. This includes 9 freehold lots and 9 of the Crown lots, most notably the Hall site. The foreshore reserves and designated recreation ground are 'Parks and Recreation' reservations. A portion of the lot containing the general store is zoned 'Local Shopping', a portion is zoned 'Special Site Caravan Park' and the balance is zoned 'Rural'. Within the gazetted townsite, the freehold lots west of the Highway and in the south of the townsite are zoned 'Rural'. There are fourteen (14) 'Rural' zoned lots within the Townsite and lot sizes range from 2915m² to 3.5ha. Six (6) of these lots are below 1ha.

The freehold lots in the balance of the study area are zoned 'Rural', other than the triangular portion of Lot 3112 between the Hwy and Chelgiup Creek which is 'Parks and Recreation'. Lot sizes range from just 1.5ha. Twenty five (25) lots are below 10ha and only four (4) are greater than 20ha.

Other Crown land is shown on the zoning map as 'Parks and Recreation', 'Public Purpose', 'Major Highways' or 'Important Regional Roads' and generally accords with the use and/or designation. Lot 42 which is the designated Recreation area and former sports oval has a dual zoning; the western portion is zoned Rural (refer Town Planning Scheme Map No. 9 of 33).

There are considerable discrepancies between the zoning, tenure, land uses, cadastral boundaries and historic townsite. Through the passage of time various foreshore reserves have been ceded, lot boundaries have been adjusted and a number of roads have been realigned. Coupled with the redundant road reserves and an array of Crown lots the existing zoning presents a confusing and somewhat misleading image. The existing zoning and reservations do not accord with the current patterns of land use and ownership, and do not serve as a blueprint or framework for future development.

There is a clear need to revise the zonings and rationalise the various boundaries within the Kalgan village. The proposed Amendment provides an opportunity to redress these anomalies and to bring the Town Planning Scheme into line with community expectations and contemporary planning philosophy.

5.2 Kalgan Rural Village Study Area

The Study Area is based on the existing pattern of subdivision and infrastructure as well as the topography and areas of remnant vegetation. As the existing townsite boundary does not reflect the historic development of the locality or relate to the natural topography a study area has been defined which encompasses the existing gazetted townsite and immediate surrounding land holdings. The objective is to define a discrete boundary for the Rural Village which provides a logical demarcation between the area set aside for closer development and the surrounding rural areas.

Ridgelines to the south, east and west, together with significant areas of remnant vegetation provide a sense of containment and buffer to surrounding broad acre farming. The boundary to the north is less defined by the topography and more by the transition to larger landholdings and the significant area of remnant vegetation associated with the recreation reserve. The eastern boundary is largely defined by a prominent ridgeline and an extensive area of remnant vegetation.

The core of the village is located around the two main bridges over the Kalgan and this is also where the shop and community hall are located. Dwellings and associated smaller land parcels are also concentrated along Church Lane Road, Hunton Road and Riverside Drive.

The rationale for the proposed settlement boundary is based on a number of considerations:

- The historic development of the area.
 - The existing gazetted townsite.
 - Incorporation of development and small lot subdivision in the immediate locality.
 - Significant topography and vegetation which helps to contain and define the townsite.
 - Provision for sufficient buffer areas to the surrounding rural areas.
 - Discussion with the Local community at two workshops.
 - Incorporation of areas currently zoned Residential under the provisions of Town Planning Scheme No. 3.

The study boundary is a logical basis within which to prepare the required settlement structure plan. The area contains the majority of natural and man made features which contribute to the identity of the Kalgan Village, while at the same time allowing for further development and designation of appropriate buffers to the surrounding agricultural areas.

5.3 Community Consultation

Community participation is seen as critical to the development of this proposal, particularly pertaining to establishing the character of the area and the social aspirations of residents. A preliminary meeting attended by 22 local residents and landowners was held on site in February 2005. In January and March 2008 further workshops were held by the consultant at the Upper Kalgan Hall, focussing on local character and attributes, community use (and need) of facilities and determining the extent of the study area.

The key findings include:

- The principal attraction of the area was considered to be the Kalgan River.
- The aboriginal and settler history and heritage buildings were a significant factor in the attractiveness of the area.
- Overall, the participants were in favour of further development (in a limited form) and expansion of Kalgan with a number of provisos mentioned.
- There were some concerns that further development may adversely impact on the natural environment, the quiet rural character and lifestyle of the area.
- A number of possible perceived benefits of further development were also discussed such as increased facilities, employment prospects and tourism and road safety.
- There was general consensus in favour of the Study Area boundary.
- Participants preferred the option of low key infill/mixed use.
- In terms of community facilities there was majority support for the establishment of a "Village Green, Country Club" followed by support for expanding the existing hall site. There was limited support for the reinstatement of the old recreation/playing fields.
- Almost all survey respondents were landowners within the study area.

The results from these workshops will be used in the development of the Kalgan Rural Settlement Structure Plan.

5.4 Planning Principles

An indicative Structure Plan, which sets out the Objectives and Performance Standards for Kalgan and shows the overall road layout for the settlement, approximate lot sizes and key community facilities, has been drafted and a relevant extract is included in this Report.

This proposed 'Rural Village' zone and the associated preliminary Structure Plan are based on the premise of consolidating the settlement. Lot sizes range from 1000m²/2000m² where practical, given the topography, vegetation, heritage sites and varied land capability within the study area. Infill development and growth of the settlement is advocated via the creation of predominantly urban lots staged as per the Draft Country Sewerage Policy. Because of the particular circumstances and constraints in Kalgan a conventional compact 'Rural Village' layout would necessitate significant loss of remnant and riparian vegetation and may compromise the character of the existing settlement. Many of the lots within the existing townsite are Crown Land, most of which are well vegetated. Of the existing 'Residential' zoned lots only half are freehold. The balance, together with various foreshore and recreation reserves are Crown Land. The Community Hall, the adjoining bushland and the foreshores at the core of the settlement have immense cultural significance; both Indigenous and European. These sites warrant protection and any future development must be sensitive to the unique heritage and cultural values of Kalgan. Whilst this is a significant asset, it also restricts the options for layout and form. The existing pattern of settlement is quite dispersed and has a strong linear form due to the River and Highway. The traditional focal points, being the local shop, the community Hall and Recreation Reserve, are disparate and options for expansion are restricted. A site for new community facilities is nominated on the less constrained land to the south. Allowance has been made for a Country Club, recreation oval, Fire Shed and Emergency Water Supply. The Plan also provides for improved movement networks through rationalisation of the road layout, closure of redundant road reserves and extension of the trails network.

The Kalgan Rural Settlement Structure Plan aims to achieve a balance between these competing objectives and varied requirements, in particular to support sustainable development and protect the existing character of the area. Alternatives are explored in the report accompanying the draft Structure Plan and a preferred option is as presented.

This Structure Plan (or ODP) will be subject to endorsement by both Council and the Western Australian Planning Commission and be advertised for public comment and input.

Key issues addressed in the Structure Plan include:

- Form and Layout of the Kalgan Settlement;
- Protection of remnant vegetation and buffer areas to the Kalgan River, Chelgiup Creek and Baudin Stream;
- Protection of significant heritage sites;
- Provision/upgrade of community facilities;
- Visual impact of development particularly from South Coast Highway and Hunton Road;
- Traffic Management and controlled access onto South Coast Highway;
- Provision of a potable water;
- Transitional arrangements between the settlement and surrounding rural area.

It is considered that the boundary of the Kalgan Rural Village as shown in the draft Structure Plan provides a sound and rational basis for this zone.

A land capability and geotechnical analysis of the Study Area was undertaken by Landform Research in July/Aug 2006 and January 2007. The field work involved extensive land surveys and site testing. The resultant report and mapping includes relevant information on soils, geology, vegetation, hydrology and land capability. Relevant findings are summarised and discussed in Parts 4 and 5 of this Amendment Report. The capability assessment has been used to inform both this rezoning proposal and the indicative Structure Plan. The spatial scale of the mapping and the level of detail are appropriate for the preparation of the Structure Plan. In some instances, further site testing and vegetation surveys on individual properties may be warranted.

The Land Capability and Geotechnical Assessment provides a number of specific recommendations which have been incorporated into this document and the indicative Structure Plan. Importantly, the study concludes that there are no significant environmental issues that cannot be effectively managed during the planning process.

6. KALGAN STUDY AREA SITE ASSESSMENT

An extensive land capability and geotechnical analysis of the Study Area was undertaken by Landform Research in July/Aug 2006 and January 2007. The Land Capability and Geotechnical Assessment is the result of field work, land surveys and site testing. It contains information and analysis of soils, geology, vegetation, hydrology and land capability. The full report is available as a supplementary document to this Amendment Report. Relevant findings are discussed below.

6.1 Geology and Geomorphology

The locality is based on an undulating land surface centred on the Kalgan Valley which is formed on an undulating weathered Archaean granite basement. A palaeovalley was formed prior to the Eocene. The valley and land surface was then flooded as a result of down warping and the sea flooded in allowing the deposition of the deep silts of the Plantagenet group. With the retreat of the sea, the Eocene sediments were exposed to the atmosphere and the area experienced the development of a deep weathering profile. This profile developed on the relatively flat Plantagenet Group and resulted in the development of laterite and gravel. Cutting down of the old sediments and weathering profile resulted in the formation of the current Kalgan River channel, which cut down to granite basement by the removal of the overlying silts in the valley.

On the ridges at elevations of 40 to 50 metres AHD, the laterite gravel and duricrust protected the sediments and led to the retention of the old erosion sediments on the upper slopes and higher ground. However in the gently sloping valley of the Kalgan River the river and its tributaries now flow across the degraded soft Plantagenet sediments, which in several localised places has been cut to granite basement.

Colluvial and alluvial movement of the fine sands shed from the eroding sediments were deposited in the valley floor forming deep fine sands.

6.2 Soils

The soils of the study area are predominantly sand over silts and silty clay duplex in the lower elevations, with the clay subsoils forming loams on the mid slopes and gravel and duricrust and gravel on the ridges around the perimeter of the site. Soils through the centre and lower elevations are silty sands over silty loams and clays with some alluvial silts. The key soil types as depicted in Figure 3 of the Land Capability and Geotechnical Assessment are listed in Table 1 which is reproduced below:

Table 1 Soil Types

RL	Brown Rocky Loam	Brown loam over yellow brown loam and granite saprolite. May have minor band of gravel from 100 to 400mm. Associated with granite basement outcrop.
BL	Brown Loam	Dark brown loam over yellow loam clay subsoils developed on sloping granite and colluvium based subsoils
GD	Gravel and Duricrust	Yellow brown gravel over duricrust at 200 - 1 200 mm over silts of the Plantagenet Group. Occupies ridge tops.
G	Gravel	Yellow brown gravel to 500 mm over yellow silty clay. Developed on silts of the Plantagenet Group. Upper valley slopes.
S/ST	Sand over Silty Clay	Grey sand or grey brown sand over yellow silty clay at 500 mm. Developed on silts of the Plantagenet Group on the gentle lower valley slopes. Some slopes are subject to surface seepages and perched water tables in winter
S	Deep Sand	Grey silty sand over deep white silty sand formed by redistribution of the sand by colluvial and alluvial processes. Occupies lower valley slopes of sand shed from upslope.
S/G	Sand over Gravel	Grey silty sand over cream or brown silty sand at 200 - 500 mm over yellow silt or silty sand, mottled in places or brown at depths in excess of 1000 mm. Located on the mid valley slopes where sand has been sheeted across older gravel soils.
A/ST	Alluvial Silts	Low lying, leached white, or brown sand overlying loam and clay subsoils of colluvial to alluvial origin. In some locations the loam subsoils are exposed. Wet in winter with surface water common following heavy rainfall events.

6.3 Hydrology

6.3.1 Surface Water

In general the surface water runs off from the saturated areas of Sand over Silty Clay soils and areas where seepages occur and then runs along creeks to the Kalgan River. Minor drainage has been cut in the central south to drain flat Alluvial Silts.

The Kalgan River is estuarine in the southern portion of the study area to a granite rock bar at the Upper Kalgan townsite. Upstream from there the river is non-tidal. The rock bar prevents estuarine water from moving upstream but also impedes flood flows of water, causing the flood waters to build up upstream of the Upper Kalgan Bridge.

The valley of the Kalgan River is generally deeply incised and as the water builds up in a flood it fills the incised valley upstream of the townsite. The affected areas are very small and are shown in Figure 5 and were mapped from geomorphological evidence and discussions with local people including landholders. The flood elevations and extent were for the large flood in early 2006 when a 1: 100 year event occurred. Downstream of the rock bar the river does not flood because the width of the channel is greater and the river outlets to Oyster Harbour.

Groundwater was tested using a portable conductivity meter and converted to mg/L salt. The salinity was measured in August 2006 and showed the surface water flows to be 935 to 2585 mg/L. Potable water is less than 990 mg/L and stock water up to 9000 mg/L. The water quality of dams is normally fresher as indicated by the dam in the north west corner with a salinity of 385 mg/L which is fresh. The water is therefore suitable for stock and some irrigation, but is not generally suitable as a potable water source. In summer the water can be expected to be similar or slightly higher in salt concentration due to reduced runoff.

6.3.2 Groundwater

Groundwater is normally at shallow depth or perched on the lower slopes with the depth increasing upslope. Water is supplied from bores and dams. The quality of the water depends on whether the wet areas are clay based, with no seepages, compared to dams with continuous seepages which are the freshest. Water draining areas containing laterite remnants are normally slightly higher in salt content.

6.3.3 Water Availability

The water on site has traditionally been supplied from bores and dams. With the rainfall, relatively low evaporation and sandy soils overlying more silty and clay rich subsoils, there has not normally been a water shortage because of the reduced need to irrigate. The surface water supply on site has therefore been able to satisfy the demands placed on it. There are only low demands for irrigation today because of the relatively limited extent of horticultural activity.

Water quality is normally suitable for irrigation of trees and orchards but is not always potable, particularly in the surface water. Water from dams and bores can continue to be available.

Domestic supply of water can also be obtained from roof catchments. Normally each dwelling on rural residential properties will have a garage/large shed which could be used to increase supply. Based on historic rainfall figures for Kalgan, a minimum storage of 60kl capacity would be required to supply 450lt of water per day with 98% reliability. Typically a 90 - 120 kl tank is recommended for areas such as this without scheme water. With an average rainfall of 798 mm, a roof area of 150 m² is capable of filling the tank. In this case it is recommended that a minimum roof area of 250m² be specified for Rural Living developments in Kalgan. The recommendations for greater storage capacity and larger roof areas are intended to allow for the uncertainty of future rainfall and climate change.

6.4 Biological Environment

6.4.1 Vegetation

The vegetation assessment and flora study conducted for the Kalgan identified 70 species and three main vegetation communities. The Flora survey is contained as Appendix 1 of the Capability and Geotechnical Assessment. The Vegetation Communities are depicted in Figure 4 and are briefly summarised in the following Table.

Table 2 Vegetation Communities

Jarrah – Marri Low Forest	<p>This community occurs on the laterite gravel soil of the upper slopes and ridges. The soils are yellow brown gravels with duricrust close to the surface.</p> <p>It is dominated by <i>Eucalyptus calophylla</i>, <i>E. marginata</i> with <i>Banksia grandis</i> overstorey and an understorey typical of gravelly soils in the Albany and local area. Typical understorey species include <i>Bossiaea linophylla</i>, <i>Sphaerolobium medium</i>, <i>Pultenaea reticulata</i>, <i>Allocasuarina humilis</i>, <i>Dryandra lindelyana</i> subsp <i>lindleyana</i>, <i>Melaleuca thymoides</i>, and <i>Leucopogon verticillatus</i>.</p> <p>Vegetation condition is generally Very Good with some previous clearing for gravel extraction in the west. There is generally little weed impact even though some remnants are not fenced.</p>
Taxandria Shrubland	<p>This community occupies on the lower slopes where the soils are likely to be wet in winter. Typically the soils are sands over silty clays at depths of around 300 - 500 mm.</p> <p>The vegetation is mostly a shrub land typified by wet site species such as <i>Taxandria linerifolia</i>, <i>Taxandria parviceps</i>, <i>Taxandria juniperina</i>, <i>Hakea oleifolia</i>, <i>Calistachys lanceolata</i>, <i>Lepidosperma gladiatum</i> and <i>Gahnia trifida</i>.</p> <p><i>Eucalyptus cornuta</i> occurs occasionally.</p> <p>The vegetation is normally in Good to Very Good condition and rapidly colonises any cleared land.</p>
Riverine Forest	<p>This vegetation occurs along the Kalgan River and tributaries on deep loam and sand over loam soils.</p> <p>The vegetation is dominated by <i>Eucalyptus diversicolor</i> and <i>Eucalyptus calophylla</i>, with an understorey comprised of species from wet areas and from the gravelly soils, such as <i>Taxandria linerifolia</i>, <i>Taxandria parviceps</i>, <i>Hakea oleifolia</i>, <i>Calistachys lanceolata</i>, <i>Lepidosperma effusum</i>, <i>Lepidosperma gladiatum</i> and <i>Gahnia trifida</i>. <i>Melaleuca cuticularis</i> is added along the Kalgan River.</p> <p>The vegetation along the Kalgan River is generally in Good condition or better adjacent to the river but deteriorates to Degraded in some locations which have been cleared or grazed.</p> <p>Chelgiup Creek to the east of the Upper Kalgan townsite has significant disturbance by <i>Watsonia</i> and other exotic species.</p>

In general the remnant vegetation lies on soils that are less suitable for agriculture and therefore were never cleared during the long occupation of the area. The main remnants occur on the laterite gravel – duricrust ridges in the west and east, in winter wet areas through the lower elevations and along the banks of the Kalgan River and tributaries. Plantations, including both pines and blue gums, have also been established within the study area.

No Declared Rare, Priority or Significant Taxa, or Threatened Ecological Communities were observed during the site investigations. In addition no unusual or unidentified species were recorded. No species or communities listed on databases held under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 were encountered.

The remnant vegetation on site is generally good or above including areas of remnant vegetation into which stock have access. The vegetation is weed free and worthy of protection.

There are some areas of Degraded vegetation and some vegetation which is subject to edge effects from exotic pasture and weed species. For example parts of the fringing vegetation of the Kalgan River adjacent to pasture and Chelgiup Creek adjacent to the Townsite.

6.4.2 Fauna

The amount of fauna is directly related to the proportion of remnant indigenous vegetation. Remnant vegetation is good habitat and thus all potential fauna species for the area could either be present or could utilise the site. Even isolated trees have habitat potential and the clumps of remnant trees are correspondingly important.

The survival of fauna is thus dependant on the land use and controls imposed, and education of landholders. The vegetation along the Kalgan River is generally in Good or above condition, and there are pockets of remnant vegetation scattered across the area that are also in Good condition or above. These all form habitat, but are frequently restricted to areas where the soils were less useful for agriculture, such as the sloping edges of the Kalgan River, laterite duricrust ridges and winter wet and waterlogged areas.

All remnant vegetation should be retained where possible. In addition, regrowth can be used to allow or enhance wildlife corridors. Vegetation could be protected using a range of mechanisms, including public ownership, conservation covenants and Management Plans

7. SERVICES & INFRASTRUCTURE

7.1 Power

The area is currently serviced by Western Power's Southwest Connected Grid. Single-phase electricity is provided to the area via overhead transmission lines. By letter dated 9 August 2007 Western Power's Country Regional Planning Section has advised that, based on an initial prediction that the Structure plan will yield an additional 100 lots with a maximum of 5-15 lots being created annually; there should be no foreseeable network problems with a development with this scope and time frame. As it is not possible to reserve power, developers will generally be expected to pay for connection and/or upgrades to the network at the time of development. More recently the SAR was referred to Western Power and Alinta Gas. No objections were raised.

Preliminary discussions have occurred with representatives from Western Power. Standard development processes and conditions will apply to future subdivision.

7.2 Telecommunications

Kalgan is serviced by Telstra's fixed line network; there is also mobile coverage across the study area, though reception in some locations is limited by the topography.

7.3 Water

Reticulated scheme water is unavailable within the Kalgan Rural Village Study area. To date residents have relied on individual collection and water use management supplied from bores, dams and rainwater.

Based on current average rainfall for the locality, a development with 250sqm of roof catchment and 60kl storage has 98% reliability of providing 450lt of water per day. By requiring a minimum roof catchment area of 250sqm together with rainwater storage tank/s of not less than 92kl per lot, residential development can be deemed self sufficient in terms of water supply, both at present and into the future. The attached sketch plan indicates how the required roof catchment can be achieved for development on 1000m² to 1ha lots in Kalgan. It is evident that as much water can be collected on a 2000m² lot as can be collected on a 2 or 4ha lot.

From a sustainability perspective it is also considered that water is more efficiently used when there is a finite supply controlled by the individual. Rainfall levels within the area are well in excess of the minimum needed to provide a sufficient supply from roof runoff especially if complemented with requirements for minimum roof area.

Potable water can continue to be sourced from roof catchments. Special Provisions and Performance Standards are proposed requiring minimum roof catchment and storage area as a condition of dwelling house approvals. This can be supplemented by bores, soaks, dams and surface water harvesting particularly for livestock and irrigation of orchards.

7.4 Effluent Disposal

Reticulated sewer is not available within the Study area. In responding to the SAR, the Water Corporation advised that the study area is outside its Water and Wastewater Operating Licence Areas and that “each lot will be required to be self sufficient with respect to the provision of potable water and on-site effluent disposal.” This advice is in contrast with the suggestion from DPI that the “Council should consider the requirement for a common Limited Effluent Scheme to be installed to enable reuse of effluent water for community purposes and to allow greater density of development in the village centre”. In considering this proposition the Council confirmed the requirement to demonstrate capacity for on-site effluent disposal. Notably both the Water Corporation and Department of Health have provided written responses stating no objections to the proposal.

The Capability Assessment verifies that the site is suitable for on-site effluent disposal (refer Sections 6.6, 7.7 and 8.0).

Existing dwellings rely on on-site effluent disposal, predominantly conventional septic and leach drain systems. Future development can be serviced by approved on-site systems in accordance with the objectives and requirements of the Draft Country Sewer Policy.

7.5 Roads

Key roads in the study area are South Coast Hwy (Hassell Hwy) and Hunton Road, which connect the settlement to the Albany City centre to the south west, to the south coast and interstate to the east.

South Coast Highway is a sealed two lane national highway accommodating open drainage, in an otherwise vegetated road reserve. The Highway is part of the State Arterial Road Network and is a dedicated Heavy Haulage Route. It carries in the order of 929 vehicles per day (November 2007). The posted speed limit of this road is generally 110km/ hr with a 90km /hr zone on either side of the Kalgan Bridge within the townsite.

Hunton Road, the primary north south access route from Nanarup Road to the South Coast Highway. It is sealed with a gravel verge within a partially vegetated road reserve. Hunton Road is predominantly a two lane bitumen road developed to rural major road standard. It carries in the order of 131 vehicles per day (South of Wheeldon Rd @ 450m, November 2008). The posted speed limit is 60km/hr. Wheeldon Rd, which connects the Hwy to Hunton Road, via the ‘Old Kalgan Bridge’ is sealed and is, in places, single lane. It carries in the order of 96 vehicles per day (South of the Hwy @ 380m, November 2008).

The posted traffic speed is 60km/hr. Churchlane and Riverside roads are both constructed to an “all weather” gravel standard with open drainage, and partially vegetated road reserves.

The Kalgan is reasonably well provided for with access to, from and through the area on an east west and north south axis. Connectivity to the City of Albany and the coast for recreation is well provided for. The primary access road within the study area is the South Coast Highway which divides the northern portion of the study area. Within Kalgan there are a number of traffic planning, safety and design issues that require detailed assessment. Because of its function as a significant state haulage route, there are limitations on any new access points onto South Coast Highway. The intersections at Wheeldon and Hunton Roads also require review. There are several closed or unconstructed roads within the currently designated townsite boundary.

With intensification of development, some modifications to the road network may be required. Following preliminary consultation, various suggestions have been made to rationalise the existing road network as well as to develop a road hierarchy and improve pedestrian movement networks. Possible upgrading of appropriate intersections, reduction of speed and other traffic calming techniques warrant further evaluation.

The overall aim is to provide legible movement networks and retain the identifiable character of the settlement, whilst conforming to all appropriate minimum and safety standards. At this stage, key recommendations for Kalgan include:

- Limit new access points onto South Coast Highway
- Review the road layout within the core of the Rural Village and establish some hierarchy.
- Assess sight distances at intersections, including horizontal and vertical geometry against the posted speed limit through the Village.
- Consider right turn lane/s from South Coast Highway into Wheeldon and/or Hunton Roads.
- Give priority to pedestrian movement networks utilising existing reserves.

These matters and alternative solutions will be evaluated during the preparation of the Structure Plan.

7.6 Fire Management

The main issues with fire management are the reduction in fuel hazard, the maintenance of firebreaks, the availability of emergency equipment and water to fight fires and the provision of emergency egress. The provision and upgrade of existing facilities and better road access will help mitigate any increased fire risk as a result of development.

Planning for Bushfire Protection, 2001 (WAPC and FESA) provides guidance on bush fire protection within new land development. The principles, performance criteria and acceptable solutions are relevant and applicable to this proposal.

A fire hazard assessment has been undertaken for the Study Area and a preliminary Fire Management Plan has been drafted for the Kalgan Rural Village. (that plan is available as a supplementary document to this Amendment Report).

The Kalgan Settlement Structure Plan will take into consideration the essential elements of Planning for Bushfire Protection (2001) and the Western Australian Planning Commission Planning Policy DC3.7 and complies with relevant requirements and Guidelines in terms of road design, hazard separation, water supply and access/egress and incorporates several measures to minimise the threat to residents and fire fighters in the event of a bushfire within or near the site.

The Fire Management Plan includes the following key principles:

- Low fuel areas to be maintained around all dwellings.
- Appropriate separation/hazard reduction zones from the areas identified as Extreme Hazard.
- Subdivisional roads being designed to facilitate emergency access/egress.
- Provision of a network of Strategic Fire Breaks.
- Provision of water supply for fire fighting purposes (domestic and communal).

The key recommendations, strategies and actions, as identified in the Kalgan Settlement Fire Management Plan, to mitigate fire risk include:

- Provision of convenient access to multiple water supplies for fire fighting purposes;
- At least one water storage tank per property shall be fitted with an appropriate gate valve fitting to enable brigade appliances to draw water. The installation of these fittings to be positioned so as to leave 25% capacity (or a minimum of 10,000 litres, whichever is the greater) of water in the tank. Access to these domestic water supplies shall be permitted for emergency fire fighting purposes only.
- Provision of a 50,000lt emergency water tank of located within an identified community node (in conjunction with communal facilities) designed to enable convenient, safe public access for drawing water, maintenance and re-filling.
- An active brigade that is well located and resourced, with volunteers drawn from the nearby community.
- Well maintained access networks incorporating subdivisional roads, trails, perimeter and strategic firebreaks.
- Maintenance of Hazard Separation Zones and Building Protection Zones.

8. LAND CAPABILITY

The detailed Environmental and Land Capability Assessment has been undertaken for the Study Area. Relevant Tables and analysis are summarised in the following section of this Report.

The site was investigated by extensive land surveys between 31 July and 2 August 2006 and on 6 January 2007 to assess the land capability, geotechnical and environmental issues associated with the site and its potential for subdivision. During the study the area was walked, back hoe and auger holes were drilled as necessary to confirm soil type or gain information on the soils, and the geology, vegetation, hydrology and salinity mapped. In addition to field observations interpretations were made from aerial photography and research.

A total of 22 soil test holes were excavated using a backhoe. The larger equipment was used where there was some emphasis on identifying any ground the least capable for development. Ground upslope or on better soils such as gravels were obviously suitable for development.

This better ground was walked and mapped using some hand auger holes sunk as necessary to confirm the soil type or provide additional information as necessary.

The testing was undertaken on the premise that potential land uses would most likely be directed at smaller lots on the most capable land in locations which complement the townsite with larger lots on the less capable land. The study was directed to identify the most capable ground and any limitations on less capable areas.

- The opportunities of the site area.
- The sloping nature of the site.
- The picturesque nature of the local area.
- Widespread views that can be obtained across the site.
- Proximity to Albany townsite.
- The Kalgan River running through the centre of the local area.
- The long history of the local area.
- The amount of remnant vegetation scattered across the site and along the Kalgan River.
- The potential for tourist activities.
- The nearby land is again increasingly being used for perennial and other horticulture.
- The presence of drainage lines, wet areas and dams across the site.
- The interesting mix of wet site and ridge vegetation.
- Presence of large quantities of water suitable for perennial horticulture.
- Presence of suitable soils for perennial horticulture.
- Potential gravel resources.
- Potential sites for aquaculture.

The constraints of the site are:

- Winter wet soils on the lower valley slopes.
- The fire hazard of remnant vegetation.
- The presence of drainage lines that may require catchment management and appropriate setbacks.
- Presence of existing gravel quarries which require adequate buffers.
- The presence of some winter wet soils.

The soils of the study area are predominantly sand over silts and silty clay duplex in the lower elevations with the clay subsoils forming loams on the mid slopes and gravel and duricrust and gravel on the ridges around the perimeter of the site. Soils through the centre and lower elevations are silty sands over silty loams and clays with some alluvial silts. Gravel, used predominantly for road construction, is currently being extracted from ridges on the western edge of the locality. Key soil types are set out in Table 1. The Soil Properties and Management factors relevant to Kalgan are set out in Table 2 of the Capability Assessment.

The Land Capability and Geotechnical Assessment for Kalgan states;

The gravel based soils of the upper slopes are well suited to urban and rural living development and comply with all guidelines for conventional septic systems. The soils of the lower slopes are potentially more wet in winter and can be developed using nutrient absorbing waster water systems to overcome any deficiencies.

Section 6 of the environmental assessment deals with the geotechnical factors that relate to the capability of the site for development. There are no major constraints or limitations in respect of the subject land, however in the interests of completeness the geotechnical aspects where some issue might be significant have been identified. These are listed in Table 3, together with the appropriate management response.

Table 3 Summary of Geotechnical Properties for Development

PROPERTY	DESCRIPTION	SOIL SUSCEPTIBILITY	SOILS POTENTIALLY REQUIRING MANAGEMENT
FOUNDATION STABILITY	Foundation stability is related to the ability of a soil to compact and remain stable. Silica sands are best for this. Sloping clay soils, soils loaded with water, or expanding clay, will all lower the stability. Sometimes it is not always obvious what can happen under exceptional conditions.	Generally good foundation conditions occur on the sandy soils. The ridge soils are gravelly with good foundation stability, and the wet soils tend to be more sandy which does not decrease their stability rating substantially.	No special requirements apart from those normally required for footings for dwellings in most areas. The Alluvial Silts and Sand over Silty Clay have the lowest capability but this is still moderate to high <i>See 6.1 Foundation Stability</i>
LANDSLIP RISK	Steep soils that are loaded with water and have the slopes changed or vegetation removed are all at greater risk of soil creep and landslip. Assessed to Australian Geomechanics Journal March 2000 (<i>Landslide Risk Management</i>).	No particular instability on the gently sloping soils. There are some steeper slopes, but these will normally be excluded from development for other reasons such as the banks of the Kalgan River	No special requirements apart from those normally required for footings for dwellings in most areas. <i>See 6.5 Landslip Risk</i>
EASE OF EXCAVATION	The presence of basement rock, shallow groundwater, steep slopes or hard clay can all restrict excavation.	High apart from locations on shallow duricrust which are vegetated and less likely to be used for dwellings. The areas of granite outcrop are small	Generally high across the whole site.
COMPACTION ABILITY	Some soils such as quartz sands are easier to compact when using cut and fill. Others such as calcareous sands and hard clays can be difficult to compact.	Sandy soils are easy to compact. Other soils such as the gravels carry no particular requirements.	No special requirements apart from clay based winter wet soils. <i>See 6.1 Foundation Stability</i>
EXPANSIVE SOILS	Some clays such as smectites are expansive and can swell when wet and shrink when dry, therefore impacting on developments.	No expansive soils were noticed.	Only likely to occur in clay based winter wet soils which are not generally present.
WATER LOGGING - INUNDATION	Soils that become waterlogged can impact on dwellings through capillary action.	The main waterlogging and perched temporary winter wet areas are associated with sand over silty clay or alluvial silts which is level and slowly drained.	Alluvial Silts and Sand over Silty Clay. <i>See 6.2 Drainage and Flood Risk</i>
FLOOD RISK	Soils that are subject to flooding from storm events and watercourses are at risk. Sometimes it is not always obvious what can happen under exceptional conditions.	Flood risk only occurs on drainage lines which are deeply incised.	Restricted to a small area upstream on the Kalgan River. See Figure 5. See Figure 3. <i>See 6.2 Drainage and Flood Risk</i>
DEPTH TO IMPERMEABLE CLAY	A minimum of 1.2 metres of free draining soil under the base of waste water disposal areas	There are no impermeable clays. The winter wet soils result from reduced subsoil permeability rather than impermeable clays.	Not generally present. <i>See 6.4 Capability for On Site Waste Water Disposal</i>

DEPTH TO THE WATER TABLE	The depth to the water table must be a minimum of > 1.8 metres for conventional septic systems and >0.5 metres for alternative waste water units.	Winter wet and waterlogged areas occur in the Sand over silty Clay and Alluvial Silts due to the permeable and porous upper soil horizons filling with water in winter with reduced subsurface drainage.	Alluvial Silts and Sand over Silty Clay. <i>See 6.4 Capability for On Site Waste Water Disposal and Plan Constraints Map</i>
PHOSPHATE RETENTION	Phosphate is retained on sesquioxides, clays and calcareous particles. Soils such as white sands that do not retain water or clays, do not allow water to penetrate and will not adsorb phosphate.	Phosphate retention levels are high in the gravel soils and soils with silty clay subsoils.	Winter wet areas may have reduced retention rates if water flows off site quickly. <i>See 6.4 Capability for On Site Waste Water Disposal, and 7.7 Nutrient Management</i>
REMOVAL OF NITROGEN	Moist and wet soils with reduced oxygen levels can lead to nitrogen losses through denitrification. Soils such as white sands that do not retain water, or clays that do not allow water to penetrate, may not allow sufficient time for denitrification.	All soils have sufficient capability for denitrification to occur.	Not significant <i>See 7.6 Nutrient Management</i>
MICROBIAL PURIFICATION	Soil microbes require a minimum of 5 metres of sandy soil or less (down to 1 metre) for soils of lower permeability such as loams. The longer a soil retains waste water the better the microbial purification. Clays may not be permeable enough for waste water to penetrate the soils.	All soils have sufficient area and capability for this away from the wetter areas where rapid runoff may reduce purification ability.	Avoid wet areas. Use nutrient adsorbing waste water systems as appropriate. <i>See 7.6 Nutrient Management</i>
PERMEABILITY	Soil permeability affects the ability to accept waste water or the ability to retain waste water long enough for adequate treatment. Soils that are too permeable, such as white sands, or clays that are impermeable, are at risk.	The sandy soil horizons and gravel – loams are permeable with reduced permeability in the underlying silty clay soil horizons	Waste water disposal systems can be selected and installed to overcome any short comings. <i>See 6.4 Capability for On Site Waste Water Disposal</i>
ACID SULFATE	Acid conditions can be formed when soils containing pyrite are exposed to the air, allowing sulfuric acid to be formed. The soils most at risk are normally saline/estuarine soils, gley soils, peat and some organoferricretes.	Minor evidence of indicators of acid sulfate, based on site and geological mapping in most areas. Only one soils test hole in the Alluvial Silts encountered "suspicious" soil horizons, but this area will be filled rather than drained or dewatered.	Fill rather than dewatering and drainage can manage any potential risk in "suspicious" areas. <i>See 6.6 Acid Sulfate Risk</i>

In terms of waste-water disposal the capability of any given site depends upon a number of geo-technical factors. These include the soil type, depth and permeability of the soil, depth to impermeable layer, depth of perched or other water tables and potential for flooding or waterlogging. The ability of soils to adsorb phosphorous, reduce nitrogen and inactivate microorganisms is important. Phosphate Retention (PRI) can be a useful indicator, but the nature of the analysis can understate or overstate the field behaviour. Assessment should therefore be made from field investigations because the whole soil profile and local geology can determine the likely path of the waste water. In this case, as well as mapping the soils and regolith across the site test holes were sunk by backhoe generally in the areas of lowest capability to provide data on the worst conditions. Upslope the conditions are better.

The Phosphate Retention Indices (PRI) of the loam and gravel soils are high based on the soil composition, proportion of sesqui-oxides and clay, and when compared to the database of type soils held by Landform Research for PRI, and with Chemistry Centre data. On the other hand some of the sandy soils have reduced phosphate retention and, in addition to more susceptibility to winter wet conditions, are recommended to have nutrient adsorbing waste water disposal systems.

Nutrient behaviour is discussed in part 7.7 Nutrient Management of the Land Capability and Geotechnical Assessment. The options available, and the mechanisms to minimise nutrient export, are included. The following specific recommendations are made for waste water disposal systems for the subject land:

- Conventional septic systems are acceptable for higher elevations on soils such as the Gravel, Gravel and Duricrust, Sand over Gravel, Brown Loam and Brown Rocky Loam as shown on Figure 7.
- Comply with Government Guidelines and Policy, as below.
 1. For conventional septic systems provide two switchable leach drains sized according to the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911*.
 2. Compliance with the *Government Draft Country Sewerage Policy, 2002* (revised September 2003), which provides for the various setbacks from water bodies. A buffer of 100 metres to the drainage lines for conventional septic system and 50 metres for a nutrient adsorbing waste water treatment system.
 3. In areas where shown on the attached Land Capability Plan, Figure 7, use alternative waste water systems installed to *Specification for Aerobic Treatment Units (ATU's) Serving Single Households*, Health Department of Western Australia 1992 or superseding document.
 4. Greywater disposal is acceptable and should be installed to the *Draft Guidelines for the Reuse of Greywater in Western Australia*, Health Department of Western Australia 2002, or superseding document.

The Land Capability and Geotechnical Assessment confirms that the gravel based soils of the upper slopes are well suited to urban and rural living development and comply with all guidelines for conventional septic systems. The soils of the lower slopes are potentially more wet in winter and can be developed using nutrient adsorbing waste water systems to overcome any deficiencies.

The results of the capability assessment are depicted in Figure 7. Much of the study Area is categorised as High or Very High capability for Dwellings. Land immediately to the eastern side of Hunton Road is Fair Capability with moderate physical limitations, as is the seepage area north west of Douglas Rd. One small area of Low Capability land is identified west of the aquaculture operation. No property within the Study area is categorised Very Low Capability. The areas immediately adjacent to Kalgan River, Chilgiaup Creek and Baudin Stream are Not Acceptable for Development because of significant environmental or geographical issues.

Two areas of soils that may be at risk of acid sulfate conditions lie in the central southern part of the site if they are dewatered or drained (refer Figure 5 of the Land Capability and Geotechnical Assessment). The planning process can be used to provide for fill in these areas rather than drainage or dewatering, which will negate the potential exposure of any at risk soils if they occur.

The Capability Assessment also contains the following conclusions. The remnant vegetation is of generally good condition and worthy of retention and protection which can be better achieved through good planning. The Kalgan River and tributary creeks plus the remnant vegetation can be afforded better levels of protection from eventual subdivision through the use of setbacks, buffers, conservation areas and changes to lot sizes and boundaries. For example cattle currently graze to the edges of some creeks which, when fenced, will be afforded better protection.

Importantly, there are no significant environmental issues that cannot be effectively managed during the planning process.

9. PLANNING SOLUTIONS SPECIFIC TO KALGAN

9.1 Water Supply

A key issue for rural settlements is provision of infrastructure, in particular potable water. As scheme water is not readily available to the townsite, historically this has presented a significant impediment. The scale of development proposed doesn't warrant extension of a water main from Nanarup Road to Kalgan. In this case it is considered neither practical nor necessary to require reticulated water to be provided to Kalgan. ALPS supports alternative solutions to infrastructure provision and specifically advocates the use of rainwater tanks. Dwellings within and surrounding the Village have developed over the last 150 years with potable water predominantly provided from roof runoff. As previously demonstrated in this report, given minimum roof catchment of 250 sqm and storage of 90kl, an adequate water supply can be provided to meet the needs of an average household in Kalgan.

9.2 Zoning & Development

The discrepancies between cadastre, zoning and townsite boundaries will be addressed through the Structure Planning process. Introduction of the Rural Village zone, together with the associated Structure Plan will also resolve the incongruities in tenure, zoning, land uses and lot sizes that currently exist.

The proposed Rural Village zone and associated Structure Plan provide the necessary framework and mechanism to guide and control development in Kalgan. In place of prescriptive standards and a rigid zoning table development will be performance based and in accordance with guiding principles specific to the Kalgan. Most uses are to be discretionary, and subject to community consultation.

9.3 Heritage

Kalgan has significant environmental and heritage assets and is well placed to gain increased economic returns and employment opportunities. A key objective for the area is to provide for economic sustainability. Local economic and employment opportunities can be enhanced by facilitating development and land uses that are compatible with the existing and historic character of the area and sensitive to the local environment.

In addition to its traditional function as a rural service centre, cultural tourism and ecotourism initiatives should be promoted. Given the heritage significance of Kalgan there are opportunities to provide for the development of a museum and/or interpretive centre and for Noongar people to develop enterprises that focus on their long standing association with the area.

9.4 Infrastructure Upgrade

The Plan enables coordinated development and the progressive upgrade of infrastructure. There is an opportunity to rationalise access, intersections, traffic movement, pedestrian networks and linkages to facilitate improved safety. Redundant road reserves can be closed, a road hierarchy within the village can be established, traffic speed can be reviewed and facilities provided for pedestrians and cyclists.

9.5 Environment

There is scope to strengthen biodiversity through the protection of existing vegetation and strategic plantings, on a progressive basis to create corridors to enhance fauna movement and maintain bio-diversity. Although the vegetation classes are well represented the bushland has a high value, particularly the fringing vegetation along water courses. The remnant and riparian vegetation is generally in good condition or better and worthy of protection. It is expected that sufficient remnants can be afforded greater protection, by way of planning controls, fencing and other measures.

Landscape and visual amenity will be enhanced by providing adequate setbacks and buffers to the watercourses, protecting remnant vegetation and through sensitive siting and design of buildings.

10. CONCLUSION

The proposed 'Rural Village' zone, together with an endorsed Structure Plan will serve as an appropriate mechanism to guide decisions on subdivision, land use and individual development proposals. By virtue of the need for comprehensive Structure Plans prior to alternative use or further subdivision, Council and the Western Australian Planning Commission retain full control over the form and structure of future development of the rural villages across the municipality.

Kalgan is one of the most historic and picturesque of Albany's rural townsites. It has strong growth potential which coupled with the demonstrated demand for land release, and the particular opportunities and characteristics, make it the ideal pilot for the introduction of the Rural Village zone. It is considered an opportune time to put in place management provisions to support its sustainable development. This proposal advocates consolidation and limited expansion while at the same time protecting the environment and special features which give

the area its unique character. Allowance is made for staged, incremental development. Individual owners are able to proceed independently. The structure plan will provide the framework to ensure coordination of major infrastructure, particularly roads, trails and strategic fire break linkages and will facilitate the establishment of flora and fauna corridors.

ALPS and the subsequent Community Planning Scheme (CPS) are the key local planning devices relevant to this proposal. Together these documents provide the strategic direction and framework for future development of rural settlements, the rationale for the new zoning and the mechanism for implementation.

This Amendment is consistent with the Strategic Objectives set out in ALPS and will assist in realising specific Actions relating to Rural Settlements.

ATTACHMENTS

Plans

Location Plan

Study Area and Characteristics

Lot Sizes and Tenure

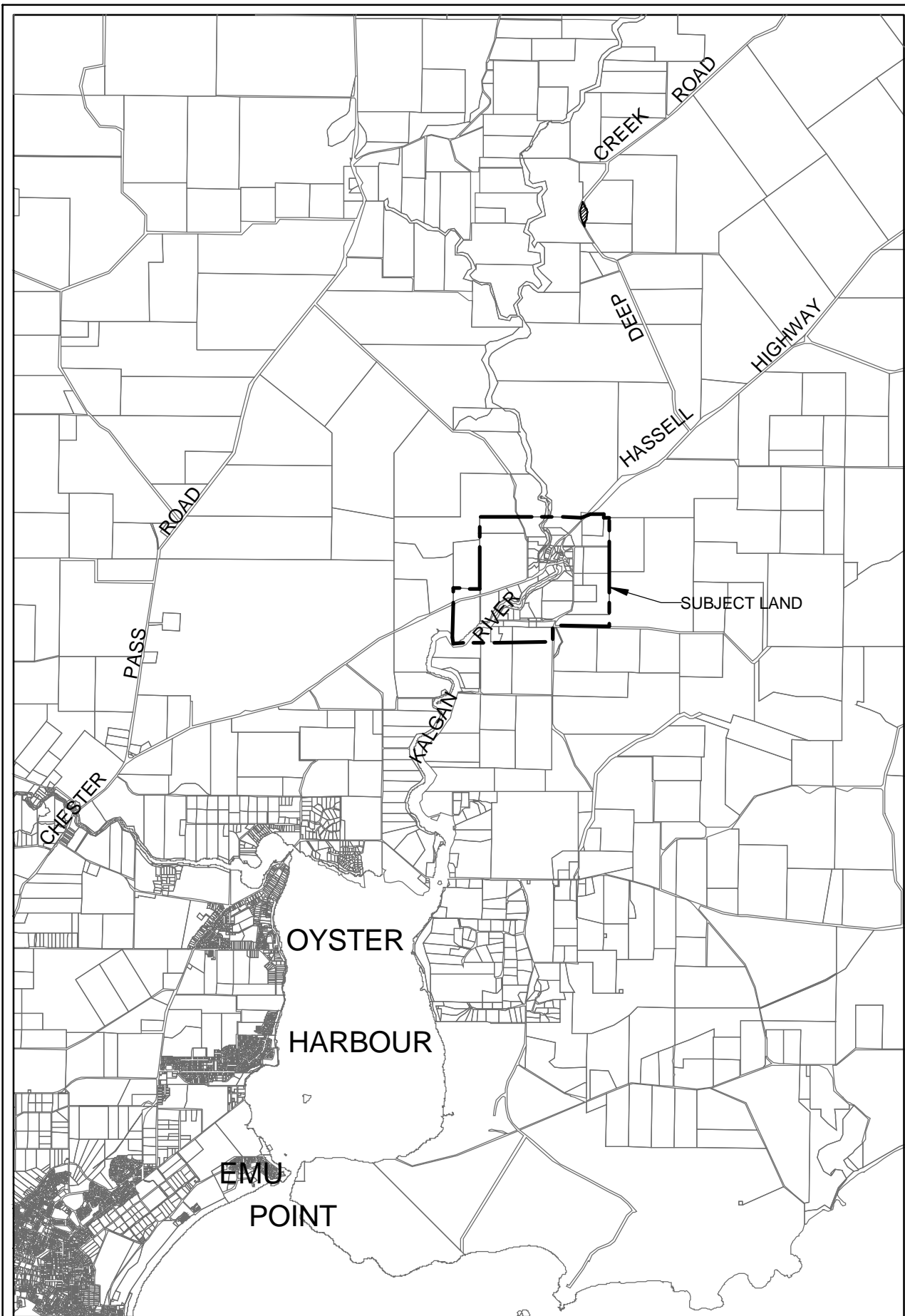
City of Albany TPS3 Map 9

Constraints and Opportunities

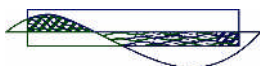
Water Supply and Storage – Indicative Site Layout

Land Capability (Land Capability & Geotechnical Assessment Fig 7)

Indicative Structure Plan

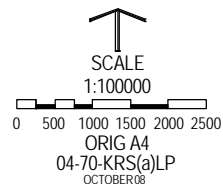


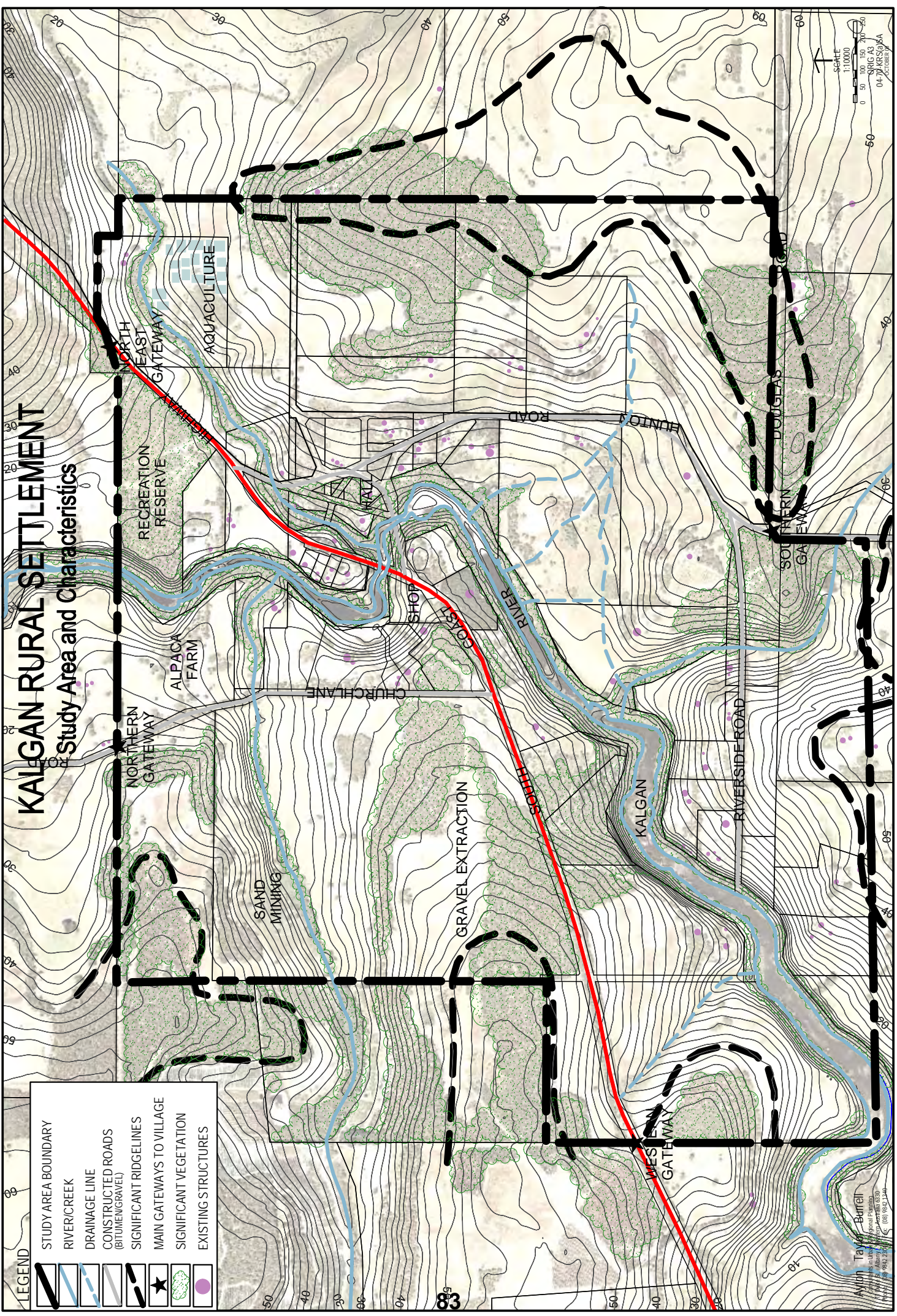
Location Plan
 Kalgan Rural Settlement
 City of Albany



Ayton Taylor Burrell

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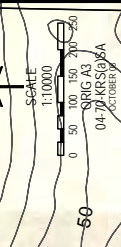




KALGAN RURAL SETTLEMENT

Study Area and Characteristics

LEGEND	
	STUDY AREA BOUNDARY
	RIVER/CREEK
	DRAINAGE LINE
	CONSTRUCTED ROADS (BITUMEN/GRAVEL)
	SIGNIFICANT RIDGELINES
	MAIN GATEWAYS TO VILLAGE
	SIGNIFICANT VEGETATION
	EXISTING STRUCTURES



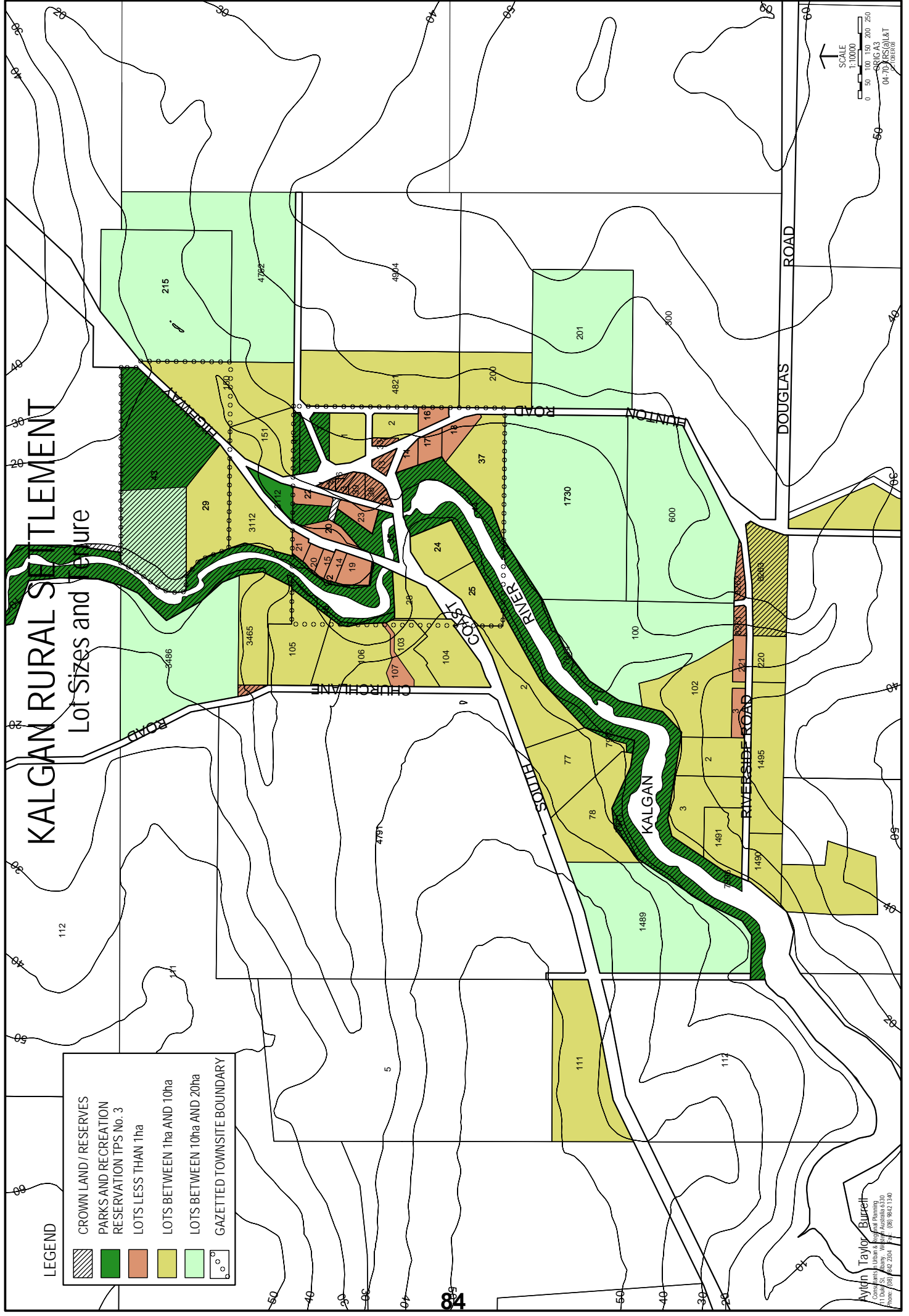
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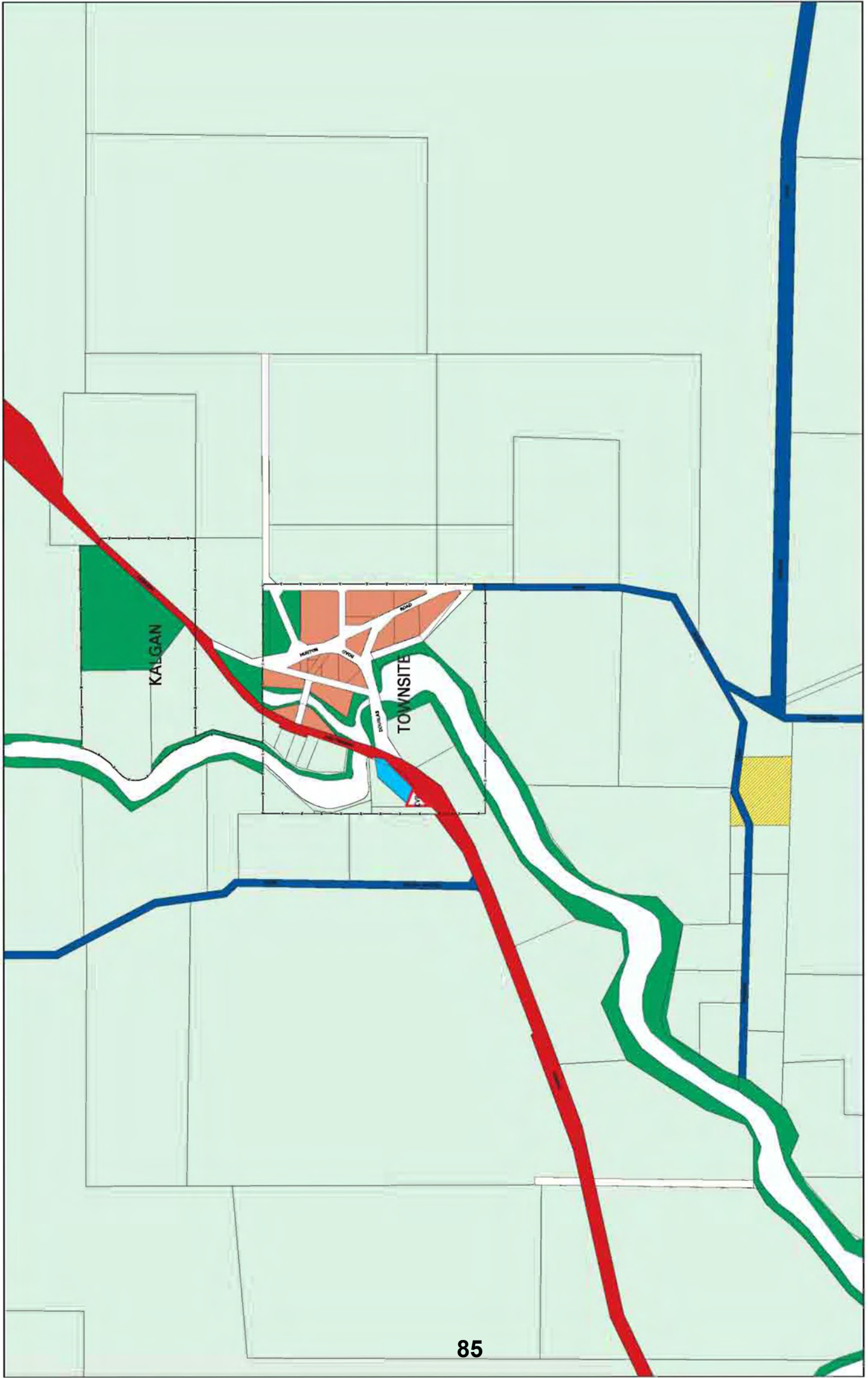
KALGAN RURAL SETTLEMENT

Lot Sizes and Features

LEGEND

	CROWN LAND / RESERVES
	PARKS AND RECREATION RESERVATION TPS No. 3
	LOTS LESS THAN 1ha
	LOTS BETWEEN 1ha AND 10ha
	LOTS BETWEEN 10ha AND 20ha
	GAZETTED TOWNSITE BOUNDARY



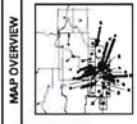


Prepared for Planning Information - Mapping and Spatial Data for Planning and Information. Whilst all care has been taken to accurately portray the information shown on this map, the City of Albany does not accept any liability or warranty for the accuracy of the information shown. The City of Albany is not responsible for any errors or omissions in this document. For more information, please contact the City of Albany, Planning and Information Services, 100 Albany Street, Albany, Western Australia 6170.

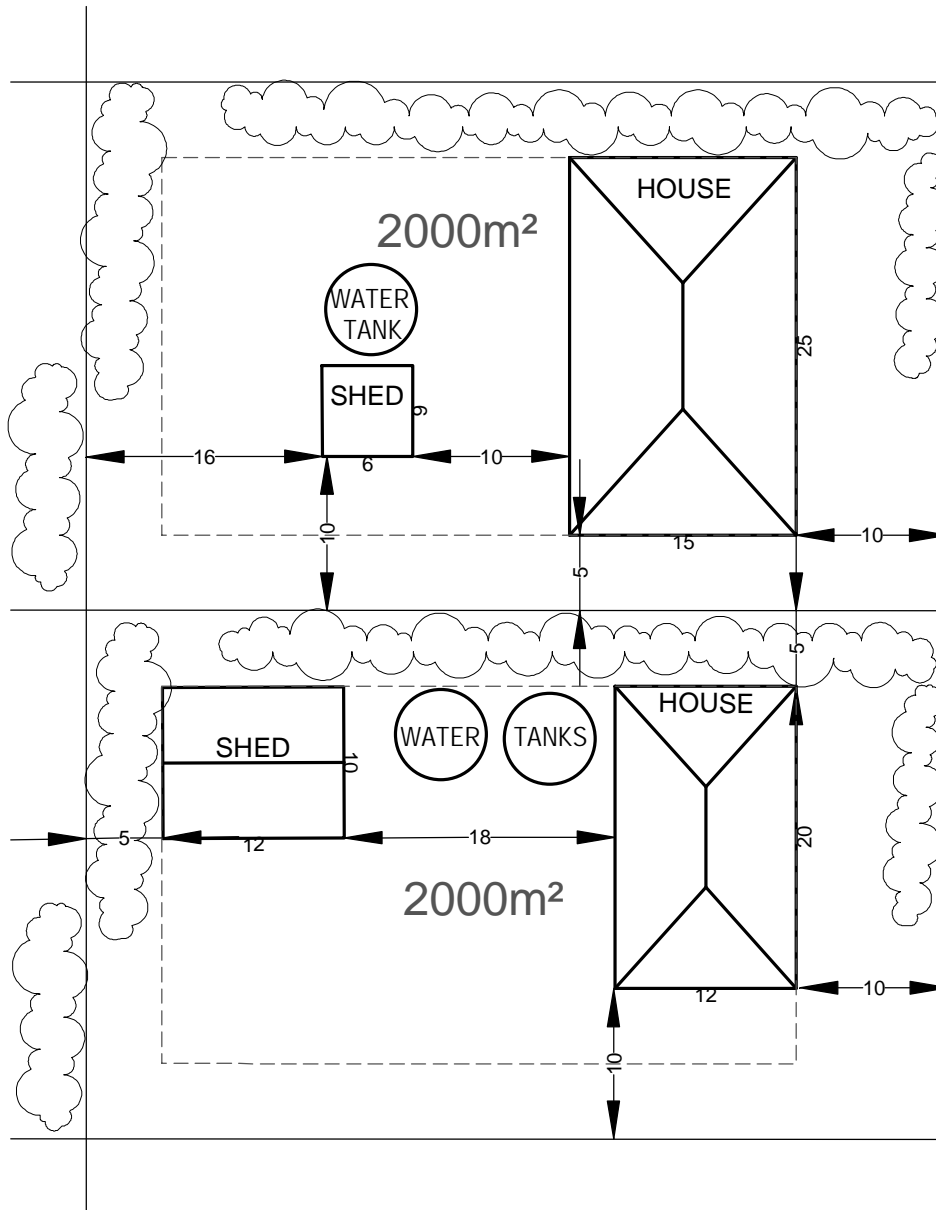
CITY OF ALBANY
TOWN PLANNING SCHEME NO.3
(DISTRICT SCHEME)




 SCALE 1:10000
 



Authorised: Trevor Sanyals
 Plot date: 25 Aug 2003
 G. Gazette: 15-February-1980



Self Sufficient Water Supply

Given sufficient roof catchment and storage, an adequate water supply can be provided to meet the needs of an average household.

This sketch plan indicates how the required roof catchment can be achieved and storage areas can be accommodated for developments on a 2000m² lot in Kalgan. This is readily extrapolated for larger lots.

Based on current average rainfall for the Kalgan locality, a development with 250m² of roof catchment and 60kl storage has 98% reliability of providing 450lt of water per day. By requiring a minimum roof catchment area of 250m², together with rainwater storage tank/s of not less than 92kl per lot, residential development can be deemed self sufficient in terms of water supply, both at present and into the future.

Note: Recalculation and revisions to minimum roof area and storage requirement shown on this plan may be required for areas of lower rainfall.



LAND CAPABILITY FOR DWELLINGS

KEY	CAPABILITY FOR SELECTED LAND USE
I	Very high capability with few physical limitations
II	High capability with some physical limitations that can be overcome by planning and minor site modifications.
III	Fair capability with moderate physical limitations which may affect development. Careful planning and site modification may be required.
IV	Low capability with many physical limitations
V	Very low physical capability or with significant limitations.
X	Development not acceptable because of significant environmental or geotechnical issues, or Government Policy. (Includes Conservation Category or EPP Wetlands and significant remnant vegetation, high risk geotechnical issues).

NOTES

- See attached sheet for explanations
- Does not take into account the availability of water
- Possible limitation to be managed is shown in brackets.
- The limitation often applies only to some parts of the soil unit.
- An indication of the severity of the limitation is provided by the Capability Class from Very High (I) to Very Low (V).
- Class II - III soils may have only a mild limitation or the limitation applies only to some areas. On the other hand Class IV - V soils can be expected to have significant limitations that require management.
- Because of the broad scale of their mapping, some areas shown as requiring alternative or nutrient adsorbing waste water systems may be suitable for conventional septic systems with semi inverted leach drains.

See attached sheets for key



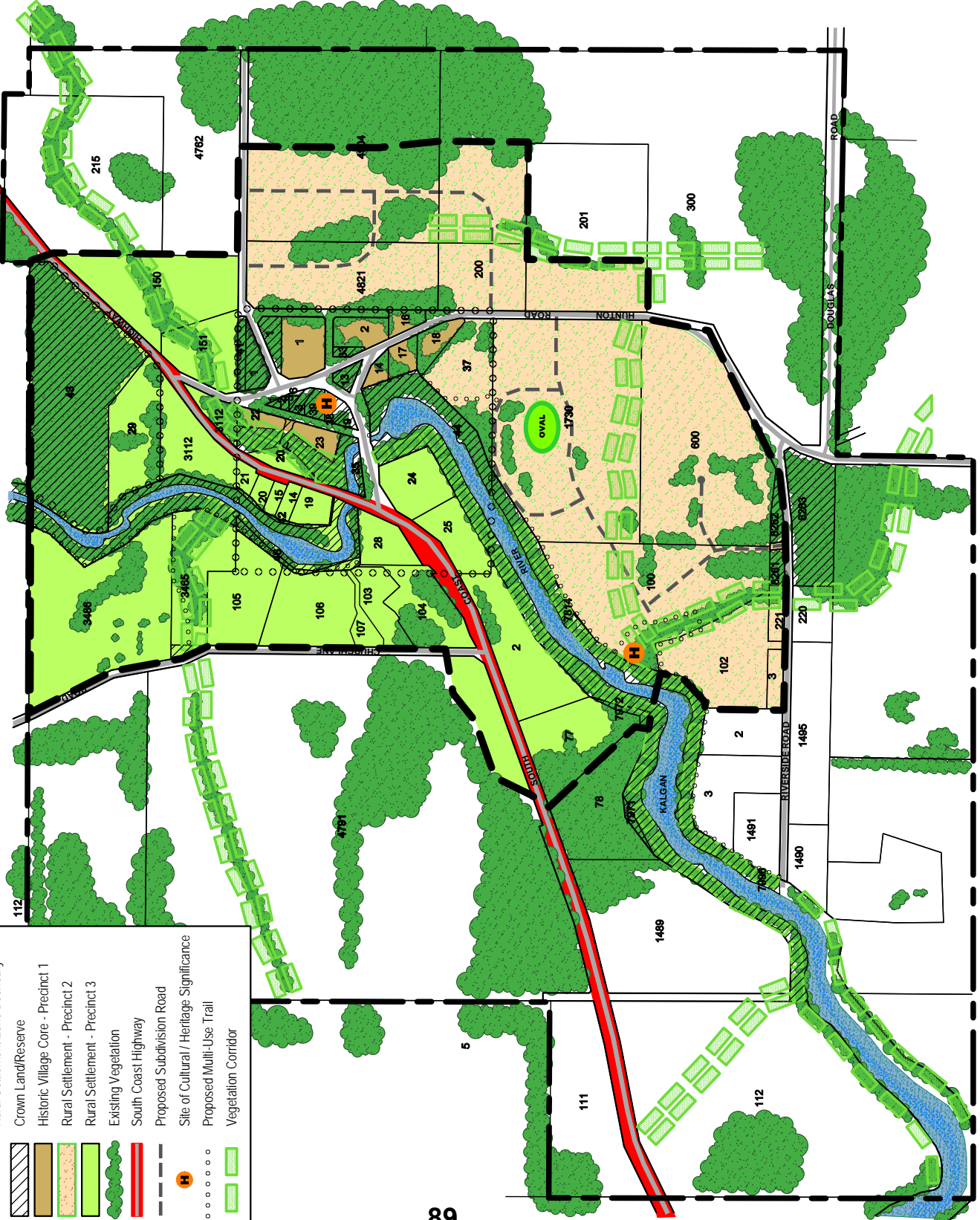
Figure 7

UPPER KALGAN TOWNSITE	
LAND CAPABILITY	
Landform Research	June 2008
Basemap: DOLA Air Photo	Scale: 1 : 7,500

KALGAN RURAL SETTLEMENT INDICATIVE STRUCTURE PLAN

LEGEND

- Study Area Boundary
- Gazetted Township Boundary
- Rural Settlement Zone Boundary
- Crown Land/Reserve
- Historic Village Core - Precinct 1
- Rural Settlement - Precinct 2
- Rural Settlement - Precinct 3
- Existing Vegetation
- South Coast Highway
- Proposed Subdivision Road
- Site of Cultural / Heritage Significance
- Proposed Multi-Use Trail
- Vegetation Corridor



NOTATIONS FOR INDICATIVE STRUCTURE PLAN

Opportunities exist for subdivision and development. In accordance with the enclosed Structure Plan for the Kalgan Rural Settlement. In assessing proposals, the decision making authorities shall give consideration to the principles of:

- Ecologically Sustainable Development;
- Social Advancement, and
- Economic Prosperity.

Proposals for subdivision and/or changes in land use within Kalgan shall be evaluated against the KEY OBJECTIVES and PERFORMANCE STANDARDS for the Kalgan Rural Settlement.

PRECINCT 1 - HISTORIC VILLAGE CORE
 Infill and consolidation through the subdivision of freehold lots (formerly zoned Residential) is supported subject to further capability assessment and detailed design to address the following additional specific constraints and Management Issues:

- Preferable lot size is 1000 - 2000sqm, subject to detailed soil testing to verify capability for on-site effluent disposal
- Protection of Cultural Heritage Assets
- Review and rationalisation of Reserve boundaries, tenure and purpose
- Establishment of a road hierarchy, review of traffic safety, access and easements
- Impact on riparian and remnant vegetation

PRECINCT 2 - RURAL SETTLEMENT, Village Expansion Area
 Consideration of the settlement south of the Kalgan River and Highway is supported through subdivision and development, subject to the following constraints and Management issues being addressed:


- Preferable lot size is 2000 - 5000sqm, based on vegetation & site characteristics
- Forestore/Creekline Setbacks, Care and Control
- Conservation of Cultural and Natural Heritage
- Visual Amenity and Identified Local Character
- Provision of subdivisional roads and review of Highway access, safety and easements
- Upgrading/extension of Infrastructure and provision of community facilities
- Fencing

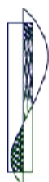
PRECINCT 3 - RURAL SETTLEMENT, Existing Fringe
 In recognition of existing lot sizes, land uses and the constraints of the highway, limited subdivision and boundary rationalisation will be considered. Development proposals shall address the following constraints and Management Issues:

- Controlled access onto South Coast Highway and no additional access without the prior approval of Main Roads WA
- Coordinated movement networks (Multi-use trail/SFB)
- Ultimate lot sizes to be based on capability.
- Provision of stock proof fencing of areas of Riparian and Remnant Vegetation.

FRAME
 To provide context for the Rural Settlement and transition through to the surrounding Rural Areas, boundary rationalisation, limited subdivision, survey strata and/or cluster development will be considered for land on the periphery of the Settlement Zone, within the Study Area. In addition to satisfying the Key Objectives development proposals shall address the following constraints and Management Issues:

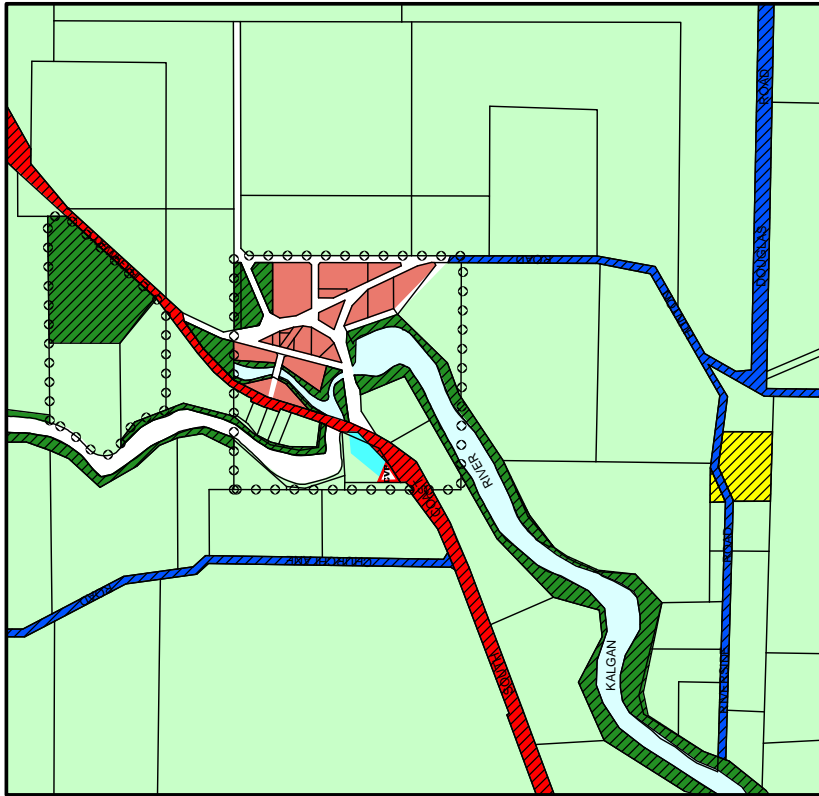
- Coordinated movement networks (Multi-use trail/SFB)
- No additional direct access onto South Coast Highway
- Ultimate lot sizes to be based on capability, but generally not below 2ha;
- Rural Small Holdings to be located in areas suitable and capable of supporting agriculture/horticulture; and
- Tree planting within vegetation corridors and provision of stock proof fencing of Remnant Vegetation.


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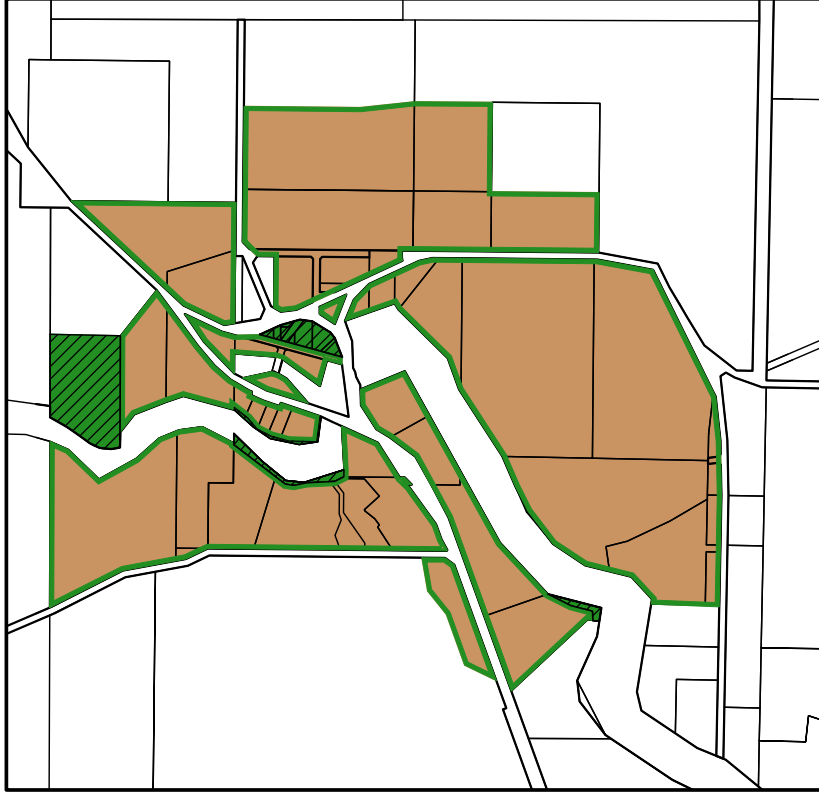

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CITY OF ALBANY TOWN PLANNING SCHEME No. 3 AMENDMENT No. 290

Existing Zoning



Proposed Zoning



- LOCAL SCHEME RESERVES**
- PARKS AND RECREATION
 - PUBLIC PURPOSES
 - MAJOR HIGHWAYS
 - IMPORTANT REGIONAL ROADS
 - WATERWAYS
- ZONES**
- RURAL
 - RESIDENTIAL
 - RURAL VILLAGE
 - LOCAL SHOPPING
 - SPECIAL USE DENOTED AS FOLLOWS
 - CVP** CARAVAN PARK
- OTHER**
- o o o o TOWNSITE - LAND ACT



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 04-70-KRSG/ZM
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PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

**PLANNING SCHEME No. 3
AMENDMENT No. 290**

The Albany Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above Planning Scheme by:

- 1) Introduce the 'Rural Village' zone into Scheme 3 by:
 - i) Inserting a new Objective at Clause 3.1.21 as follows:

RURAL VILLAGE ZONE
The objectives for the Rural Village Zone are to:

 - (i) Create a strong sense of community by providing for residents to work, live and recreate within the zone;
 - (ii) Accommodate limited expansion within and adjacent to existing rural townsites to support the community, educational and sporting assets within those communities;
 - (iii) Provide for a range of lot sizes and activities within the zone to achieve self-buffering of uses within the rural settlement to adjoining rural zone;
 - (iv) Provide for the development of rural villages in accordance with individual Structure Plans;
 - (v) Allow for a mix of residential, commercial, industrial and other uses appropriate to the needs of the community within the rural townsite zone; and
 - (vi) Achieve self-sustaining settlements by requiring self reliance of individual lots in drainage management, the provision of water supplies and effluent disposal and other infrastructure needs. To facilitate the orderly and proper development of Rural Settlements in a socially, economically and environmentally sustainable manner.
- 2) Including column 22 into 'Table 1 – Zones' and inserting the following symbols with the corresponding land uses:
 - 'P' Permitted Uses;
 - Single House
 - Single Bedroom Dwelling
 - 'A' Discretionary Uses;
 - Ancillary Accommodation
 - Aquaculture
 - Caretakers House/Flat
 - Civic Building
 - Consulting Rooms
 - Holiday Accommodation
 - Home Business
 - Home Occupation
 - Horticulture
 - Museum
 - Relocated Dwelling
 - Rural Residential Lots
 - Rural Storage Yard
 - 'AA' Discretionary and Subject to Advertising;
 - Caravan Park
 - Cultural
 - Dry Industry
 - Education Establishment
 - Equestrian Establishments
 - Garden Centre
 - Holiday Homes

Industry – Light
Industry - Rural
Industry – Service
Motel
Petrol Filling Station
Private Clubs
Public Amusement
Public Recreation
Restaurant
Stables
Service Station
Shop
Sports Ground
Tavern
Viticulture
Wine house

- 'X' Not Permitted;
All other uses

3) Inserting a new Clause 3.13 as follows:

RURAL VILLAGES

- A All development of land within the Rural Village zone shall be carried out in accordance with the Zoning Table unless varied by an adopted Structure Plan.
- B As part of the Structure Planning Process, the distribution of land uses shall be identified, and development shall be undertaken in accordance with the approved Structure Plan, having regard to visual amenity, compatibility of the land use and the provision of access to the land.
- C In addition to any provisions contained elsewhere in the Scheme, when considering an Application for Planning Approval, Council shall have regard to the measures to be undertaken on the land to achieve a long term sustainable land use activity inclusive of;
- (i) the method of collecting and storing potable water on-site;
 - (ii) the method of disposing of solid and liquid wastes generated by the proposed land use and the level of recycling of solid and liquid wastes to be undertaken on the land;
 - (iii) the provision of infrastructure to generate energy, to store energy on-site and to export energy from the site;
 - (iv) the design, location and finishes to be applied to buildings and structures on the land where the design, location or finish provides a reduction in the energy demands required to use or maintain that building or structure.
- D When considering an Application for Planning Approval involving the construction and management of infrastructure to provide and dispose of water, energy and waste which is to be utilised by more than one lot within the Rural Village zone, the Council shall require as part of the Application for Planning Approval, appropriate arrangements to be entered into for the tenure and maintenance of the infrastructure and the recording of those arrangements as a Memorial on the title to the land.

- 4) Rezoning various lots in Kalgan to 'Rural Village';
- 5) Including various crown lots in the 'Parks and Recreation' reserve'; and
- 6) Amending the Scheme Maps accordingly.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

PLANNING SCHEME No. 3
AMENDMENT No. 290

ADOPTION

Adopted by resolution of the City of Albany at the meeting of the Council held on the _____ day of _____ 200__

Mayor

Chief Executive Officer

FINAL APPROVAL

Adopted for final approval by resolution of the City of Albany at the Meeting of the Council held on the _____ day of _____ 200__ and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

Mayor

Chief Executive Officer

Recommended/Submitted for Final Approval

Delegated Under S. 16
of the PD Act 2005

Date

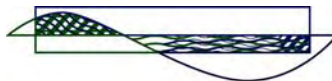
Final Approval Granted

Minister for Planning

Date

Kalgan Rural Settlement
Fire Management Plan

Prepared
by



AYTON TAYLOR BURRELL
Consultants in Urban & Regional Planning
11 DUKE STREET, ALBANY WA 6330 Ph: 9842 2304

October 2008

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Preliminary

1. INTRODUCTION

Amendment 290 to the City of Albany Town Planning Scheme No.3 proposes to create a 'Rural Settlement' zone for Kalgan. This Fire Management Plan complements the rezoning document and has been prepared to guide and inform the Indicative Structure Plan.

2. LOCATION AND AREA

The Kalgan Rural Settlement is located approximately 27km north east of the Albany City centre at a point where the South Coast Highway crosses the Kalgan River and the Chelgiup Creek tributary feeds into the River.

3. FIRE SAFETY

The Kalgan Rural Village study area is in the Kalgan Volunteer Bush Fire Brigade (VBFB) district. At the time of preparing this Plan, the Kalgan VBFB had the following appliances:

- a. 1.4R, 1988 Mazda, based at Upper Kalgan shed
- b. 2.4R, 1997 Hino, based at Lower Kalgan Shed (adjacent to Kalgan Hall)
- c. 3.4R, 2001 Isuzu,
- d. Light Tanker, 2003 Toyota Land Cruiser.

Water supply for fire fighting purposes is provided from the strategic water tank maintained by the City located close to the Upper Kalgan shed. The numerous dams, soaks and water courses also function as supplementary emergency water sources.

The Kalgan VBFB has a total of approximately 80 members, with 40-50 being active members.

4. BUSH FIRE MANAGEMENT

The main issues with fire management are the reduction in fuel hazard, the maintenance of firebreaks, the availability of emergency equipment and water to fight fires and the provision of emergency egress. The provision and upgrade of existing facilities and better road access will help mitigate any increased fire risk as a result of development.

Planning for Bushfire Protection, 2001 (WAPC and FESA) provides guidance on bush fire protection within new land development. The document deals various issues and provides guidelines, performance criteria and acceptable solutions. Part 3.3 addresses subdivision and development design, particularly in regard to the bushland interface. The Kalgan Rural Village Structure Plan complies with relevant requirements and Guidelines in terms of road design, hazard separation, water supply and access/egress.

5. FIRE HAZARD ASSESSMENT

The fire hazard assessment for the subject land is shown on the following Map. The assessment takes into account vegetation types and the slope of the land both within and surrounding the study area.

The majority of the study area is cleared rural land, used for grazing and in some cases horticulture. Most rural properties have been totally cleared or contain isolated paddock trees and some remnant vegetation along ridgelines and drainage lines. Some bush areas on private property have been parkland cleared and are used intermittently for grazing/livestock shelter. Small pockets of pine plantations exist on properties in the west of the study area. The majority of the remnant vegetation within the Study Area is along the foreshore reserves of the Kalgan River and Chelgiup Creek or on the various Crown Reserves within the townsite.

The adjoining land to the north west contains areas of remnant vegetation. Significant vegetation also remains in the road reserves within and adjoining the study area. The extent of surrounding vegetation is shown on the Fire Hazard Assessment Map.

The study area and consists of predominantly moderately sloping land with gradients ranging between 5 and 15%. Sections of the banks along the Kalgan River and Chelgiup Creek are considered steep, with slopes exceeding 22% (10°).

Given the predominantly gentle to moderate slopes, the cleared areas have a low bush fire hazard rating, while the parkland cleared areas have a moderate rating. The areas of remnant vegetation and plantations have a high or extreme fire rating.

Areas of the remnant vegetation on freehold properties which are subject to regular grazing and periodic burning are classed as medium or high fire hazard rating given its current rural land use. For the purpose of this assessment, consideration has been given to the anticipated land use. Future grazing may not be as intensive and regeneration of some bush areas could be expected, the core remnant vegetation areas are therefore shown on the Hazard Assessment Map as Extreme. In accordance with Table 4 - Identifying Bush Fire Prone Areas of 'Planning for Bush Fire Protection' (pg 17) the hazard levels within 15 - 40m of the Extreme Hazard are designated High or Medium.

6. FIRE MANAGEMENT

The Kalgan Rural Village Structure Plan incorporates several measures to minimise the threat to residents and fire fighters in the event of a bushfire within or near the site.

6.1 Hazard Separation Zones

The main bushfire threats affecting the Study Area are the areas of remnant vegetation along the Kalgan River and within the various Crown Reserves in the town site, together with the vegetated areas immediately to the north west of the site.

On the Structure Plan, development areas are generally setback 60-100 metres from the Extreme hazard risk areas of remnant vegetation.

Fuel loads within the Hazard Separation Zones will need to be kept below 8 tonnes per hectare, through regular maintenance and appropriate hazard reduction methods including mowing, slashing, removal of understorey/selected lower limbs and prescribed burning. This will be especially important within the remnant vegetation areas if the land use changes from livestock grazing to some form of horticulture or rural retreat. Cool burns on a 5 to 7 year cycle are recommended to achieve the necessary fire safety.

6.2 Building Protection Zones

Building Protection Zones (BPZ), a minimum of 20m wide, around all dwellings are required based on the general slope of the land within the subdivision. In instances where development occurs on slopes greater than 10° (22%), the width of the BPZ increases by 1m for every degree of incline.

These zones must be maintained in a low fuel state and fulfil the following conditions:

- bush fire fuels must be maintained below 10cm in height;
- trees and branches which may fall onto a house must be removed; and
- lower branches of remaining trees must be trimmed.

6.3 Strategic Fire Breaks and Emergency Access

The road network and lot configuration have been designed to meet the guidelines and criteria contained in "Planning for Bushfire Protection" and Western Australian Planning Commission Policy DC 3.7. The roads will be constructed to a fully trafficable standard which will allow vehicles to pass and overtake. The network of loop roads provides alternative access/egress in an emergency.

In addition, a network of strategic firebreaks will be constructed so as to provide alternative emergency access. There is opportunity to extend and formalise the movement networks by providing multi-function trails which connect the existing and proposed nodes and facilities.

Strategic Fire Break construction standards will be to operational bushfire protection guidelines. Where and if fences are constructed, gates will be required to be installed. In the event of a staged subdivision an interim strategic firebreak is to be installed and maintained.

6.4 Water Supply

A 50,000 litre community tank can be provided at the proposed Country Club to serve as an additional water supply for fire fighting. The tank is to be located and installed to Council/FESA specifications. Access to the tank may need to be secured through notification of the respective title.

At the time of development each landowner will be required to make allowance for emergency water supply. In recognition that the larger lots are likely to be used for horticulture and/or rural living, any associated non-potable water supply may be suitable for fire fighting purposes. The bottom one quarter of at least one water storage tank per lot shall also be set aside for fire fighting purposes. The tank shall be fitted with an outlet to Council's specification and satisfaction, such that a minimum of 10,000 litres per lot is available for fire fighting. The emergency water supply tank shall be identified by signage and readily accessible by emergency services personnel.

6.5 Building Design

In response to slope and the predominantly cleared nature of the majority of the study area, much of the development area is rated as low to medium fire hazard risk. In addition to compliance with the Annual Fire Break Notice, standard development controls will apply, including establishment and maintenance of Strategic Fire Breaks and Building Protection Zones and the provision of emergency water supply. A higher level of design may be required for areas of High and Extreme risk, particularly within the core of the village, to achieve compliance with Australian Standard 3559-1991 "Construction of Buildings in Bushfire Prone Areas".

6.6 Crown Land

Within the public foreshore area and various Crown Reserves within the Study Area, fire management will be the responsibility of the City of Albany and the respective vesting agency. Fuel loads can be managed through a combination of cool burns, slashing or grazing. Cool burns carried out progressively over limited areas in order to minimise the impact on flora and particularly fauna are recommended. Such activity should be undertaken in consultation with the Department of Environment and Conservation and the Department of Water. The burning will need to be handled extremely carefully in order to ensure good understorey is not destroyed. Reduction of the understorey vegetation can dramatically reduce the habitat of some species of fauna and result in their decimation by cats and foxes.

Practical access to and from the foreshore as well as good surveillance from adjoining properties can assist to minimise the threat of bush fires. The multi use trail which will serve as a hard edge to the riparian vegetation and River foreshore; it will function as a strategic firebreak and in some cases emergency access/egress for nearby residents.

7. CONCLUSION

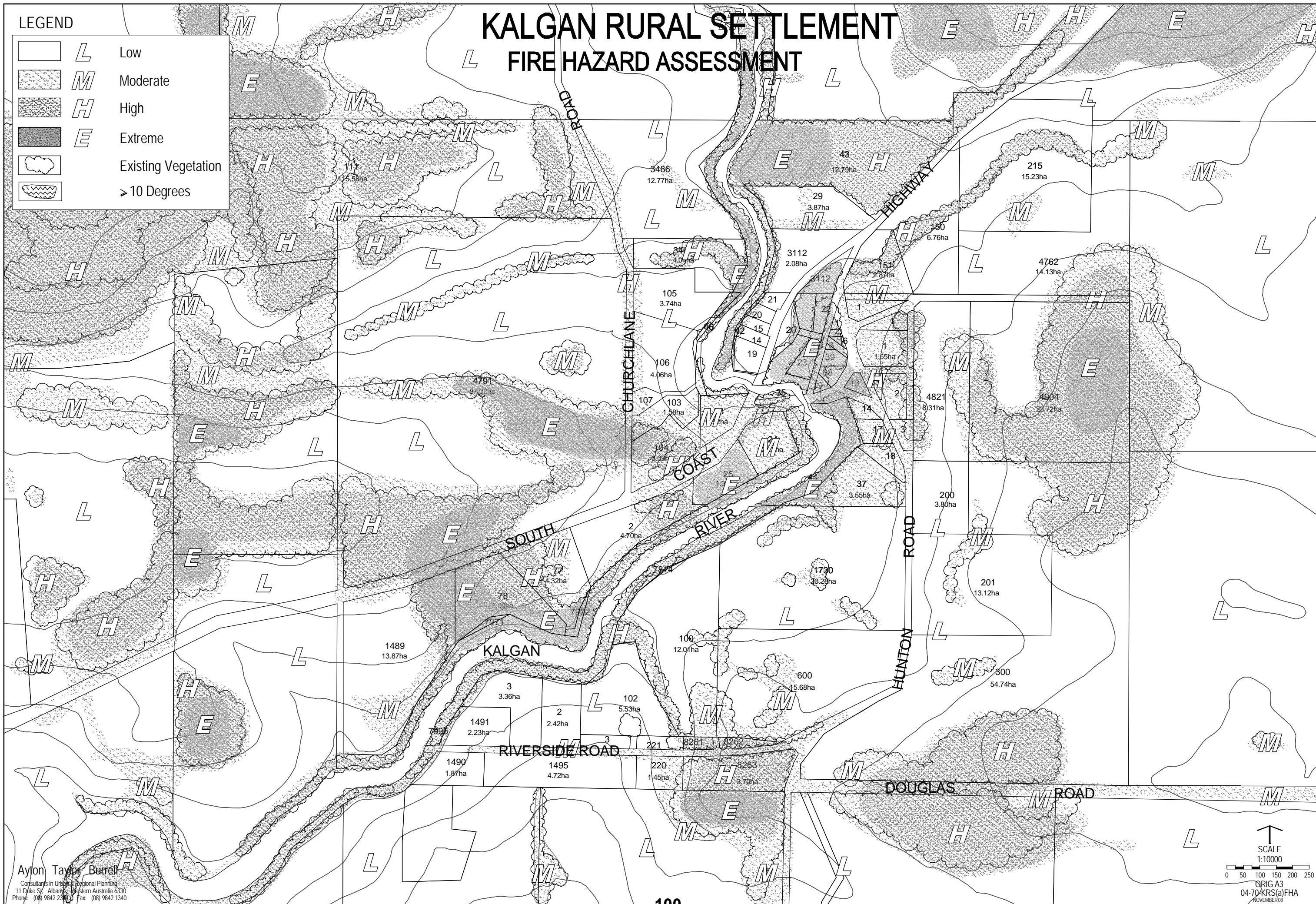
The Kalgan River Village Structure Plan takes into consideration the essential elements of Planning for Bushfire Protection (2001) and the Western Australian Planning Commission Planning Policy DC3.7. It includes the following key principles:

- Low fuel areas around all dwellings.
- Appropriate separation/hazard reduction zones from the areas identified as Extreme Hazard.
- Subdivisional roads being designed facilitate emergency access/egress.
- Provision of a network of Strategic Fire Breaks
- Provision of water supply for fire fighting purposes

LEGEND

	L	Low
	M	Moderate
	H	High
	E	Extreme
		Existing Vegetation
		> 10 Degrees

KALGAN RURAL SETTLEMENT FIRE HAZARD ASSESSMENT



Land Capability and Geotechnical Assessment

Kalgan Settlement

October 2008



25 Heather Road, Roleystone WA 6111
Tel 9397 5145 Fax 9397 5350

BACKGROUND

The Kalgan settlement and surrounding area was settled over a century ago and was primarily used as a fruit growing area and holiday day destination.

The area is typified by a picturesque landscape with views across the Kalgan River, a large navigable waterway up to the Kalgan settlement Bridge and areas of remnant vegetation scattered across the site between pasture.

The Kalgan settlement was an active small country town, but with construction of good roads and the demise of the orchard industry the townsite has stagnated.

In recent times the locality has become the focus of new landholders who are looking for a rural lifestyle at a reasonable distance to the Albany town centre.

The development pressures are just starting to manifest and there is an opportunity to plan for development that complements the history of the local area, and the capability of the land, whilst at the same time enhancing the environment rather than leading to significant environmental impacts.

This study is directed to identify the most capable ground and any limitations on less capable areas.

See Section 8.0 for a summary of the Site Assessment and Land Capability.

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1.0 INTRODUCTION

Background

The Kalgan settlement and surrounding area was settled over a century ago and was primarily used as a fruit growing area and holiday destination.

In recent decades the fruit growing has ceased and the area has been used for rural purposes, mainly grazing of cattle and rural living.

Some perennial horticulture has continued with minor fruit tree orchards and in more recent years small areas of viticulture.

The site was investigated by extensive land surveys on between 31 July and 2 August 2006 and 6 January 2007 to assess the land capability, geotechnical and environmental issues associated with the site and its potential for subdivision.

During the study the area was walked, auger holes were drilled as necessary to confirm soil type or gain information on the soils, and the geology, vegetation, hydrology and salinity mapped. In addition to field observations interpretations were made from aerial photography and research.

A total of 22 soil test holes were excavated using a backhoe (See Figure 3). The soil test hole sites were selected to test the least capable ground for development, To maximise the knowledge gained. Ground upslope or on better soils such as gravels were obviously suitable for development. This better ground was walked and mapped using some hand auger holes sunk as necessary to confirm the soil type or provide additional information as necessary.

Access was not available to all lots for testing, but this did not significantly affect the soil study.

Site Description

The Kalgan settlement and surrounding area is typified by a picturesque landscape with views across the Kalgan River, a large navigable waterway up to the Kalgan settlement Bridge and areas of remnant vegetation scattered across the site between pasture.

2.0 PHYSICAL ENVIRONMENT and REGOLITH

2.1 Geology and Geomorphology

The locality is based on an undulating land surface centered on the Kalgan Valley which is formed on an undulating weathered Archaean granite basement.

A palaeovalley was formed prior to the Eocene. The valley and land surface was then flooded as a result of downwarping and the sea flooded in allowing the deposition of deep silts of the Plantagenet group.

With retreat of the sea, the Eocene sediments were exposed to the atmosphere and the area experienced the development of a deep weathering profile. This profile developed on the relatively flat Plantagenet Group and resulted in the development of laterite and gravel.

Cutting down of the old sediments and weathering profile resulted in the formation of the current Kalgan River channel, which cut down to granite basement by the removal of the overlying silts in the valley.

On the ridges, at elevations of 40 to 50 metres AHD, the laterite gravel and duricrust protected the sediments and led to the retention of the old erosion sediments on the upper slopes and higher ground.

However in the gently sloping valley of the Kalgan River the river and its tributaries now flow across the degraded soft Plantagenet sediments, which in several localised places has been cut to granite basement.

Colluvial and alluvial movement of the fine sands shed from the eroding sediments were deposited in the valley floor forming deep fine sands.

2.2 Regolith and Soils

Soils of the site are predominantly sand over silts and silty clay duplex in the lower elevations with the clay subsoils forming loams on the mid slopes and gravel and duricrust and gravel on the ridges around the perimeter of the site.

Soils through the centre and lower elevations are silty sands over silty loams and clays with some alluvial silts.

Where the silty sediments have been reworked by colluvial and alluvial processes the silts and fine sand has moved vertically downwards to deposit in the subsoils, leaving more sandy upper soil horizons. This creates the Sand over Silty Clay. The upper sand horizons being permeable with reduced permeability in the silty clay subsoils. These soils are therefore susceptible to the surface sands filling leading to lateral water floors and waterlogging, in addition to mobile iron movement.

In places the mobile iron deposits as weak ferricrete and bog iron.

Surface water movement has also redistributed some of the sand shed from the erosion of the Plantagenet Group sediments, sheeting fine sand across the gravel on the mid slopes.

In other parts the peaks of the granite basement, with associated loam soils, have been exposed at the Kalgan settlement centre and in the central south. Brown loam in the south west is developed on the older subsoils associated with the granite basement.

The key soil types are listed below. The distribution is shown on Figure 3.

Table 1 Soil Types

SOIL TYPES		
KEY	NAME	DESCRIPTION
RL	Brown Rocky Loam	Brown loam over yellow brown loam and granite saprolite. May have minor band of gravel from 100 to 400mm. Associated with granite basement outcrop.
BL	Brown Loam	Dark brown loam over yellow loam clay subsoils developed on sloping granite and colluvium based subsoils.
GD	Gravel and Duricrust	Yellow brown gravel over duricrust at 200 - 1 200 mm over silts of the Plantagenet Group. Occupies ridge tops.
G	Gravel	Yellow brown gravel to 500 mm over yellow silty clay.

		Developed on silts of the Plantagenet Group. Upper valley slopes.
S/ST	Sand over Silty Clay	Grey sand or grey brown sand over yellow silty clay at 500 mm. Developed on silts of the Plantagenet Group on the gentle lower valley slopes. Some slopes are subject to surface seepages and perched water tables in winter.
S	Deep Sand	Grey silty sand over deep white silty sand formed by redistribution of the sand by colluvial and alluvial processes. Occupies lower valley slopes of sand shed from upslope.
S/G	Sand over Gravel	Grey silty sand over cream or brown silty sand at 200 - 500 mm over yellow silt or silty sand, mottled in places or brown at depths in excess of 1000 mm. Located on the mid valley slopes where sand has been sheeted across older gravel soils.
A/ST	Alluvial Silts	Low lying, leached white, or brown sand overlying loam and clay subsoils of colluvial to alluvial origin. In some locations the loam subsoils are exposed. Wet in winter with surface water common following heavy rainfall events.

Table 2 Soil Properties

PROPERTY	DESCRIPTION	SOIL SUSCEPTIBILITY	SOILS POTENTIALLY REQUIRING MANAGEMENT
WATER REPELLENCE	Water repellence is the uneven or non wetting characteristic of a soil. This commonly occurs in dry situations and more commonly affects soils that contain less clay such as sands. It may lead to greater surface runoff in summer, resulting in lower soil moisture and reduced crop growth in winter.	Minor in surface sands, but with the rainfall patterns the sands are generally not non wetting	No issues for development
SOIL COMPACTION	Soil compaction results from tractor and machinery movements compacting soils and reducing aggregates. It leads to reduced root penetration and reduced water infiltration. Compaction hard pans commonly form. Loamy sands are the most susceptible.	The soils on site have low potential for traffic compaction.	No issues for development
DISPERSIBLE SOILS	Soils containing sodium in the clay content can disperse when wet, leading to soil erosion and subsoil tunnel formation.	No evidence of soil dispersion.	No issues for development
WIND EROSION	Wind erosion can impact on sands and loose soil when inadequate soil cover is retained. Duplex and sandy soils are at high risk. The worst times are prior to the winter rains.	The sandy soils are more susceptible but on this site, with the rainfall pattern, plant growth rates and vegetation cover there are no issues.	No issues for development

WATER EROSION	Water erosion can occur in susceptible soils which have inadequate soil cover, steeper slopes, higher sand content and dispersibility.	Slopes are gentle to moderate. Most soils are relatively resistant because of their loam nature and vegetation cover. However the steeper slopes dropping to the river are more susceptible where vegetation cover has been removed.	Minimal. <i>See 6.2 Drainage and Flood Risk</i>
SOIL ACIDITY	Soil acidity depends on a number of factors such as the amount of calcareous material within the soil, the crops grown, fertiliser usage and the proportion of clay. Soils that are too acidic can allow elements such as metals, including aluminium, to dissolve and become toxic.	The soils are acidic. There is potential for soils to become more acidic through the use of nitrogenous fertiliser and the growth of legumes. PH measurements show general readings of 5.0 – 6.5 with one reading of pH 4.5.	Sand over Silty Clay and the Alluvial Silts have the most potential for acidic conditions. <i>See 6.6 Acid Sulfate Risk</i>
SALINITY	Salinity is the proportion of salt in a soil. Often mildly saline soil moisture is concentrated on the surface through evaporation, leading to an inability to support crops and plant growth. Normally worse where ancient soils and laterite profiles are present.	There is little evidence of salinity with all water being fresh to relatively fresh.	No issues for development
ROOTING DEPTH	The depth roots can penetrate depends on texture changes in the soil such as duplex soils, the proximity of bedrock, stone in the soil, hard clay layers and soil compaction.	The soils are sandy with underlying loam clay subsoils, or gravelly and loamy. The only issues are the minor areas of granite basement and laterite duricrust.	Duricrust and rock limit root penetration but do not impact significantly on development capability. The area with granite outcrop is minimal in the central south
SOIL MOISTURE STORAGE	The ability of a soil to retain water determines the potential for crop growth and the amount of rainfall and irrigation required.	The local rainfall patterns ensure adequate soil moisture under most conditions.	With rainfall and evaporation patterns there are no issues.
WATER LOGGING	Water can lay on the surface, clogging the pores in the soil. This reduces soil oxygen leading to loss of nitrogen and reduced crop growth	Significant areas are subject to winter waterlogging. These are mainly on the lower slopes and are related to the sands over a less permeable subsoil or sands with inadequate drainage.	Sand over Silty Clay, Alluvial Silts <i>See 6.2 Drainage and Flood Risk</i>
SOIL WORKABILITY	Workability is the ease that the soil can be cultivated. Waterlogging, the presence of stone and slope can all impact on the ease of cultivation.	The soils generally are highly workable, apart from areas of granite basement rock and shallow duricrust.	Shallow duricrust and basement outcrop is limiting.

2.3 Basic Raw Materials

Gravel occurs on the higher hills and remnants of the old erosion surfaces.

Sand occurs as thicker sheets on some valley slopes, particularly in the north west in the soil type nominated as Deep Sand.

Statement of Planning Policy No 2.5, Agricultural and Rural Land Use Planning, states that basic raw materials should be taken prior to sterilisation of the area by development. It is inherent in that consideration that sufficient resources are identified and retained for future use by the community.

Gravel is currently being extracted from the ridges on the western edge of the locality.

Locally gravel is predominantly used for road construction sub-bases. The associated laterite duricrust is not normally crushed for construction materials but this may change in the future and represents an opportunity to rework some of the old gravel pits and minimise the area required for gravel extraction. The gravel resource is shown as G, Gravel or GD, Gravel and Duricrust on Figure 3.

Sand is used for fill and concrete manufacture, but is not currently extracted and is a small resource in the west. The sand is shown as S, Deep Sand on Figure 3.

The main issues are the potential generation of dust and noise.

2.4 Climate

Weather data is recorded at Albany and Albany Airport.

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

Rainfall at Albany is 798 mm per year at the airport.

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

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

2.5 Hydrology

Surface Water

The site was investigated by extensive land surveys from 31 July to 2 August 2006 and 6 January 2007 to investigate the land capability and geotechnical issues associated with the site and its potential for subdivision.

All water was tested using a portable conductivity meter and converted to mg/L salt. The salinity was measured in August 2006 and showed the surface water flows to be 935 to 2585 mg/L. Potable water is less than 990 mg/L and stock water up to 9000 mg/L. See Figure 5.

The water quality of dams is normally fresher as indicated by the dam in the north west corner with a salinity of 385 mg/L which is fresh.

The water is therefore suitable for stock and some irrigation, but is not generally suitable as a potable water source. In summer the water can be expected to be similar or slightly higher in salt concentration due to reduced runoff.

In general the surface water runs off from the saturated areas of Sand over Silty Clay soils and areas where seepages occur and then runs along creeks to the Kalgan River. Minor drainage has been cut in the central south to drain flat Alluvial Silts.

The Kalgan River is estuarine in the southern portion of the study area to a granite rock bar at the Kalgan settlement. Upstream from there the river is fresh.

The rock bar prevents estuarine water from moving upstream but also impedes flood flows of water, causing the flood waters to build up upstream of the Kalgan settlement Bridge. The valley of the Kalgan River is generally deeply incised and as the water builds up in a flood it fills the incised valley upstream of the townsite. The affected areas are very small and are shown in Figure 5 and were mapped from geomorphological evidence and discussions with local people including landholders. The flood elevations and extent were for the large flood in early 2006 when a 1 : 100 year event occurred.

Downstream of the rock bar the river does not flood because the width of the channel is greater and the river outlets to Oyster Harbour.

Groundwater

Groundwater is normally at shallow depth or perched on the lower slopes with the depth increasing upslope. Water is supplied from bores and dams.

The quality of the water depends on whether the wet areas are clay based, with no seepages, compared to dams with continuous seepages which are the freshest. Water draining areas containing laterite remnants are normally slightly higher in salt content.

See 3.0 Water Availability for further details on water.

3.0 WATER AVAILABILITY

The water on site has traditionally been supplied from bores and dams.

With the rainfall, relatively low evaporation and sandy soils overlying more silty and clay rich subsoils, there has not normally been a water shortage because of the reduced need to irrigate.

The surface water supply on site has therefore been able to satisfy the demands placed on it.

There are only low demands for irrigation today because of the small amount of horticulture practised.

Water quality is normally suitable for irrigation of trees and orchards but is not always potable, particularly in the surface water.

Water from dams and bores can continue to be available.

Domestic supply of water can also be obtained from roof catchments. Normally each dwelling on rural residential properties will have a garage/large shed which could be used to increase supply.

A tank of 90 - 120 kL tank is normally recommended for areas such as this without scheme water. With an average rainfall of 798 mm a roof area of 150 m² is capable of filling the tank. Normal domestic use potable use is in the order of 120 kL - 180 kL per year. The remainder of water use at a dwelling is on the garden.

4.0 BIOLOGICAL ENVIRONMENT - BIODIVERSITY

4.1 Flora Assessment

Lindsay Stephens of Landform Research conducted an initial vegetation assessment and flora study on 31 August to 2 September 2006,

Searches of the Department of Environment and Conservation and WA Herbarium databases were made and are attached. The databases listed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* were also searched.

During the survey the remnant vegetation on site was examined by traverses and edge surveys.

All native species that were noticed were identified from published data, knowledge of the assessor and Florabase. Exotic species were not considered on a species basis but rather were considered on their impact on vegetation condition and their potential impact.

The original and existing plant communities, vegetation condition and plant species were also considered. See Appendix 1.

In general the remnant vegetation lies on soils that are less suitable for agriculture and therefore were never cleared during the long occupation of the area. The main remnants occur on the laterite gravel – duricrust ridges in the west and east, in winter wet areas through the lower elevations and along the banks of the Kalgan River and tributaries.

The three main types of remnant vegetation form the basis for the Community Types used in this survey.

The vegetation communities are shown in the main report as Figure 4.

The vegetation communities are shown in Figure 4.

VEGETATION COMMUNITY	
Jarrah – Marri Low Forest	<ul style="list-style-type: none"> ▪ This community occurs on the laterite gravel soil of the upper slopes and ridges. The soils are yellow brown gravels with duricrust close to the surface. ▪ It is dominated by <i>Eucalyptus calophylla</i>, <i>E. marginata</i> with <i>Banksia grandis</i> overstorey and an understorey typical of gravelly soils in the Albany and local area. Typical understorey species include <i>Bossiaea linophylla</i>, <i>Sphaerolobium medium</i>, <i>Pultenaea reticulata</i>, <i>Allocasuarina humilis</i>, <i>Dryandra lindleyana</i> subsp <i>lindleyana</i>, <i>Melaleuca thymoides</i>, and <i>Leucopogon verticillatus</i>. ▪ Vegetation condition is generally Very Good with some previous clearing for gravel extraction in the west. There is generally little weed impact even though some remnants are not fenced.
<i>Taxandria</i> Shrubland	<ul style="list-style-type: none"> ▪ This community occupies on the lower slopes where the soils are likely to be wet in winter. Typically the soils are sands over silty clays at depths of around 300 - 500 mm. ▪ The vegetation is mostly a shrubland typified by wet site species such as <i>Taxandria linerifolia</i>, <i>Taxandria parviceps</i>, <i>Taxandria juniperina</i>, <i>Hakea oleifolia</i>, <i>Calistachys lanceolata</i>, <i>Lepidosperma gladiatum</i> and <i>Gahnia trifida</i>. <i>Eucalyptus cornuta</i> occurs occasionally. ▪ The vegetation is normally in Good to Very Good condition and rapidly colonises any cleared land.

Riverine Forest	<ul style="list-style-type: none"> ▪ This vegetation occurs along the Kalgan River and tributaries on deep loam and sand over loam soils. ▪ The vegetation is dominated by <i>Eucalyptus diversicolor</i> and <i>Eucalyptus calophylla</i>, with an understorey comprised of species from wet areas and from the gravelly soils, such as ▪ <i>Taxandria linerifolia</i>, <i>Taxandria parviceps</i>, <i>Hakea oleifolia</i>, <i>Calistachys lanceolata</i>, <i>Lepidosperma effusum</i> <i>Lepidosperma gladiatum</i> and <i>Gahnia trifida</i>. <i>Melaleuca cuticularis</i> is added along the Kalgan River. ▪ The vegetation along the Kalgan River is generally in Good condition or better adjacent to the river but deteriorates to Degraded in some locations which have been cleared or grazed. Chelgiup Creek to the east of the Kalgan settlement has significant disturbance by <i>Watsonia</i> and other exotic species.
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Some plantations also occur on site.

No Declared Rare, Priority or Significant Taxa, or Threatened Ecological Communities were observed during the site investigations. In addition no unusual or unidentified species were recorded. Appendix 1.

No species or communities listed on databases held under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* were encountered.

The remnant vegetation on site is generally Good or above including areas of remnant vegetation into which stock have access. The vegetation is weed free and worthy of protection.

There are some areas of Degraded vegetation and some vegetation which is subject to edge effects from exotic pasture and weed species. For example parts of the fringing vegetation of the Kalgan River adjacent to pasture and Chelgiup Creek adjacent to the Kalgan settlement.

The vegetation condition classification used is Bush Forever 2000.

4.2 Fauna

The amount of fauna is directly related to the proportion of remnant indigenous vegetation. Remnant vegetation is good habitat and thus all potential fauna species for the area could either be present or could utilise the site. Even isolated trees have habitat potential and the clumps of remnant trees are correspondingly important.

The survival of fauna is thus dependant on the land use and controls imposed, and education of landholders.

Fauna is related to the amount of indigenous vegetation remaining and will depend on the final end use of the site.

The vegetation along the Kalgan River is generally in Good or above condition, and there are pockets of remnant vegetation scattered across the area that are also in Good condition or above. These all form habitat, but are frequently restricted to areas where the soils were less useful for agriculture, such as the sloping edges of the Kalgan River, laterite duricrust ridges and winter wet and waterlogged areas.

All remnant vegetation should be retained where possible. In addition, regrowth can be used to allow or enhance wildlife corridors. Vegetation could be protected using conservation covenants or some other mechanism.

5.0 CURRENT and POTENTIAL ALTERNATIVE LANDUSES

Current Land Uses

The Kalgan settlement and surrounding area was settled over a century ago and was primarily used as a fruit growing area and holiday, day destination. In recent decades the fruit growing has ceased and the area has been used for rural purposes, mainly grazing of cattle and rural living.

The history goes back much further, with significant local aboriginal usage typified by nearby remnants of fish traps in the Kalgan River.

Some perennial horticulture has continued with minor fruit tree orchards and in more recent years small areas of viticulture.

Potential land uses

The potential land uses will depend on the planning decisions that are made for the local area.

The Kalgan settlement was an active small country town, but with construction of good roads and the demise of the orchard industry the townsite has stagnated.

In recent times the site has become the focus of new landholders who are looking for a rural lifestyle at a reasonable distance to the Albany town centre.

The development pressures are just starting to manifest and there is an opportunity to plan for development that complements the history of the local area, and the capability of the land, whilst at the same time enhancing the environment rather than leading to significant environmental impacts.

The potential land uses will therefore most likely be directed at smaller lots on the most capable land in locations which complement the townsite with larger lots on the less capable land.

This study is directed to identify the most capable ground and any limitations on less capable areas.

The opportunities of the site are;

- The sloping nature of the site.
- The picturesque nature of the local area.
- Widespread views that can be obtained across the site.
- Proximity to Albany townsite.
- The Kalgan River running through the centre of the local area.
- The long history of the local area.
- The amount of remnant vegetation scattered across the site and along the Kalgan River
- The potential for tourist activities.
- The nearby land is again increasingly being used for perennial and other horticulture.
- The presence of drainage lines, wet areas and dams across the site.
- The interesting mix of wet site and ridge vegetation.
- Presence of large quantities of water suitable for perennial horticulture.

- Presence of suitable soils for perennial horticulture.
- Potential gravel resources.
- Potential sites for aquaculture

The constraints of the site are;

- Winter wet soils on the lower valley slopes.
- The fire hazard of remnant vegetation.
- The presence of drainage lines that may require catchment management and appropriate setbacks.
- Presence of existing gravel quarries which require adequate buffers.
- The presence of some winter wet soils.

6.0 GEOTECHNICAL FACTORS - MANAGEMENT

The geotechnical factors relate to the capability of the site for development. With such large lots, and the continued use of the land for rural living with some diversification, the necessity for geotechnical issues to be addressed is minimal.

A total of 22 soil test holes were excavated using a backhoe (See Figure 3). The soil test hole sites were selected to test the least capable ground for development, To maximise the knowledge gained. Ground upslope or on better soils such as gravels were obviously suitable for development. This better ground was walked and mapped using some hand auger holes sunk as necessary to confirm the soil type or provide additional information as necessary. See Figure 3 and Appendix 2.

Access was not available to all lots for testing, but this did not significantly affect the soil study.

However in the interests of completeness the geotechnical aspects are listed where some issue might be significant.

Table 3 Summary of Geotechnical Properties for Development

PROPERTY	DESCRIPTION	SOIL SUSCEPTIBILITY	SOILS POTENTIALLY REQUIRING MANAGEMENT
FOUNDATION STABILITY	Foundation stability is related to the ability of a soil to compact and remain stable. Silica sands are best for this. Sloping clay soils, soils loaded with water, or expanding clay, will all lower the stability. Sometimes it is not always obvious what can happen under exceptional conditions.	Generally good foundation conditions occur on the sandy soils. The ridge soils are gravelly with good foundation stability, and the wet soils tend to be more sandy which does not decrease their stability rating substantially.	No special requirements apart from those normally required for footings for dwellings in most areas. The Alluvial Silts and Sand over Silty Clay have the lowest capability but this is still moderate to high <i>See 6.1 Foundation Stability</i>

LANDSLIP RISK	Steep soils that are loaded with water and have the slopes changed or vegetation removed are all at greater risk of soil creep and landslip. Assessed to Australian Geomechanics Journal March 2000 (<i>Landslide Risk Management</i>).	No particular instability on the gently sloping soils. There are some steeper slopes, but these will normally be excluded from development for other reasons such as the banks of the Kalgan River	No special requirements apart from those normally required for footings for dwellings in most areas. <i>See 6.5 Landslip Risk</i>
EASE OF EXCAVATION	The presence of basement rock, shallow groundwater, steep slopes or hard clay can all restrict excavation.	High apart from locations on shallow duricrust which are vegetated and less likely to be used for dwellings. The areas of granite outcrop are small	Generally high across the whole site.
COMPACTION ABILITY	Some soils such as quartz sands are easier to compact when using cut and fill. Others such as calcareous sands and hard clays can be difficult to compact.	Sandy soils are easy to compact. Other soils such as the gravels carry no particular requirements.	No special requirements apart from clay based winter wet soils. <i>See 6.1 Foundation Stability</i>
EXPANSIVE SOILS	Some clays such as smectites are expansive and can swell when wet and shrink when dry, therefore impacting on developments.	No expansive soils were noticed.	Only likely to occur in clay based winter wet soils which are not generally present.
WATER LOGGING - INUNDATION	Soils that become waterlogged can impact on dwellings through capillary action.	The main waterlogging and perched temporary winter wet areas are associated with sand over silty clay or alluvial silts which is level and slowly drained.	Alluvial Silts and Sand over Silty Clay. <i>See 6.2 Drainage and Flood Risk</i>
FLOOD RISK	Soils that are subject to flooding from storm events and watercourses are at risk. Sometimes it is not always obvious what can happen under exceptional conditions.	Flood risk only occurs on drainage lines which are deeply incised.	Restricted to a small area upstream on the Kalgan River. See Figure 5. See Figure 3. <i>See 6.2 Drainage and Flood Risk</i>
DEPTH TO IMPERMEABLE CLAY	A minimum of 1.2 metres of free draining soil under the base of waste water disposal areas	There are no impermeable clays. The winter wet soils result from reduced subsoil permeability rather than impermeable clays.	Not generally present. <i>See 6.4 Capability for On Site Waste Water Disposal</i>
DEPTH TO THE WATER TABLE	The depth to the water table must be a minimum of > 1.8 metres for conventional septic systems and >0.5 metres for alternative waste water units.	Winter wet and waterlogged areas occur in the Sand over silty Clay and Alluvial Silts due to the permeable and porous upper soil horizons filling with water in winter with reduced subsurface drainage.	Alluvial Silts and Sand over Silty Clay. <i>See 6.4 Capability for On Site Waste Water Disposal and Plan Constraints Map</i>

PHOSPHATE RETENTION	Phosphate is retained on sesqui-oxides, clays and calcareous particles. Soils such as white sands that do not retain water or clays, do not allow water to penetrate and will not adsorb phosphate.	Phosphate retention levels are high in the gravel soils and soils with silty clay subsoils.	Winter wet areas may have reduced retention rates if water flows off site quickly. <i>See 6.4 Capability for On Site Waste Water Disposal, and 7.7 Nutrient Management</i>
REMOVAL OF NITROGEN	Moist and wet soils with reduced oxygen levels can lead to nitrogen losses through denitrification. Soils such as white sands that do not retain water, or clays that do not allow water to penetrate, may not allow sufficient time for denitrification.	All soils have sufficient capability for denitrification to occur.	Not significant <i>See 7.6 Nutrient Management</i>
MICROBIAL PURIFICATION	Soil microbes require a minimum of 5 metres of sandy soil or less (down to 1 metre) for soils of lower permeability such as loams. The longer a soil retains waste water the better the microbial purification. Clays may not be permeable enough for waste water to penetrate the soils.	All soils have sufficient area and capability for this away from the wetter areas where rapid runoff may reduce purification ability.	Avoid wet areas. Use nutrient adsorbing waste water systems as appropriate. <i>See 7.6 Nutrient Management</i>
PERMEABILITY	Soil permeability affects the ability to accept waste water or the ability to retain waste water long enough for adequate treatment. Soils that are too permeable, such as white sands, or clays that are impermeable, are at risk.	The sandy soil horizons and gravel – loams are permeable with reduced permeability in the underlying silty clay soil horizons	Waste water disposal systems can be selected and installed to overcome any short comings. <i>See 6.4 Capability for On Site Waste Water Disposal</i>
ACID SULFATE	Acid conditions can be formed when soils containing pyrite are exposed to the air, allowing sulfuric acid to be formed. The soils most at risk are normally saline/estuarine soils, gley soils, peat and some organoferricretes.	Minor evidence of indicators of acid sulfate, based on site and geological mapping in most areas. Only one soils test hole in the Alluvial Silts encountered ‘suspicious’ soil horizons, but this area will be filled rather than drained or dewatered.	Fill rather than dewatering and drainage can manage any potential risk in ‘suspicious’ areas. <i>See 6.6 Acid Sulfate Risk</i>

6.1 Foundation Stability

Foundation Stability relates to the suitability of the soils to accept dwellings or other structures. The assessment of Foundation Stability is conducted using the geotechnical methods outlined in AS 1726, and to the standards outlined in AS 2870, for single storey dwellings.

Field assessment is an important part of this assessment to determine what soils factors may impact on soil stability. The type and composition of the soils, the underlying geology, the presence of expansive clays or compressible materials, slope stability, summer and winter soil moisture and vegetation can all influence soil conditions.

The foundation stability for developments on the site is generally high on the upper slopes of gravelly soils. Loam soils have slightly reduced potential stability, and the Sand over Silty Clay and Alluvial Silts have moderate stability that can easily be overcome through adequate fill and design and installation of suitable footings.

The winter wet areas will require fill to raise footings and floor elevation above capillary actions.

Road construction is rated high, but reduces in the silty soils particularly where the silty soils are winter wet or waterlogged, in which case compaction can be more difficult because the fineness of the grains reduces the movement of water when trying to compact the soils.

The foundation stability listed below is a generalised stability, based on the soil characteristics determined from backhoe test holes and regolith mapping.

GENERALISED FOUNDATION STABILITY		
KEY	NAME	GENERALISED FOUNDATION STABILITY
RL	Brown Rocky Loam	Moderate to High AS 1726 Site Class S - M
BL	Brown Loam	Moderate to High AS 1726 Site Class S - M
GD	Gravel and Duricrust	High S 1726 Site Class A - S
G	Gravel	High AS 1726 Site Class A - S
S/ST	Sand over Silty Clay	Moderate AS 1726 Site Class S - H @
S	Deep Sand	High AS 1726 Site Class A - S
S/G	Sand over Gravel	High S 1726 Site Class A - S
A/ST	Alluvial Silts	Moderate AS 1726 Site Class M - H

Site specific testing will be required at the time of the design and construction of dwellings or other developments.

@ On these soils the AS 1726 rating is likely to vary because of the degree of fill, and any drainage that may be constructed as part of developments and road construction

	GEOTECHNICAL	MANAGEMENT
6.1.1	Road construction	<ul style="list-style-type: none"> Road construction is high with few limitations. The main limitations will be the construction of drains and pavements on wet silty ground where more care will be required; That is the Sand over Silty Clay and Alluvial Silts. Gravel, loam and soils on the upper slopes are generally good for road construction.
6.1.2	Slope stability	<ul style="list-style-type: none"> Foundation stability for developments on the site is high to moderate as listed above. Developments requiring more than 400 mm fill of uncontrolled natural soils or 800 mm uncontrolled sand are AS 2870 Site Class P with engineering input into the design and placement of footings recommended. Site by site assessment is recommended at the time of design and construction of any dwelling to ensure matching of design and footings to specific features. Generally development on steeper slopes will be avoided because of the vegetation cover and proximity to the Kalgan River.
6.1.3	Karst	<ul style="list-style-type: none"> No limestone is present

6.2 Drainage and Flood Risk

Drainage relates to the water levels in summer and winter, the elevation of perched or regional water tables, the type of soils, underlying geology and hydrology, natural and potential drainage of a site.

Poor drainage can result in waterlogged soils and may impact on foundation stability. Soil moisture can also result in capillary action which can impact on structures.

Flooding relates to the potential of a watercourse to flood a particular area. An area susceptible to flooding can be subject to the flood flow or may lie in a flood fringe. Construction should not impede a flood flow and normally structures are not to be placed in the floodway.

The flood fringe is not subject to the same erosive forces as the floodway and structures may be located in the flood fringe provided they do not increase the elevation of the flood. Normally a 500 mm separation is required between the 1 : 100 year flood level and any floor elevation.

Drainage

The majority of the site is well drained apart from the central area and lower slopes, where winter wet conditions occur in the Sand over Silty Clay and Alluvial Silt soils.

The Sand over Silty Clay soils have upper sand horizons that are permeable with reduced permeability in the silty clay subsoils. These soils therefore have a tendency for the upper soil horizons to fill with water because of reduced subsoil permeability and slow lateral subsurface water flows resulting from the fine grainsize.

In turn this leads to some winter wet areas, seepages and waterlogging. Cutoff drains normally in the form of road drains can be used to reduce the soils moisture. Some of these areas are covered by remnant vegetation and may not be developed.

The Alluvial Silts are winter wet because they are lower lying and flat, with reduced surface water and lateral subsurface soil flows. In the past these have been partially drained by the construction of small drains. The large scale drainage of these areas is not recommended without additional soils testing on any potential impacts of dewatering. It is preferable, where possible, to use fill to raise the development areas on these soils.

There are areas where further testing is recommended before drainage is implemented, as shown on Figure 5, and are related to the small potential for increases in soils acidity from reducing conditions in the some upper soil horizons. See 6.6 Acid Sulfate.

Flooding

A 1 : 100 year flood occurred in early 2006, a few months prior to the site inspection. Discussions with local people and landholders was used to determine the flood paths.

The major creeks and rivers on the site are deeply incised by some 3 to 7 metres with sloping valley sides of steep incisions. The watercourse below natural land surface contains the normal flows and flood flow.

The Kalgan River is estuarine in the southern portion of the study area to a granite rock bar at the Kalgan settlement. Upstream from there the river is fresh.

The rock bar impedes flood flows of water, causing the flood to build up upstream. The valley of the Kalgan River is generally deeply incised and as the water builds up in a flood it fills the base of the incised channel upstream of the townsite. The affected areas are shown in Figure 5 and are restricted to one small area in the central north of the planning precinct.

Downstream of the rock bar the water does not flood because the width of the channel is greater and the outlets to Oyster Harbour.

	GEOTECHNICAL	MANAGEMENT
6.2.1	Flood risk	<ul style="list-style-type: none"> The only risk is immediately adjacent to the watercourse as shown in Figure 5.
6.2.2	Waterlogging	<ul style="list-style-type: none"> Winter wet conditions occur through the centre of Lot 1 and should be excluded from development unless filled. See Figure 7. Any lots located within the central area should be large enough to allow for ridges to be included on which building envelopes can be located.

6.3 Stability of Dams

Stability of Dams depends on their location with respect to the underlying geology, the hydrology and the soil types. The proportion of clay, whether the clay is dispersible, slopes and gradients, the water table, rainfall pattern, design and construction of the dam and spillway, and geology, can all impact on the potential stability of a dam.

All dams observed are generally set low in the landscape and are therefore normally considered to be stable.

	GEOTECHNICAL ISSUE	MANAGEMENT
6.3.1	Stability of dams	<ul style="list-style-type: none"> There is no evidence of unstable dams. Developments should not be located downslope of dams.

6.4 Capability for On Site Waste Water Disposal

The Capability of a Site for Waste water Disposal depends on a number of geotechnical factors. These include the soil type, depth and permeability of the soil, depth to impermeable layer, depth of perched or other watertables and potential for flooding or waterlogging. Assessment should be made from field investigations because the whole soil profile and local geology can determine the likely path of the waste water.

The ability of soils to adsorb phosphorous, reduce nitrogen and inactivate microorganisms is important. Phosphate Retention (PRI) can be a useful indicator, but the nature of the analysis can understate or overstate the field behaviour.

Some soils theoretically can have good phosphate retention characteristics, but the behaviour of the waste water in the field may negate these characteristics. For example particles larger than 2 mm are sieved out prior to analysis and a gravelly sand may therefore have a lower PRI than the field reality. On the other hand clay may have a very high PRI but may not be sufficiently permeable for the waste water to penetrate.

The Government Sewerage Policy, 1996, Government Draft Country Sewerage Policy, 2002, Department of Health Guidelines for the Reuse of Greywater in Western Australia, Department of Health Specification for Aerobic Treatment Units 1992, Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, AS/NZS1547:2000, all provide input into the acceptable site characteristics.

Nutrient Management encompasses the management from waste water disposal and land uses. Nutrient management may need to change in order to sustain a new land use. There may also be opportunities to improve the management of nutrients from current land uses.

The types of waste water systems all have different installation requirements and potential impacts, and can be selected to alleviate adverse site conditions. Whether a conventional septic system or nutrient or composting waste water system is used will depend on the site conditions.

The management of nutrients is also linked to other environmental and management issues such as revegetation and the treatment of stormwater.

As well as mapping the soils and regolith across the site a total of 22 soil test holes were sunk by backhoe. The test holes were located in generally the areas of lowest capability to provide data on the worst conditions. Upslope the conditions are better.

The soil test holes ended where the yellow silty sands and clay of the Eocene Plantagenet Group were encountered. This subsoil extends to depth and grades into the weathered sedimentary sequence which is similar to the overlying weathered subsoils. The deepest soil horizon encountered can normally be expected to continue below 2 000 mm.

Holes where further information was required were continued deeper.

The Phosphate Retention Indices (PRI) of the loam and gravel soils are high based on the soil composition, proportion of sesqui-oxides and clay, and when compared to the database of type soils held by Landform Research for PRI, and with Chemistry Centre data.

On the other hand some of the sandy soils have reduced phosphate retention and, in addition to more susceptibility to winter wet conditions, are recommended to have nutrient adsorbing waste water disposal systems.

Nutrient behaviour is discussed in 7.7 Nutrient Management. The options available, and the mechanisms to minimise nutrient export, are included.

Proposed Lots

The issue of waste water disposal is independent of lot size. The site is either capable of waste water disposal or can be modified to increase capability. The Government Sewerage Policy permits 2 000 m² lot in all soil types. The actual lot size on suitable soils will therefore depend on planning issues.

Lot sizes will depend on planning issues. For example the areas with more capable soils, in areas delineated by planning, will have smaller lots and could be down to 2 000 m² in compliance with the Country Sewerage Policy.

Other areas of less capable soils, in areas further away from the town centre will have larger lots of 2 hectares or more. The total water loading requires consideration when small lots are proposed.

Water Table – Water Loading

The water table, susceptibility to winter wet conditions and perched water tables, varies considerably across the site.

The water table was only encountered in two soil test holes, Hole 18 at 900 mm and Hole 22 at 1050 mm. Both these holes comply with the requirement of 500 mm separation to the highest known water table when using nutrient adsorbing waste water systems.

The gravel, sand over gravel and loam soils are high in the landscape and have deep winter water tables. These soils are suitable for both conventional and nutrient adsorbing waste water systems.

On the other hand the Sand over Silty Loam and the Alluvial Silts are generally recommended to use nutrient adsorbing waste water systems because of the increased risk of variable winter wet soils and upper sand horizons that have low phosphate retention capability.

Where lot sizes are reduced cutoff and other drainage may be applicable and desirable to compensate for increased water loading as a result of scheme water and the potential for winter wet soils in some locations.

The total water loading requires consideration in situations that only just comply if lots under 2 000 m² are supplied with water. Lot sizes of less than 2 000 m² should only be used in areas of high soil capability.

For example the additional loading of scheme water on a lot is likely to vary between 200 kL to 350 kL per year. For 2 000 m² lots at 5 per hectare this adds moisture equivalent to 80 to 140 mm of rainfall which would be expected to normally be able to be easily accepted.

On the other hand for 1 000 m² lots of which there might be 8 per lots hectare, the loading is double and could be equivalent to 160 mm to 280 mm of rainfall.

In the case of the Kalgan, it is advantageous that dwellings will be self sufficient in regard to water supply. The introduction of scheme water could otherwise be expected to increase soil moisture which may create difficulties on lots of 1 000 m² and 2 000 m².

See Figure 7 Land Capability for the mapped areas and Appendix 1 for the soil test hole logs.

Infiltration results

Australian Standard 1726 for Geotechnical Investigations permits interpreted assessments. Interpreted assessments are an essential part of site evaluation because it is crucial to know how representative the test hole is and what conditions are indicated by the colour, nature, texture and mode of formation of the soil profile.

As the lot sizes are likely to vary from 0.2 hectares to 2.0 hectares or larger, and the outline development plan is not finalised and may change with time, and the location of dwellings or envelopes may change, no infiltration tests were conducted.

The soils mapped were all assessed by normal soil properties as being permeable and capable of meeting the Government Guidelines. No impermeable clay soil profiles were recorded anywhere across the site.

The winter wet soils were generally silty sand based, with the gravel and loam soils with slightly reduced permeability located in the mid to upper slopes where drainage is inherently better because of the elevation.

According to *Schedule 8 of the Health Act, 1911* a loading of 20 litres/m²/day is applicable for leach drains in loam soils with alternating leach drains and 10 litres/m²/day for non alternating systems. It is standard practice to use dual leach drains with waste water disposal being able to be directed alternately to each leach drain. Areas where conventional septic systems are acceptable are shown on the attached plan, as are the areas requiring alternative or nutrient adsorbing waste water systems.

Alternative (aerobic, Envirosafe or Ecomax) effluent disposal systems are also acceptable and require a waste water loading not exceeding 10 litres/m²/day.

The soils will all comply with these infiltration rate guidelines.

The following recommendations are made for waste water disposal systems.

Conventional septic systems are acceptable for higher elevations on soils such as the Gravel, Gravel and Duricrust, Sand over Gravel, Brown Loam and Brown Rocky Loam as shown on Figure 7.

Comply with Government Guidelines and Policy, as below.

1. For conventional septic systems provide two switchable leach drains sized according to the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911*.
2. Compliance with the *Government Draft Country Sewerage Policy, 2002* (revised September 2003), which provides for the various setbacks from water bodies. A buffer of 100 metres to the drainage lines for conventional septic system and 50 metres for a nutrient adsorbing waste water treatment system.
3. In areas where shown on the attached Land Capability Plan, Figure 7, use alternative waste water systems installed to *Specification for Aerobic Treatment Units (ATU's) Serving Single Households*, Health Department of Western Australia 1992 or superseding document.
4. Greywater disposal is acceptable and should be installed to the *Draft Guidelines for the Reuse of Greywater in Western Australia*, Health Department of Western Australia 2002, or superseding document.

	GEOTECHNICAL ISSUE	MANAGEMENT
6.4.1	Site Capability for Effluent Disposal	<ul style="list-style-type: none"> • The soils in all areas are capable of compliance with the Draft Country Sewerage Policy. Some recommendations are made for certain areas. See Figure 7. • The recommendations listed above for septic systems, alternative waste water systems and greywater disposal can be applied. • For lot sizes of less than 2 000 m², water loading should be considered where scheme water is used on less capable soils.

6.5 Landslip Risk

Landslip Risk is assessed using the methods developed by the Australian Geomechanics Society (Journal Australian Geomechanics, Volume 35, No 1, March 2000). The risk of landslip or ground movement depends on the geology, soil types, hydrology, landforms and vegetation.

Slopes are gentle in most locations with some minor moderate slopes in the north west and some moderate to steeper slopes along the banks of the Kalgan River.

With the foreshore setbacks and buffers it is unlikely if any of these steeper soils will be developed and therefore landslip risk is considered overall to be minimal. The only proviso to this are the steeper slopes to the small area of flood risk in the central north of the site on the west of the Kalgan River, where there may be a temptation to construct a dwelling for the views. In any case normal construction assessments of soils should result in the design and establishment of suitable footings to minimise any risk.

	GEOTECHNICAL ISSUE	MANAGEMENT
6.5.1	Landslip Risk	<ul style="list-style-type: none"> Covered by the considerations in 6.1 Foundation stability and normal site assessment at the time of construction.

6.6 Acid Sulfate Risk

Acid Sulfate Soils can potentially form under reducing conditions when there is a source of carbon and a source of sulfur (normally from sea or saline water). Micro-organisms are thought to play an important role in reducing the sulfates within the sediments to form the iron sulfide. It is a natural phenomenon, that can be exacerbated by disturbance.

Potential acid sulfate conditions most commonly form under current or past estuarine conditions, peaty conditions, and may also result from weathering of some geological formations and situations which contain sulfides.

Overall, at risk areas are geologically a minor occurrence, but in some situations can be important, and lead to acidic polluting conditions developing.

Planning Bulletin Number 64, Department of Environment Guidelines, the Acid Sulfate Soil Management Advisory Committee NSW, 1998, Acid Sulfate Manual provides the most information on recognition and mitigation of potential acid sulfate conditions.

There has been an increased interest in acid sulfate soils since the release of WAPC Planning Bulletin 64 and because some acid sulfate conditions have been identified in the Albany and nearby areas, predominantly on low lying winter wet sedimentary soils.

In Bulletin 64 the majority of the site is shown as buff coloured “Low to no risk of AASS and PASS occurring generally at depths of >3m.”

There are minor watercourses and an area outside the south east of the study site shown as yellow coloured “Moderate to low risk of AASS and PASS occurring generally at depths of >3m.”

The only area coloured red is immediately adjacent to the estuarine channel of the Kalgan River; “High Risk of AAS and PASS at < 3 metres of the surface”.

The mapping for Bulletin 64 was completed on the basis of broad scale soil types and aerial photography with less emphasis on detailed field mapping.

The most definitive survey procedure was produced by the Acid Sulfate Soil Management Advisory Committee NSW, 1998, in their *Acid Sulfate Manual*. This Manual forms the basis for much of the assessment procedures in Australia, including those adopted by the Western Australian Planning Commission and the Department of Environment and Conservation. The *Acid Sulfate Manual* adopts the procedure of reviewing the published data followed up by field assessment, which has been completed for this site. If a geological risk is determined, then a Preliminary Acid Sulfate Assessment is conducted.

Acid sulfate only becomes a potential risk when a number of circumstances are present.

1. There is rock, soil or regolith present that is carrying sulfides.
2. Sulfide carrying materials from below the water table are to be exposed to the atmosphere.
3. Excavation below the water table is to be carried out exposing the sulfide carrying materials to oxygen in the atmosphere.
4. Dewatering of the sulfide carrying materials is proposed, exposing them to oxygen.
5. Regolith conditions are already highly acidic, below pH4, under which oxidation can occur through electron exchange without the need for the presence of oxygen.

The actual areas of potential acid sulfate risk can be delineated by soil and geological mapping and this has been done on this site. The other consideration is the likely chance of any at risk soils being exposed to oxidation. For example there is no risk if acid sulfate conditions occur in the subsoils but these soils are not disturbed by excavation or dewatering.

The areas of highest risk, based on field mapping are some parts of the Sand over Silty Clay and the Alluvial Silts. These are gently sloping or flat and therefore have the potential over time for the accumulation of organic matter that is capable of reducing sulfates to sulfides. Of the Sand over Silty Clay, the well drained sloping area in the north west is of low risk because of the increased slope and summer drying of the soils.

The next issue is to consider whether these at risk areas are likely to be drained.

There is potential for soils to become more acidic through the use of nitrogenous fertiliser and the growth of legumes. PH measurements show general readings of 5.0 – 6.5 across the study area and these levels of pH are not uncommon in the Albany region without indicating acid sulfate conditions.

One reading at pH 4.5 was obtained in the central north east. This reading is still higher than the acid sulfate trigger level for natural soils of pH 4. The reading was obtained from an area of sand over Silty Clay, that, with minor drainage, may have been subject to reduction in soil moisture leading to oxidation of any potential sulfides that might be present.

On the other hand soils and water that looked affected by mobile iron, and which appear to be visually very acidic in the central south, were less acidic at pH 5.5 to 6.5. Figure 5.

The Alluvial Silts have been drained slightly but are still winter wet and it is unlikely that the drainage has resulted in exposure of any at risk materials. These areas are more likely to be filled and in that case there will be little or no risk. If the soils are to be drained, testing for acid sulfate of the soils likely to be exposed to oxidising conditions is recommended.

The Sand over Silty Clay soils which have been highlighted as a “Low Risk” in Bulletin 64, in the central east, appear to have a very thin layer of scattered organo-ferricrete or organic rich material at risk immediately above the underlying yellow silty clay. Whilst these volumes are likely to be small a pH of 4.5 was recorded and highlights the need for more investigations if the soils are to be significantly disturbed.

The most likely scenario, if these areas are to be developed, is for road and cut off drains to be used. These may lead to the exposure of small amounts of material to oxidising conditions and therefore, prior to drainage being undertaken, further soil tests are recommended. in this area as well. Fill of the land without drainage is unlikely to lead to any issues. It should also be noted that most of this land highlighted is vegetated and is therefore unlikely to be significantly developed in the interests of protecting vegetation.

	GEOTECHNICAL ISSUE	MANAGEMENT
6.6.1	Acid Sulfate Risk	<ul style="list-style-type: none"> • See the above text for recommendations and Figure 5 Hydrology Water Management. • The Alluvial Silts are at risk of acid sulfate conditions if drained or dewatered and further testing is recommended if this is proposed in the areas nominated in Figure 5. • Some small areas of the Sand over Silty Clay soils are also at a lower risk if they are drained or dewatered. Again site specific testing is recommended prior to this being undertaken in areas nominated in Figure 5.

6.7 Earthquake Risk

Earthquake Risk is dependant on the proximity to the active earthquake areas in the Wheatbelt, the soil types and the types of construction.

The risk has been defined by Geoscience Australia and is based on AS 1170.3:1993.

The ridge soils provide good foundations and subsoil stability and are generally no different to other soils in the general locality.

The lower elevation winter and seasonally wet soils have slightly increased earthquake risk because of the potential for moist or deeper less consolidated sediments.

This particularly applies to the Alluvial Silts which appear to be deep, wet and perhaps susceptible to amplification of ground movements. The foundation stability of these soils is less than other areas and heavier footings will therefore be designed into any construction which should assist in reducing any increased risk in these soils.

	GEOTECHNICAL ISSUE	MANAGEMENT
6.7.1	Earthquake Risk	<ul style="list-style-type: none"> • The Alluvial Silts are the most at risk of amplifying ground movements and are recommended to have heavier footings as a result of their slightly reduced foundation stability • See 6.1 and 6.6 above.

7.0 ENVIRONMENTAL FACTORS - MANAGEMENT

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

7.1 Aesthetics

Aesthetics is the visual impact that the proposal may have on the local area.

The site is geomorphologically and environmentally similar to much of the near coastal land in the Great Southern, with the added high visual features of the Kalgan River.

Development will lead to more dwellings on the site.

On paper any dwellings will not be dissimilar to those dwellings already nearby and in the Kalgan settlement.

A site analysis of the existing visual impact was made during the site inspections of the local area.

The main potential visual impacts are from the local roads and the Kalgan River. In general the potential impacts from the Kalgan River will be limited because of the steep banks and riverine vegetation.

On the other hand the views from the local roads are influenced by the location of trees or other vegetation adjoining the roads, and the elevation of the roads.

The visual impacts are identified as High, Medium or Low and are shown in Figure 6 from the roads only because of the low impact from the Kalgan River.

The potential for views of developments can be taken into account during the design of any subdivision guide plan and during the planning for subdivisions or developments.

It is possible to minimise visual impact by planting belts of trees, however this in turn also restricts the views and turns current highly aesthetic views of the countryside into tunnels of trees. In some cases it will be better to sympathetically plan subdivisions to enable continued views across the subdivided land rather than dense perimeter tree planting. In other words it is likely to be more visually appealing to look across some dwellings scattered through a treed landscape or landscaped urban area than to be visually constrained by a tunnel of trees along a road reserve.

An example where this approach is preferable would be in the south east of the site looking towards the north west towards the Kalgan River.

In other areas strategic tree planting is likely to be more appropriate. Dwellings can be located between the remnant vegetation, or in sensitive or visually exposed areas, tree belts can be planted lower in the landscape along contour, which will provide visual protection and yet at the same time enable the owners of the dwellings to maintain unimpeded views.

The main change that could occur is on the more open ground, where it is likely that the planting of many trees by new owners will occur as they move into the area and establish gardens. These trees will provide screening and be no different to other townsites in the Great Southern.

Lot sizes can be varied according to land capability, planning considerations and potential visual impacts.

Dwellings constructed of sympathetic materials will have a less significant impact from local roads and the Kalgan River.

The colour and style of dwellings and other structures should be visually compatible with the area and to this end developments should be coloured, painted or colour bond sheeting used where applicable. The use of grey galvanised or zinc/alum sheeting should be avoided unless as an integral part of a development such as a roof on a "country style" home or shielded from key sight lines.

	ENVIRONMENTAL ISSUE	MANAGEMENT
7.1.1	Remnant vegetation	<ul style="list-style-type: none"> Clearing of remnant vegetation is not recommended.
7.1.2	Dwellings, fences and other developments are to be aesthetically compatible with the area.	<ul style="list-style-type: none"> Developments and other features will be subject to approval through the City of Albany and can be controlled at the approval stage. The distances of sightlines and intervening vegetation will minimise visual impact. Building envelopes on lots covering remnant vegetation could be clustered to reduce disturbance of the vegetation. Clearing restrictions can be applied to larger lots. Owners of small rural holdings normally plant significant numbers of trees as part of their development of each block which will assist visual screening. Restrictions could be placed on the use of visually non compatible materials. The lot sizes and design of subdivisions and the appropriate visual management can be considered during the structure planning and subdivision design phase.
7.1.3	Potential land uses	<ul style="list-style-type: none"> Land uses will depend on the design of any structure planning and subdivision guide plan. Some lots with significant amounts of remnant vegetation could have conservation covenants or clearing restrictions applied.
7.1.4	Gravel quarry	<ul style="list-style-type: none"> These operations are located on the top of the ridge behind the remnant vegetation. As far as can be determined they cannot be seen from any existing road. The gravel quarries have already operated for a number of years and at some stage the land is to be revegetated.

7.2 Preservation of Agricultural Land

The Preservation of Agricultural land is a comment on the quality of the land for agricultural purposes. The quality of the land depends on a number of things such as the soils, water availability and surrounding land uses. The comments relate to effects the proposal may potentially have on sterilising, fragmenting or removing high quality land from production.

There is a need for residential land in the perimeter of the City of Albany.

This local area has been a townsite for many years and is highly aesthetic. Whilst some soils such as the loam soils are fertile, the majority of the land has a reduced agricultural capability because of leached sands in the surface horizons or winter wet conditions.

In addition the demand for smaller lots must be met and there are good planning reasons to develop the land around an existing townsite.

In agricultural terms the area is relative small and the soils are in general little different to much of the surrounding land. Therefore the loss of agriculture production is unlikely to be significant.

In line with current trends there is also likely to be a pattern of small rural pursuits such as perennial horticulture on the smaller rural lots that may eventuate in some parts of the site. As such the agricultural production from such lots may help compensate of any loss of productive land. For example there are already small vineyards and orchards in several parts of the local area.

	ENVIRONMENTAL ISSUE	MANAGEMENT
7.2.1	Protection of agricultural land	<ul style="list-style-type: none"> Considering the existing town site, its location and soil types, the change of this parcel of land to urban and rural living is likely to outweigh the loss of agricultural land. The loss of agricultural land will also depend on planning decisions based on the need for townsite expansion.
7.2.2	Soil Preservation	<ul style="list-style-type: none"> No changes are expected to erosion risks.

7.3 Land Use Buffers

Land Use Buffers relate to the potential for land use conflicts between the proposed and existing land uses and dwellings. The buffers could relate to noise, dust, odour, spray drift or other potential conflicts.

Buffers to significant environmental features such as watercourses, wetlands, and heritage areas are also important and are considered separately.

Gravel Quarry

The issue of appropriate buffers is a matter of the distance and protection measures to prevent impact on adjoining land users. This applies mainly to noise, dust and visual impact.

A gravel quarry exists in the central west, behind existing remnant vegetation.

For the current removal of natural gravel the main plant used on site is a loader only. If the laterite duricrust is to be taken, a bulldozer, rubber tyred loader, and portable crushing and screening plant are normally required. These will all work on the floor of the pit as they currently do. Bunds of overburden can be pushed to the perimeters of the pit to provide visual, dust and noise screening.

A number of Government Policies relate to buffer distances and the protection of Basic Raw Materials. Statement of Planning Policy No 4.1, State Industrial Buffer Policy, (draft July 2004) discusses the need to consider adjoining land uses when locating buffers but does not prescribe set buffers for operations such as this.

Statement of Planning Policy No 2.5, Agricultural and Rural Land Use Planning, makes provision for the extraction of basic raw materials. SPP 2.5 in Point 9 states that "The location of rural residential and rural small holdings should avoid unacceptable impacts on, or sterilisation of natural primary resources including prospective areas for mineralisation and basic raw materials".

Generic buffer requirements were developed by the Victorian Government and used by the Environmental Protection Authority as the basis for a Draft guideline on recommended buffer distances. These formed the basis of EPA Guidance Statement Number 3, Separation Distances between Industrial and Sensitive Land Uses, June 2005.

EPA guidance "Separation Distances between Industrial and Sensitive Land Uses", June 2005 lists the generic buffers for sand and limestone pits as 300 - 500 metres depending on the extent of processing. A generic buffer relates to the distance at which there are unlikely to be any problems without some further investigations and does not mean that smaller buffers are not acceptable. EPA Guidance for the Assessment of Environmental Factors No 3 June 2005 provides for a case by case separation, based on the potential impacts.

The natural gravel is more similar to a sand quarry in potential impact risks, whereas a duricrust crushing operation is most similar to a limestone quarry.

The excavation and processing methods can be designed to operate predominantly below ground level.

From an examination of the landform and excavation methods, reasonable buffers would be 300 metres from a dwelling to gravel crushing operations conducted behind low perimeter bunds or landform with some intervening vegetation.

For natural gravel and sand extraction a 200 metre buffer is recommended.

A number of recommendations on the management of the quarries are made for consideration during any land use change or subdivision process.

Recommendations

Laterite Duricrust Crushing Excavation

1. The Gravel resource is shown as the Gravel and Gravel and Duricrust soils on Figure 3.
2. Excavation activities should be subject to a management plan with controls through conditions of Planning or an Extractive Industries Licence.
3. A buffer of 300 metres to dwellings is recommended for crushing of laterite duricrust of which some can be contained on the adjoining lots by setting dwellings back from the excavation and behind natural landforms.
4. Excavation should be staged, with rehabilitation following as soon as practicable.
5. A Dust Management Plan is recommended to be available when dwellings are constructed closer than 500 metres to a quarry.
6. It is recommended that the gravel resources be provided with planning protection for the next ten years or the projected life of the pit through the City of Albany Town Planning Scheme as a Special Use Zone or some similar arrangement.
7. For lots closer than 500 metres to the limits of future quarrying it is recommended that building envelopes be used to restrict the location of dwellings, to maximise the buffer distances, and maintain intervening vegetation.
8. For lots closer than 500 metres to the limits of future quarrying it is recommended that a notification be placed on the title of the lots identifying

the presence of the existing quarry and future reserves of basic raw materials on site.

Natural Gravel Excavation – Sand Extraction

1. The sand resource is shown as Deep Sand on Figure 3.
2. Excavation activities should be subject to a management plan with controls through conditions of Planning or an Extractive Industries Licence.
3. A buffer of 200 metres to dwellings is recommended, of which some can be contained on the adjoining lots by setting dwellings back from the excavation and behind natural landforms.
4. Excavation should be staged with rehabilitation following as soon as practicable.
5. A Dust Management Plan is recommended to be available when dwellings are constructed closer than 300 metres to a quarry.
6. For lots closer than 300 metres to the limits of future quarrying it is recommended that building envelopes be used to restrict the location of dwellings, to maximise the buffer distances, and maintain intervening vegetation.
7. For lots closer than 300 metres to the limits of future quarrying it is recommended that a notification be placed on the title of the lots identifying the presence of the existing quarry and future reserves of basic raw materials on site.

Lot Sizes

Lot sizes will depend on planning issues. Lot sizes can be varied according to land capability, planning considerations and potential visual impacts. It is likely that lot sizes will vary from 2 000m² to 2.0 hectares or greater.

Buffers to Broad Acre Land, Aquaculture and Grazing and Perennial Horticulture

Broad Acre Agriculture

There is a potential use of spray such as herbicide on broad acre farm land. This is regarded as a very low risk because of the nature of land uses within the surrounding area and the intervening belts of remnant vegetation.

Most agricultural land uses are cattle grazing, with aquaculture in the north east and minor perennial horticulture. The remainder is already rural living.

Most boundaries of the structure plan area appear to be well protected with a broad buffer of remnant vegetation at least 50 metres wide. To put this in perspective the research can be looked at to determine if any appropriate buffers are necessary.

The most comprehensive study in recent times has been by Department of Natural Resources, and Department of Local Government and Planning, Queensland, 1997, *Planning Guidelines Separating Agricultural and Residential Land Uses*. Studies in Emerald, and further research, showed that in open ground there is negligible spray drift at 300 metres from broad acre farming techniques. However a single belt of trees captures 80% of the spray drift and, where a satisfactory vegetated buffer element is planted and maintained, the buffer distance can be reduced to 40 metres (pages 9 - 11 of the Queensland Guideline).

Primary Industries Standing Committee 2002, *Spray Drift Management*, SCARM, Report 82, provides guidance on the type of vegetated buffer on page 27. The buffer should consist of trees and shrubs and be up to 20 metres wide. This tall shrub/vegetation barrier already exists to the north west.

In recent years there have been major advances and research into spray technology which have helped to reduce spray drift and increase efficiency. Spraying normally takes place 4 - 6 times per year when growing crops in this area. Using a boom spray a 5 hectare slice of land can normally be sprayed in 30 minutes, which means that the adjoining broad acre land within 300 metres of a new dwelling will be sprayed for about 3 hours (30 minutes x 6) per year if in fact broad acre spraying was locally applied which is unlikely.

"Best Practise", hooded sprays applied close to the ground increase efficiency, reduce waste and improve safety. The use of hooded spraying equipment and "Best Practise" can therefore permit reductions in buffers.

The other major advance has been the switch from high volatile esters to low volatile esters herbicides. Low volatile esters require zero buffer, and are applied directly to the ground under the correct wind conditions. High volatile esters are only able to be used through the issue of a permit from Australian Pesticides and Veterinary Medicines Authority and are now not used. For example no permit has been issued within the six months since October 2006 anywhere in Australia (APVMA website).

Some of the technological factors which have been found to be important in reducing spray drift are listed below. (Farming Ahead No 102, June 2000). All of these would apply to ground spraying. See also Combellack et al 1993.

- Lowering the elevation of the boom from 500 to 350 mm will reduce the potential for drift by 40%.
- Spraying when wind speeds are steady and less than 20 kph.
- Spraying when the wind is blowing away from sensitive areas.
- Spraying when the temperature is between 15 and 25°C which reduces vaporisation.
- Using larger nozzles to increase droplet size.
- Modifying air movement around the sprays with hoods, screens, curtains and the like.
- Reducing spray speeds to 12 to 15 kph.
- The use of polymeric anti-drift products which reduce drift by changing the surface tension of the droplets.
- Use of Low volatile chemical sprays.
- Avoidance of temperature inversions.
- The use of wind breaks or the screening of remnant vegetation.
- Loss of spray through drift is wasteful and avoided wherever possible (spray is expensive).

Perennial Agriculture

With alternative, more intensive land uses the issues of buffers might be similar to orchards and vineyards where these are grown in proximity to dwellings and broad acre rural activities.

The Draft Environmental Code of Practice for Vineyards, jointly prepared by Agriculture WA, Department of Environmental Protection, Water and Rivers Commission, Grape Growers Association and the Wine Industry of WA, recognises that buffers are related to aspects of the site conditions and land uses.

Under spray drift, the earlier Draft Code of Practice quotes (Spillman 1988) who stated that under research and subsequent modeling for aerial spray equipment (non-hooded) there was negligible drift 300 metres downwind. Based on that research a minimum distance was accepted as 300 metres where open ground applies but this can be reduced, with the use of effective tree buffers, to only 40 metres.

The Cessnock Development Control Plan No 28, 1999 recommends a 100 metre separation between a commercial vineyard and a dwelling and this can be accommodated within the large lot sizes proposed. Cessnock Development Control Plan No 28, 1999 (Appendix 2) also notes that research has shown that 30 metre wide tree buffers can provide effective barriers to chemical drift.

There are many areas such as the Barossa in South Australia where vines are grown adjacent to Canola, and the Great Southern, Chittering, and Margaret River areas where vines can be grown alongside broad acre farming practices. Olives for example are for example grown under similar buffer situations in Chittering, Gingin, Great Southern and many other locations. For example see the photographs of the vines in the Barossa attached.

Common law rights would apply to landholders. It is also good practice to notify adjoining land holders when spraying.

	ENVIRONMENTAL ISSUE	MANAGEMENT
7.3.1	Lot sizes	<ul style="list-style-type: none"> Lot sizes will depend on planning issues but are likely to be smaller nearer the townsite or in clusters with larger lifestyle lots around the perimeter. This provides for increased buffers to individual dwellings.
7.3.2	Quarries	<ul style="list-style-type: none"> A 300 metre buffer for the crushing of duricrust and a 200 metre buffer to natural gravel and sand excavation, are considered appropriate. See Recommendations above and Figure 3.
7.3.3	Perennial agriculture – grazing and aquaculture	<ul style="list-style-type: none"> The research indicates that the existing remnant vegetation belts will provide sufficient vegetation screening. The likely lot sizes and pattern of settlement will be compatible with the research findings. In areas where insufficient screening vegetation is in place, the lots are likely to be slightly larger and appropriate vegetation belts can be planted to provide a greater buffer when established to 30 – 40 metres wide. Dwellings are recommended to be set back from boundaries on perimeter lots. Lot sizes adjacent to existing aquaculture, orchards or perennial horticulture should be larger at say 1.0 - 2.0 hectares to allow for sufficient buffer and setback.

7.4 Fire Control

Fire Management is a normal summer practice on all properties. The risk can be reduced through a range of activities such as the provision of fire breaks, providing fuel reduction zones, grazing or slashing and the provision of emergency facilities, procedures and exits.

Fire risk is best described in FESA, 2001, Planning for Fire, Fire and Emergency Services Authority of Western Australia.

Dwellings can be designed to comply with Australian Standard 3959 to assist in protection.

Fire Control falls under the *Bush Fires Control Act 1954* (as amended) and the City of Albany.

The main issues with fire management are the reduction in fuel, the maintenance of firebreaks, the availability of machinery and water to fight fires and the provision of emergency escapes. The location adjacent to the townsite is close to existing facilities.

Planning For Fire, 2001 (WAPC and FESA) provides guidance on the management of the subdivision-rural land and pasture interface.

Much of the land is similar to other townsites in the Great Southern and outskirts of Albany and therefore the fire management issues will be similar and effective.

The amount of cleared land on site allows opportunities to provide and maintain fuel reduction zones.

Fire Management Plans can be required during the subdivision guideplan planning stage.

	ENVIRONMENTAL ISSUE	MANAGEMENT
7.4.1	Fire Risk	<ul style="list-style-type: none"> • City of Albany Bylaws • The site is similar to other local subdivisions and townsites. • There are standard conditions on the number of fire hydrants and access points for urban developments. • A Fire Management Plan is recommended as part of the subdivision guideline planning process.

7.5 Rivers, Wetlands and Streams

The impact of the proposal on Rivers, Wetlands and Streams relates to whether the proposal will lead to any adverse effects on the waterbodies. The issues involve setbacks, flows of surface and groundwater, and buffers, and their management.

The main watercourse is the Kalgan River into which a number of small creeks feed. These are shown in Figure 5.

All drainage lines are quite deeply incised and in most cases have a fringing vegetation of remnant vegetation which is recommended by Government Policies to be retained.

The condition of the local watercourses were assessed by Water and Rivers Commission 1997. They surveyed Johnston Creek just at the downstream end of the study site and Chelgiup Creek running north east from the Kalgan settlement. The study provided comments on the condition of the vegetation and makes recommendations on the species that should be used in any replanting.

Water and Rivers Commission 1997 advises that waterways should be fenced from stock weeds such as Blackberry, Bridle Creeper and *Watsonia* controlled. Revegetation from the species list in that report are recommended; including *Taxandria parviceps*, *Agonis flexuosa*, *Melaleuca phaphiophylla*, *Calistachys lanceolata*, and *Acacia myrtifolia*.

Buffer distances are recommended to be 50 metres from permanent watercourses and 30 metres from seasonally flowing watercourses with buffers of 10 metres for smaller waterways. This general recommendation applies more commonly away from the south coast where the creeks run most of the year. The buffers are recommended to be 100 metres to the Kalgan River in existing remnant vegetation or 50 metres in other areas,

with 30 metres for Chelgiup Creek, 10 – 30 for the small creek north of River Road and the creek in the north west, and 10 metres for other watercourses. See Figure 5.

The number of fence lines crossing revegetated or vegetated watercourses should be minimised. Ideally there should be no additional lot boundaries or fences required to cross the creeks and watercourses apart from minor watercourses.

	ENVIRONMENTAL ISSUE	MANAGEMENT
7.5.1	Stream side vegetation	<ul style="list-style-type: none"> • The number of fence lines crossing revegetated or vegetated watercourses should be minimised. • Existing watercourses and associated vegetation is to be retained. • Remnant vegetation should be retained. • Foreshore reserves or setbacks of 10 to 100 metres are recommended. See above and Figure 5.

7.6 Flora and Fauna

This relates to whether the proposal will have significant impacts on the existing Flora and Fauna of the area under assessment.

Remnant Vegetation

In most situations the remnant vegetation on site is in good condition with little weed incursion. There are however some areas where weeds are common, particularly along creeks such as Chelgiup Creek.

All remnant vegetation should be retained in as large an area as possible, with large lots to minimise impacts.

It is expected that as a result of any changes to land use in the Upper King Townsite area that there will be no clearing of remnant vegetation and that any existing remnants will be provided with better protection, by way of fencing or other measures.

Although the vegetation is generally well represented it has high value, particularly the fringing vegetation along watercourses.

Some remnant vegetation may have to be cleared for the gravel resource in the west.

The main source of weeds in reserved land is normally through the dumping of garden waste over the fence. This can be assisted by planning such as the location of a hard surface, walk trail or firebreak along the edge of the remnant vegetation. However in general the only way to minimise the use of remnant vegetation as a dumping area is through public education, vigilance and the location of building envelopes in a manner which enables neighbours to see if this occurs, and a program of removal and control of any dumped materials.

A hard surfaced path combined with a strategic fire break can assist in providing a buffer to the reserved land and a means of controlling pasture and any potential weed species.

Fire breaks should be strategic and placed on already cleared land. Where possible they can be combined with walk trails or roads.

Recommendations

1. Retain as much remnant vegetation as possible.
2. Remnant vegetation proposed to be cleared at some point in the future may require a more detailed vegetation survey at that time.

3. Provide adequate setbacks to the watercourses by retaining the remnant vegetation and allocating further setbacks to comply with the relevant policies.
4. Use local native species in landscaping wherever possible. However there may be locations where vegetation or landscaping themes are more appropriate.
1. The remaining remnant vegetation can be protected by zoning restrictions and Conservation Covenants.
2. The building envelopes could be clustered appropriately to enable maximum retention of the remnant vegetation and to minimise impacts on that vegetation.
3. Any lots located in remnant vegetation should have the building envelopes located outside the remnant vegetation where possible.
4. Where building envelopes are located in remnant vegetation they should be restricted to 2 000 m² subject to fire management. These building envelopes should be fenced at the envelope to prevent dogs or other animals from entering the remnant vegetation.
5. Remnant vegetation should be fenced at the time of subdivision development to minimise the incursion by dogs or stock.
6. Lot boundaries through remnant vegetation should be avoided but if they are used they can be marked by poles, fenced with stranded wire in which the bottom wire is left off, or kangaroo gates included.
7. Boundary fire breaks are not recommended through remnant vegetation. Strategic fire breaks, combined with the 2000 m² building envelopes and building envelopes located on cleared land, can assist with fire management.
8. Re-linkage of the remnant vegetation remnant should be considered.

Dieback Disease and Weeds

No Declared Plants (Department of Agriculture and Food) or serious environmental weeds were recorded during the site investigation.

During the site inspections by Landform Research, no mortalities in native vegetation were observed that suggested that the site has been significantly affected by dieback diseases such as *Phytophthora* or *Armillaria*, but they may occur.

With subdivision it is important to minimise the risk of dieback introduction and spread. A number of recommendations are made to this effect and are listed below.

The steps required to manage dieback are essentially the same as those used to manage weeds.

Recommendations

1. All vehicles and equipment to be used during land clearing or land reinstatement should be clean or cleaned prior to being brought on site from an infected area. They should be washed down prior to leaving the infected site, using the procedures in CALM Guidelines for Dieback Management.

2. Access to vegetated areas should be discouraged and minimised.
3. Runoff from roads is recommended to be to table drains or soakage basins sized to the receiving volumes.
4. Any materials to be used in rehabilitation should be dieback free.
5. Earthworks and construction machinery should push material from remnant vegetation towards previously cleared areas to minimise the spread of weed species and plant diseases.
6. If any diseased areas are identified earthworks and construction machinery should push material from disease free areas towards affected areas.
7. Earthworks should be carried out to comply with CALM Best Practice Guidelines for the Management of *Phytophthora cinamomi*, draft 2004, and Dieback Working Group 2005, Management of Phytophthora Dieback Guidelines for Local Government. As the site is a working rural property quarantine and a split operation are most relevant.
8. Provide internal trails for horses to exercise rather than having them using the remnant vegetation.
9. Provide public education program or notes to local residents with respect to caring for remnant vegetation and the adjoining reserved land to try and limit dumping of garden rubbish.
10. Arrange building envelopes to enable neighbours to provide vigilance on security and land management issues.
11. A hard surfaced path combined with a strategic fire break along remnant vegetation can assist in providing a buffer and a means of controlling pasture and any potential weed species.

	ENVIRONMENTAL ISSUE	MANAGEMENT
7.6.1	Flora and fauna, corridors	<ul style="list-style-type: none"> • Protect the existing remnant vegetation as shown in the recommendations above. • The guide plan or subdivision layouts should provide for native vegetation corridors. • See Recommendations above.
7.6.2	Remnant vegetation	<ul style="list-style-type: none"> • Clearing of remnant vegetation is not recommended. • Dieback and weed management practices are listed above.

7.7 Nutrient Management

A change in land use may alter the Nutrient Input and Management patterns and loadings. Changed agricultural regimes and more intense development may lead to increased nutrient loading. The pattern of this loading and the ability of the soils to accept the loading depend on many factors, such as the type of land use, lot size, type of waste water system, type of crop, nutrient application rates, soils, depth to groundwater, flow paths of surface and groundwater, permeability of the soils and underlying geology.

The various Government policies and regulations are designed to ensure minimisation of the risk of nutrient export so in many cases compliance with these guiding documents is all that is required. The guidelines take into consideration the soil characteristics as well as setbacks from wetlands and water bodies.

The following documents provide input into the acceptable site characteristics and the acceptable Subdivision or development; Government Sewerage Policy, 1996, Government Draft Country Sewerage Policy, 2002, Department of Health Guidelines for the Reuse of Greywater in Western Australia, Department of Health Specification for Aerobic Treatment Units 1992, Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, AS/NZS1547:2001.

The type of waste water system and its installation can be used to ameliorate potential problems.

A site specific consideration of the in ground behaviour of phosphorous, nitrogen and microbial inputs is desirable.

Current potential nutrient export comes from the washing of fertiliser, soil particles and manure along drainage lines. The worst time for nutrient export is during summer storms, during the first autumn flush and in winter in central parts when the soils are saturated.

Phosphorous is the main nutrient implicated in algal blooms in waterways. Nitrates are normally taken up by vegetation, denitrified by bacteria under anoxic soil conditions or lost through volatilisation of ammonia. The soils have generally good phosphate retention. Areas of pale sand overly loam or silty clay subsoils which can capture phosphorous if the water is retained on site.

Any waste water disposal sites will need to be selected based on individual site inspection. The location of any leach drains should be assessed on a site by site basis, and may have to be semi-inverted. Any leach drains installed in these soils are recommended to be bunded by natural soil to prevent waste water short-circuiting the soils.

7.7.1 Nutrient Loadings and Stocking Rates

Nutrient Loadings and Stocking Rates

It is expected that with subdivision, broad acre grazing will change to rural living, urban and conservation lots.

Current potential nutrient export comes from the washing of fertiliser, soil particles and nutrients predominantly into the soils. Because of the sandy permeable nature of the upper soil horizons there is potential for runoff from wet and waterlogged ground, but less likely for runoff from gravel soils.

In summer cattle spend most of their time on the green pasture and any nutrients are therefore potentially concentrated and/or lost with autumn flushes of surface and shallow groundwater in potential wet areas. The worst time for this export is during winter when the soils are wet.

The presence of dung beetles can increase the rate of nutrient recycling and thus reduce the potential for nutrient export particularly during the moist months.

- **Current**

Stocking rates for arable soils of the site are estimated to be 10 DSE or 1 adult cow per hectare. (1 breeding cow equates to 8 – 16 sheep depending on whether N or P are compared).

This equates to 10 DSE (dry sheep equivalents) for dry pasture and where limited supplemental feed is supplied. With a current average stocking rate of 10 DSE, the estimated nutrient loading when fully stocked with equivalent numbers of stock could be 57.6 /N/ha/year and 17.6 kg/P/ha/year (Van Gool et al, 2000).

This applies to the cleared and cultivated land only and not to the remnant vegetation which will experience little nutrient loading apart from potentially a small loss of nitrogenous substances from legumes nodulation.

The amount of nutrients used on broad acre crops is not dissimilar to other land uses, but will vary depending on the existing nutrient status of the soils and the type of crop grown; for example if a legume or green manure crop had been used in rotation and if stubble is retained.

Phosphorous rates could be 10 - 30 kg P/ha (20 kg requires 220 kg superphosphate). Nitrogen requirements can be 100 to 200 kg/ha depending on the quality and protein content of the any crop. These fertiliser application rates are discounted for stubble retained (eg 40 kgN), and the existing retained soil levels from past cropping, and thus the actual application rates can be substantially less, particularly in the case of nitrogen.

For example Lantzke and Summers, 2005, *Winegrapes use lower rates of irrigation and fertiliser*, IN Grapegrower and Winemaker, No 494, state that the nutrient inputs for various land uses near Bunbury were as below;

Landuse	Nitrogen kg/ha	Phosphorous kg/ha
Orchard	140	48
Wine grapes	27	23
Broadacrel cropping	30	30

The above land uses which are practised on a small scale can use less fertiliser than cattle grazing. On the other hand rural living and urban land can lead to nutrient input changes.

- **Rural Living**

Firstly it should be noted that the Government Draft Country Sewerage Policy, 2002, permits waste water disposal from lots as small as 0.2 hectares in leached white sand with little phosphate retention capability. This site has much greater inherent waste water treatment capability on the medium and upper slopes.

On the lower slopes and flatter areas, where winter wet conditions are more likely, or on sand over Silty Clay and Alluvial Silts nutrient adsorbing waste water disposal units can be used to minimise nutrient input and export. Therefore the development of the Kalgan settlement can comply with the Government Draft Country Sewerage Policy, 2002.

As an example a variety of lot sizes can be considered, from 0.2 hectares to 2.0 hectares.

Data on nutrient inputs is taken from Van Gool D, K Angell and L Stephens, 2000, *Stocking Rate Guidelines for Rural Small Holdings Swan Coastal Plain and Darling Scarp*, Department of Agriculture, Miscellaneous Publication 02/2000, Legislative Assembly, 1994, *Select Committee on Metropolitan Development and Groundwater Supplies, Western Australia*, Dames and Moore, undated, *Draft nitrate management in Jandakot UWPCA*, Water Authority of Western Australia.

From the above references a typical lot with a conventional septic system, small garden and lawn, dog and cat plus some chickens has a nutrient loading of 31 kg/N/year and 9.6 kg/P/year. This will be added to the soil on the building envelope. A conventional septic system releases 18 kg N and 5.5 kg P per year as a point source. The other nutrients are spread more broadly across the soil surface.

For a nutrient adsorbing waste water system (ATU) a significant proportion of the phosphorous and nitrogen is removed within the waste water disposal area and is not directly added to the soil, reducing the overall soil input to 19 kg/N/year and 4.6 kg/P/year per lot.

A horse has a typical loading of 11 kgP/year and 60 kgN/year. Horses and other stock will require management of wastes. Best management of manure is outlined in Van Gool D, K Angell and L Stephens, 2000, *Stocking Rate Guidelines for Rural Small Holdings Swan Coastal Plain and Darling Scarp*, Department of Agriculture.

Typical nutrient loadings of some land uses

Possible lot size and activity	Nitrogen loading per hectare	Phosphorous loading per hectare	Likely nutrient scenario
Estimated average current stocking at 10 DSE per hectare	57.6 kg/N/ha/year	17.6 kg/P/ha/year	Unlikely to be nutrient export on gravel based soils. Probable nutrient export from winter wet soils.
Likely nutrient input after subdivision to two hectare lots. Conventional septic system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. 1 horse.	45.5 kg/N/ha/year	11.8 kg/P/ha/year	Lower nutrient loading, unlikely to be any increased nutrient impacts. Likely to be reduced nutrient export.
Likely nutrient input after subdivision to two hectare lots. Conventional septic system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. No stock.	15.5 kg/N/ha/year	4.8 kg/P/ha/year	Lower nutrient loading. Reduced nutrient export.

Likely nutrient input after subdivision to two hectare lots. Nutrient adsorbing or alternative waste water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. 1 horse.	39.5 kg/N/ha/year	9.8 kg/P/ha/year	Lower nutrient loading. Likely to be reduced nutrient export.
Likely nutrient input after subdivision to two hectare lots. Nutrient adsorbing or alternative waste water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. No stock.	9.5 kg/N/ha/year	2.8 kg/P/ha/year	Lower nutrient loading. Significantly reduced nutrient export risk.
Likely nutrient input after subdivision to 0.2 hectare lots (4 lots per ha allowing for roads). Conventional septic waste water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. No stock.	62.0 kg/N/ha/year	19.2 kg/P/ha/year	Similar nutrient loading, unlikely to be nutrient export from gravel soils. This scenario is unlikely on sandy or winter wet soils. where nutrient adsorbing waste water systems will be used.
Likely nutrient input after subdivision to 0.2 hectare lots. (4 lots per ha allowing for roads). Nutrient adsorbing or alternative waste water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. No stock.	38.0 kg/N/ha/year	11.2 kg/P/ha/year	Reduced nitrogen loading particularly on sandy or potentially winter wet soils.

- A variety of average lot sizes and stocking rates are used to provide an indication of nutrient inputs prior to and following subdivision. Horses are used as a likely example.
- The calculations above are made on the basis of the total area averaged across cleared land and remnant vegetation.
- A variety of average lot sizes and stocking rates are used to provide an indication of nutrient inputs prior to and following subdivision. Horses are used as a likely example.
- One horse is equivalent to six sheep in terms of nutrient output.
- Where nutrient adsorbing waste water systems are used, nutrient inputs will be lower.

Currently the cattle graze all soils at equal density, In fact there is likely to be greater grazing on the potential winter wet soils because they carry pasture better through into summer.

After potential development there will be a better distribution of nutrients with significant reductions on the potentially wetter and sandy soils with lower nutrient retention capability.

7.7.2 Fate of Nutrients

Nutrient Management encompasses the management from waste water disposal and land uses.

The ability of soils to adsorb phosphorous, reduce nitrogen and inactivate microorganisms is important.

The main issue with effluent disposal is nitrogenous and phosphate compounds released by stock, contained in domestic waste water or introduced in fertiliser, together with the microbial purification ability of the soils.

- **Phosphorous**

Phosphorous is the main nutrient implicated in algal blooms in waterways and therefore it is important to limit its loss from the site. Phosphorous is capable of being stored in the basal muddy sediments of water bodies. From there the phosphates are released over time and provide nutrient to fuel algal blooms. In this case phosphorous addition to the soils is the issue.

Phosphorous is readily adsorbed onto clay and sesquioxides of the subsoils, gravels and yellow sands. Calcareous soils and calcretes retain phosphorous as apatite. The soils on site, with their loam nature and increased clay content in the subsoils, have inherently high phosphate retention capability.

Phosphorous adsorbing amended soils would be used for the waste water disposal area of alternative waste water systems on the lower elevations where the sands have low phosphate retention. These systems are nutrient adsorbing, and are designed to adsorb all or almost all the phosphorous released in waste water.

Phosphate Retention (PRI) can be a useful indicator, but the nature of the analysis can understate or overstate the field behaviour. Some soils theoretically can have good phosphate retention characteristics, but the behaviour of the waste water in the field may negate these characteristics. For example particles larger than 2 mm are sieved out prior to analysis and a gravelly sand may therefore have a lower PRI than the field reality. On the other hand clay may have a very high PRI but may not be sufficiently permeable for the waste water to penetrate.

Past history of the site will also influence the PRI analyses. Soils used for crops on which phosphates have been added may have upper soil horizons containing elevated phosphate levels whereas subsoils may be unchanged. PRI testing of soils may need to account for fertiliser history.

The soils are suitable for conventional septic systems provided lot sizes of > 0.2 hectares are used and comply with the Government Draft Country Sewerage Policy, 2002.

The AHMRC, 1996, has not set any limit for phosphorous for drinking water.

Phosphorous is the main nutrient implicated in algal blooms in waterways and therefore it is important to limit its release from the site. Phosphorous is capable of being stored in the basal muddy sediments of water bodies. From there the phosphates are released over time and provide nutrient to fuel algal blooms.

On the ridge there is likely to be adsorption onto the gravel and loam soils. Where waste water is disposed of on the ridge, within a deep ripped dedicated disposal area such as that required by the City of Albany, waste water will infiltrate vertically into the underlying loam clay subsoils.

The Sand over Gravel soils also generally have good phosphate retention because the waste water will be stripped of phosphorous by the underlying gravel when contact is made.

The soils which are suitable for conventional septic systems are set back 120 to over 300 metres from the drainage line. In these areas the soils have ferricrete and gravel at the underlying fine sand/silt interface over yellow earthy silts and sand.

With the setbacks, City of Albany requirements, and nature of the ridge soils, the risk of phosphorous export is considered to be low for correctly installed and maintained waste water systems.

In lower elevations and lower slopes where the Alluvial Silts and Sand over Silty Clay occur the more permeable upper soil horizons can result in more rapid surface water runoff rather than infiltration into the highly nutrient adsorbing subsoils. Nutrients will infiltrate vertically through surface sands in the low elevations to the silty clay interface. From there the nutrients can potentially move laterally through the soil within the sand sheet.

Some of these two soil types and the Sand over Gravel have ferricrete at the silty clay interface. This ferricrete is highly phosphate retaining as shown by Lantzke 1997 for similar soils.

Ferricrete layers that may occur at the sand/underlying yellow silt clay interface typically have very high capability for phosphorous retention as shown by Lantzke 1997, *Phosphorous and nitrate loss from horticulture on the Swan Coastal Plain*, Department of Agriculture Miscellaneous Publication 16/97.

The yellow silts and fine sands, combined with the iron indurated ferricrete, have inherently high phosphorous retention capability. The phosphate retention and thus (PRI) of all soils on site are generally high when considering the whole soil profile. The soils were compared to the database of type soils held by Landform Research for PRI and with Chemistry Centre data.

Gerritse et al, 1995B, found that all phosphate was adsorbed within 2 metres from a 7 year old leach drain in Yarrigal loam soils that have some similarity for phosphate retention with the silty yellow sands. The critical point is retention times within the soils.

To increase infiltration the City of Albany requires that a 3 metre wide area around the leach drain is deep ripped and then the leach drain covered with calcareous sand. The City of Albany has found that this design provides long term satisfactory performance with minimal maintenance.

Phosphorous adsorbing amended soils are used for the waste water disposal area of alternative waste water systems on the lower elevations where the sands have reduced phosphate retention because of the more rapid runoff in winter. These systems are nutrient adsorbing, and designed to adsorb all or almost all the phosphorous released in waste water.

Some indication of the improvements to the quality of the waste water leaving the waste water disposal area of nutrient adsorbing waste water systems can be shown from contacts with Ecomax and Envirosafe. Ecomax reveal that their unit provides for 95% phosphate adsorption with only 10 mg/L nitrogen typically present exiting the system to enter the natural soils. Research by Envirosafe has found that nitrogen is reduced by 75% and phosphate to less than 1mg/L at the edge of the waste water disposal area, (Jo Hopley Envirosafe, 31 July 2002).

There is potential for nutrient adsorbing amended soils to be used for the waste water disposal area of alternative waste water systems which effectively lowers the input of phosphorous to the loading onto the natural soils. These systems are designed to adsorb all or almost all the phosphorous released in waste water.

Some indication of the higher quality of the water leaving the waste water disposal area of nutrient adsorbing systems can be shown from contacts with Ecomax and Envirosafe. Ecomax reveal that their unit provides for 95% phosphate adsorption with only 10 mg/L nitrogen typically present exiting the system to enter the natural soils. Health Department specifications require that 90% of samples have less than 20 mg/L organic matter, with no sample greater than 30 mg/L. Research by Envirosafe has found that nitrogen is reduced by 75% and phosphate to less than 1mg/L at the edge of the waste water disposal area, (Jo Hopley Envirosafe, 31 July 2002).

The risk from phosphorous is therefore not regarded as a significant issue and there should be nil or minimum phosphorous added to the ground water.

- **Nitrogen**

Nitrogen is a prominent part of living matter and is constantly recycled through the organic matter and the atmosphere.

Nitrogen as ammonia in waste water is rapidly converts to nitrite and then nitrate under the influence of oxygen.

The nitrogenous products are taken up by vegetation, denitrified by bacteria under wet and anoxic soil conditions or lost through volatilisation of ammonia or the conversion of ammonia to soluble nitrogenous ions.

Nitrogen is also held within the soil organic matter and some ions are attached to clay particles. When organic matter breaks down or fertiliser is applied and not taken up by plants, nitrogen is converted to ammonia or rapidly converts to nitrite and then nitrate under the influence of oxygen.

Soil microbes rapidly colonise the interface where waste water contacts the soil, with small amounts of organic matter at the interface providing the energy to sustain the microflora. Nitrates are normally removed by soil micro flora under anoxic conditions in the soils including leached white sands. The microflora remove the oxygen to leave nitrogen gas which is lost to the atmosphere. Inorganic nitrogen can also attach to clay particles.

Nitrogen is not generally responsible for algal blooms in freshwater environments, but high levels of nitrogen can affect the health of saline water bodies.

Nitrogen loss relates to retention times within the soil and microbial activity.

The removal of nitrogen is related to the oxygen conditions of the soils in addition to the microbial material present. The ammonium compounds that exit the two tanks of the waste water system are normally high in ammonia and nitrite and lower in nitrate. With exposure to oxygen the ammonia and nitrite are converted to nitrate. The nitrate is then stripped of oxygen by microflora, in reducing conditions and particles in the soil, in the presence of organic matter. This converts the nitrate to nitrogen gas which is lost to the atmosphere. This occurs in all soil types and is independent of the soil type, and depends on soil oxygen levels and to a lesser extent the nature of the soil particles.

Many studies, for example Dawes and Goonetilleke, 2001, have found that nitrogen is readily stripped from waste water released from a septic system to drainage trenches. For example on a sloping sandy loam site in Brisbane the water entering the trenches had a concentration of 171 - 190 mg/L N but within 1 metre of the last trench the nitrogen concentration had dropped to 1.7 to 3.7 mg/L.

Gerritse et al, 1995, recorded a total of 140 mg/L nitrogen (NH_4 - 100 mg/L and NO_2 - 40 mg/L), exiting a leach drain. After a travel distance through shallow soils of 1 metre this had dropped to between 20 and 100 mg/L, and by 3 metres the total nitrogen had dropped to 0.03 to 0.2 mg/L. When loaded with nitrogenous compounds the microflora of soils quickly adjusts to the loading, by increases in the number and type of bacteria. For example, under anaerobic conditions with nitrogen loading, the denitrifying bacteria increase significantly. This can be expected to occur in soil aggregates within the top 2.5 metres of soil, which is regarded as the active bed and root zone for the waste water disposal areas.

The increased effectiveness of nutrient adsorbing waste water systems is shown by research by Envirosafe has found that nitrogen is reduced by 75% at the edge of the waste water disposal area, (Jo Hopley Envirosafe, 31 July 2002) and then further reduced by the soils.

Nitrite is not common in groundwater even under horticultural or urban landuse. For example Poinke et al 1990 found maximum nitrite levels of 0.2 mg/L under intense horticulture on the Swan Coastal Plain with most being significantly lower and ranging from <0.01 mg/L even with nitrate levels of 1.02 mg/L – 56.9 mg/L and added nitrogen of 2700 – 3000 kg/hectare per year.

Lantzke 1997, found high levels of denitrification in moist leached sands on the Swan Coastal Plain indicating that even leached sands can provide good denitrification.

The critical factor is retaining water in the soil or on site for as long as possible. With the proposed lots and loam soils, waste water and nitrogen is likely to be retained on site.

Nitrogen loading is therefore not regarded as a significant issue from either conventional septic systems or nutrient adsorbing waste water systems.

- **Microbial Purification**

Microbial material from stock or waste water systems can present a health hazard unless the material is deactivated by normal soil microbial organisms. Microbes could consist of thermotolerant bacteria, viruses and other organisms. For deactivation to occur sufficient dilution and retention time in the soils or other media are required.

Soil microbes require a minimum of 5 metres of sandy soil or less (down to 1 metre) for soils of lower permeability such as loams. (Wells and King, 1989).

Soil microbes require a minimum of 5 metres of sandy soil or less (down to 1 metre) for soils of lower permeability such as loams. (Wells and King 1989). The longer a soil retains waste water the better the microbial purification. Therefore it is important that the leach drains or nutrient adsorbing waste water systems are correctly constructed

On this site the gravelly soils are capable of retaining waste water for adequate microbial purification. The more sandy soils can have reduced microbial purification if the water runs too quickly from the soils.

For conventional septic systems the microbial purification applies to raw waste water with levels of BOD at up to 300 mg/L. The use of nutrient adsorbing waste water systems will result in greatly reduced microbial loading on soils.

In comparison the Health Department, *Specification for Aerobic Treatment Units (ATU'S) Serving Single Households* (Health Department 2002), shows that the average BOD released from a nutrient adsorbing system should be <20 mg/litre, prior to on ground disposal. The systems used on this site may not be aerobic in nature.

Nutrient adsorbing waste water systems have strict guidelines on the waste water quality for suspended solids and faecal coliforms that must be adhered to during the design and testing phase of such units, (*Specification for Aerobic Treatment Units Serving Single Households*, Health Department of Western Australia, 1992).

Nutrient adsorbing waste water systems are designed to provide for waste water leaving the systems as "of a standard suitable for irrigation" (Health Department 2002), which indicates the low level of microbial and organic matter entering natural soils after leaving the waste water disposal areas. This means that nutrient adsorbing waste water systems can be used to overcome potential deficiencies in the soils, and this is proposed for the Alluvial Silt and Sand over Silty Clay.

The Draft Country Sewerage Policy provides guidelines on the setbacks required from water bodies, with which this proposal complies. 100 metre setbacks are available to the creek even though the policy requires 30 metres.

The health risks will be the same for each waste water system irrespective of lot size and depend on the capability of the soil and the installation of units rather than the lot size. Any potential risk would come from saturation of the soils where the soils could not accept the expected volumes of water. There is no evidence of this particularly if rainwater is used for water supply.

The *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911* require the Local Authority to approve the construction or installation of approved systems in Part 2 of the Regulations, which provides for some control.

The soils are capable of accepting waste water systems and comply with all guidelines, standards and regulations. They are also capable of complying with the Government Country Sewerage Policy.

Nutrient behaviour is discussed in 7.7 Nutrient Management.

	ENVIRONMENTAL ISSUE	MANAGEMENT
7.7.1	Site capability for continued broad acre agriculture or rural living	<ul style="list-style-type: none"> • Stocking rates should continue to be to Department of Agriculture and Food recommendations. • There is not anticipated to be any increase in the overall nutrient input based on likely lot size and land use. It would be anticipated there will be an overall reduction in the risk of nutrient export because the land use will be better tailored to the capability of the soils, rather than a general land use such as grazing across all soil types • Waste water disposal can comply with all Government Guidelines and Policy. <ul style="list-style-type: none"> • <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911.</i> • <i>Government Draft Country Sewerage Policy, 2002</i> (revised September 2003) • <i>Specification for Aerobic Treatment Units (ATU's) Serving Single Households</i>, Health Department of Western Australia 1992 or superseding document. • <i>Draft Guidelines for the Reuse of Greywater in Western Australia</i>, Health Department of Western Australia 2002, or superseding document. • See 6.4 Capability for On Site Waste Water Disposal.

7.8 Salinity

Salinity depends on the landform, underlying geology and hydrology, as well as the regolith profile. Some regolith has more salt stored in it when compared to other areas.

A consideration of the land use changes and water management is normally required to minimise the risk of additional salinity loading and impact. Vegetation plays a part in the assessment and can be used to mitigate salinity issues.

The salinity of the surface water on site is shown in Figure 5. In general the surface water is fresh to slightly brackish and may be potable in some locations, it mostly is not, but is but suitable for stock and irrigation of horticulture over the majority of the site.

The deep laterite gravel soil profiles often contain elevated salt levels in their subsoils which will potentially impact on surface water, and may be the reason of the surface water on site not being as fresh and is probably was pre-clearing. Areas cleared should be replanted to native vegetation or plantation as has been done in the north western corner.

The change to smaller lots, with rural living and urban development are unlikely to have any impact on the salinity of the local surface or groundwater. Runoff and recharge rates are not anticipated to change significantly apart from hard surfaces from which surface water will be directed to stormwater detention basins.

	ENVIRONMENTAL ISSUE	MANAGEMENT
7.8.1	Salinity	<ul style="list-style-type: none"> • The proposed developments are unlikely to lead to any significant changes as a result of subdivision and development.

7.9 Stormwater, Erosion Potential and Soil Management

Soil Erosion and Management depends on the landforms, types of development, land uses, geology and soils, all of which can effect the potential for soils to erode.

Stormwater Management in Western Australia aims to

- *Protect water quality,*
- *Protect infrastructure from flooding and inundation,*
- *Minimise runoff,*
- *Maximise local infiltration,*
- *Use natural drainage features,*
- *Minimise changes to water balance,*
- *Integrate stormwater treatment into the landscape,*
- *Convert drains to “naturalised” streams.*

The potential for wind erosion of the site is low because of the high rainfall and wide distribution through the year which leads to high levels of plant growth.

Potential water erosion is minimal and restricted to sloping non wetting soils which in many cases have porous surface horizons therefore leading to reduced or slow surface water runoff.

Roof stormwater can be disposed of on individual lots. Stormwater from roads can be directed to soakage basins to minimise the risk of dieback. With the high permeability of the soils on the lower slopes, table drains may be all that are likely to be required, rather than constructed detention basins. These can spread infiltration over a broader area which is of benefit to protection of the groundwater.

Overall there is little evidence of significant soil erosion and if it occurs it can be readily solved through normal land management practices, regrowth of native vegetation, maintenance of pasture cover and locating roads sympathetically to the site slopes.

Some management activities that could be used to prevent soil degradation, if it occurred, could include;

Recommendations

Water Erosion

- Constructing, roads, access tracks, fences and firebreaks in locations which are less likely to lead to soil erosion. In some cases this may mean the deletion of fire breaks up and down slope.
- Plant additional trees and shrubs along watercourses.
- Install riprap and linings in gutters on steeper slopes.
- New landholders are to be encouraged to plant additional trees and shrubs.
- Use table drains and infiltration basins to dispose of stormwater.

Wind erosion

- Maintenance of adequate plant and pasture cover through the year.
- Continue planting and sowing perennial pasture on the eastern sand ridge.
- Restrict stock to sustainable levels.
- Incorporation of tree wind breaks and breaks of shrubs or native vegetation.

Subdivision and Development

A number of stormwater management guidelines are applicable to development.

However at this stage it is not possible to be definite with respect to actual actions to be taken to manage developed stormwater. Rather the best solutions for a particular purpose can be obtained from the listed documents.

In general swale drains and vegetated soakage basins can be used to increase the retention of surface water on site.

	ENVIRONMENTAL ISSUE	MANAGEMENT
7.9.1	Water erosion	<ul style="list-style-type: none"> • See suggestions above. • Normal stormwater management on subdivision. • Stormwater should be directed to table drains adjacent to roads to increase the area of infiltration. • Swales are best described in Water and Rivers Commission, 1998, <i>A Manual for Managing Urban Stormwater Quality in Western Australia</i>, Water and Rivers Commission. <p>Guidance</p> <ul style="list-style-type: none"> • Engineers Australia 2003, <i>Australian Runoff Quality</i>, National Committee on Water Engineering. • <i>Stormwater Management Manual for Western Australia</i>, Department of Environment WA, 2004. • <i>Guidelines for Groundwater Protection in Australia</i>, ARMCANZ, ANZECC, September 1995. • Environmental Protection Authority Victoria/ Melbourne Water, undated, <i>Urban Stormwater, Best Practice Environmental Management Guidelines</i> • Water and Rivers Commission, 1998, <i>Manual for Managing Urban Stormwater Quality in Western Australia</i>. • <i>Western Australian Water Quality Guidelines for Fresh and Marine Waters</i>, EPA Bulletin 711, 1993. • ANZECC, 1992, <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i>.
7.9.2	Wind erosion	<ul style="list-style-type: none"> • Minimal risk that can be minimised by the suggestions listed above.

7.10 Social and Heritage

***Social Issues** includes the support for the existing local planning and social structure, including support for local facilities such as schools, shops and other services, as well as protection of the local amenity.*

***Heritage Issues** relates to heritage features such as significant natural features and Aboriginal and European History. These should normally be protected.*

The only aboriginal sites on the Department of Aboriginal Affairs database is an artefact scatter centred on the Kalgan Settlement Hall. Other sites nearby are outside the study area and relate to Oyster harbour and the fish traps along the northern edge of the Harbour near the Kalgan River.

The local area has been settled by Europeans for over a century. A number of buildings and facilities are historic, such as old dwellings and public infrastructure. The dwellings of the early to mid twentieth century although not generally regarded as historic should be recognised at this time because they will form the heritage of the future, particularly the heritage of the fruit growing era.

The planning process will provide the historic input into the structure planning to integrate historic features into the proposed developments and planning.

	ENVIRONMENTAL ISSUE	MANAGEMENT
7.10.1	Social impact	<ul style="list-style-type: none"> The heritage will be incorporated into planning considerations for the Kalgan settlement locality.

8.0 SUMMARY, LAND CAPABILITY and CONCLUSIONS

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

The opportunities of the site are;

- The sloping nature of the site.
- The picturesque nature of the local area.
- Widespread views that can be obtained across the site.
- Proximity to Albany townsite.
- The Kalgan River running through the centre of the local area.
- The long history of the local area.
- The amount of remnant vegetation scattered across the site and along the Kalgan River
- The potential for tourist activities.
- The nearby land is again increasingly being used for perennial and other horticulture.
- The presence of drainage lines, wet areas and dams across the site.
- The interesting mix of wet site and ridge vegetation.
- Presence of large quantities of water suitable for perennial horticulture.
- Presence of suitable soils for perennial horticulture.
- Potential gravel resources.
- Potential sites for aquaculture

The constraints of the site are;

- Winter wet soils on the lower valley slopes.
- The fire hazard of remnant vegetation.
- The presence of drainage lines that may require catchment management and appropriate setbacks.
- Presence of existing gravel quarries which require adequate buffers.
- The presence of some winter wet soils.

There is a need for additional lots in the Kalgan settlement and surrounding area. The site has been settled since the mid 1800's and has a long European history planted over a much longer aboriginal history.

With the development of Albany there is increasing pressure for urban and rural living land in small towns supportive of the City of Albany.

The Kalgan settlement area was an important orchard growing locality but in recent decades has been used predominantly for rural living with minor perennial agriculture.

The gravel based soils of the upper slopes are well suited to urban and rural living development and comply with all guidelines for conventional septic systems. The soils of the lower slopes are potentially more wet in winter and can be developed using nutrient adsorbing waste water systems to overcome any deficiencies.

The Kalgan River and tributary creeks plus the remnant vegetation can be afforded better levels of protection from eventual subdivision through the use of setbacks, buffers, conservation areas and changes to lot sizes and boundaries. For example cattle currently graze to the edges of some creeks which, when fenced, will be afforded better protection.

Two areas of soils that may be at risk of acid sulfate conditions lie in the central southern part of the site if they are dewatered or drained, have been identified (Figure 5). The planning process can be used to provide for fill in these areas rather than drainage or dewatering, which will negate the potential exposure of any at risk soils if they occur.

The remnant vegetation is of generally good condition and worthy of retention and protraction which can be better achieved through good planning.

Conclusions

There are no significant environmental issues that cannot be effectively managed during the planning process.

Planning, when combined with geological and environmental input, will determine the best guide plan to make the most of the planning and environmental opportunities whilst at the same time addressing any potential geological or geotechnical limitations.

A number of specific recommendations are made in the text relating to the most important environmental issues.

These are listed in the management sections throughout the report to assist with the planning and development process.

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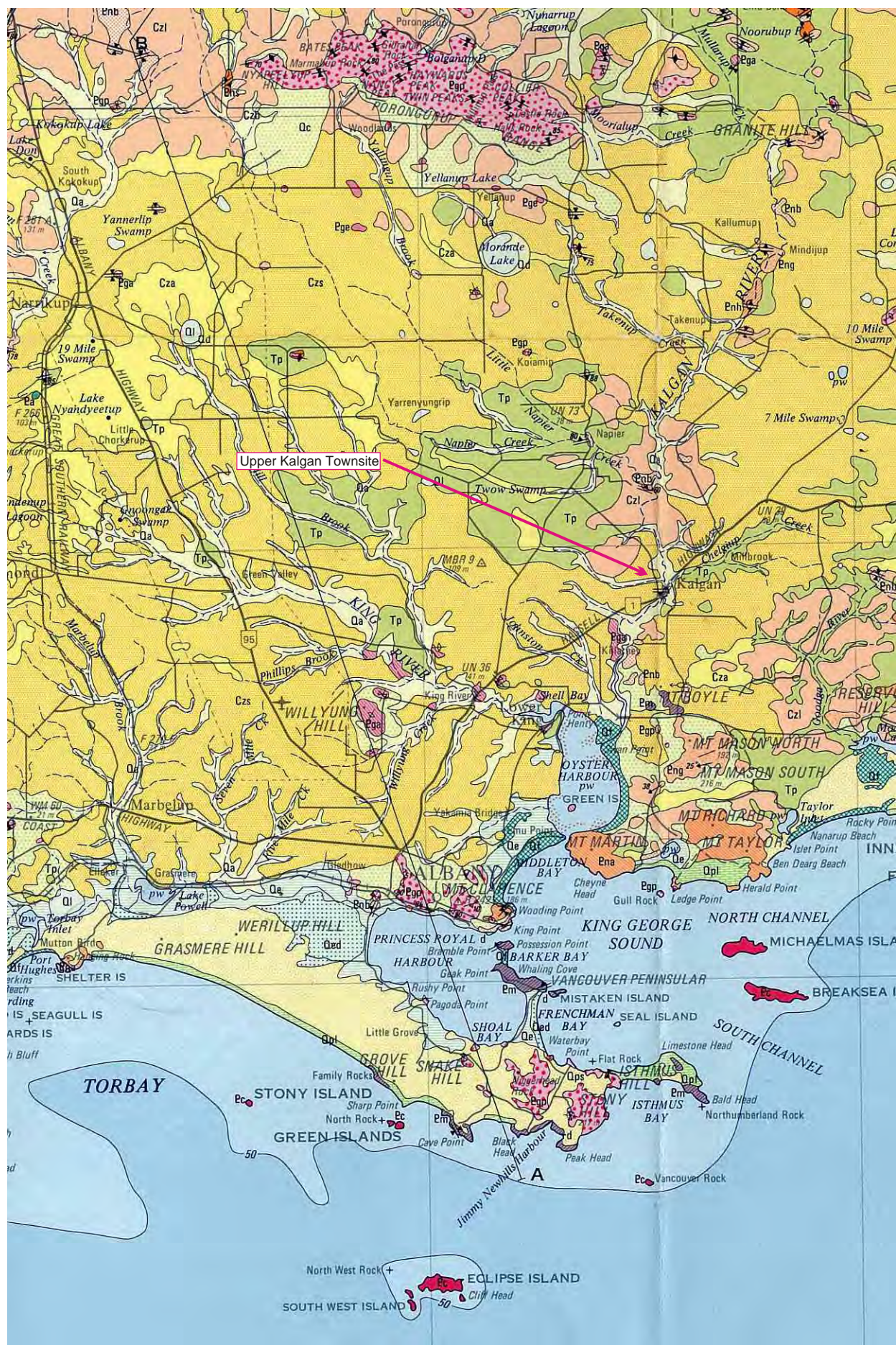
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SOURCE Muhling P C and A T Brakel, 1985, Albany Mt Barker 1 : 150 000 Geological Series.



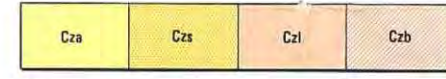
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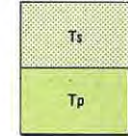
Qf Sand – beach and dune; un lithified mobile sand
 Qe Estuarine and lagoonal deposits – clay, silt and sand
 Qed Sand dunes on Qe – poorly lithified; vegetated
 Qpl Limestone – cross-bedded calcareous sand in calcareous matrix
 Qps White quartz sand on, and adjacent to, limestone



Qa Clay, silt, sand and gravel in watercourses
 Ql Lake and swamp deposits – sand, silt, clay; may be saline and/or gypsiferous
 Qd Mixed alluvium and lake deposits with sand dunes – marginal to lakes; gypsiferous in part
 Qc Colluvium – sand, silt, clay



Cza Alluvium and colluvium – pebbles, sand, silt and clay; includes un lithified as well as lateritized lithified deposits present in old flat-bottomed valleys which contain lakes
 Czs Sand – white, grey or brown; commonly contains iron pisoliths and overlies laterite
 Czl Laterite – massive and pisolitic deposits; includes both in situ and clastic types interbedded with sandstone
 Czb Silcrete – includes friable sandstone



Ts Sandstone, medium-grained; friable
 Tp **PLANTAGENET GROUP** : mostly PALLINUP SILTSTONE; spongolite with minor siltstone and sandstone; includes Nanarup Limestone Member of the WERILLUP FORMATION



STIRLING RANGE FORMATION
 Esa Sandstone, quartzite
 Ess Sandstone, shale (slate, phyllite)



Egh Hornblende-bearing granite to quartz monzonite
 Ega Augen gneiss; developed from Egp
 Egp Porphyritic biotite granite and adamellite
 Ege Medium even-grained biotite adamellite
 Egm Mixed granitic rocks; mostly porphyritic and even-grained varieties
 Em Migmatite; granoblastic or gneissic palaeosome (Enb, Ena) and allotriomorphic granular neosome of Egp



Ec Unassigned metamorphic and igneous rocks on islands



En Gneiss; unassigned
 Ens Gneiss; granoblastic granite, adamellite with streaks of mafic minerals (biotite, hornblende or pyroxene) or magnetite, garnet common; includes minor layered and granofelsic rocks
 Ena Augen gneiss; coarse-grained with microcline augen
 Eng Granitic gneiss; fine to medium-grained with subordinate megacrystic varieties; weak foliation; granoblastic texture
 Enb Quartz-feldspar-biotite (-garnet-hypersthene) gneiss; compositionally layered gneiss with subordinate Ens and granofels; includes amphibolite and mafic granulite layers; granoblastic fabric
 Enh Heterogeneous compositionally layered gneiss rich in enclaves; more than one period of migmatization and isoclinal folding



Ea Medium-grained mafic rock; amphibolite and granulite
 Ei Banded quartz-magnetite (hematite) / chlorite-amphibole rock; metamorphosed banded iron-formation
 Eq Quartzite



Ag Granitoid; unassigned
 Agv Medium-grained adamellite; granite with scattered to locally abundant feldspar megacrysts
 Agp Porphyritic adamellite and granite with microcline megacrysts
 Age Medium even-grained biotite adamellite and granite
 Agm Mixed porphyritic and even-grained biotite adamellite and granite



Ans Gneiss; granoblastic adamellite, granodiorite and tonalite with streaks of biotite or hornblende, garnet common; includes minor banded and granofelsic rocks
 Am Migmatite; granoblastic or gneissic palaeosome in allotriomorphic granular neosome of medium, even-grained biotite adamellite



Ai Banded quartz-magnetite (hematite) rock; metamorphosed banded iron-formation

QUATERNARY
CAINOZOIC
TERTIARY
PROTEROZOIC
ARCHAEOAN

Figure 1

UPPER KALGAN TOWNSITE	
GEOLOGY AND LOCATION	
Landform Research	May 2007
Basemap DOIR	Scale 1 : 250 000



9
Site of photograph
See Figures 8A,
8B and 8C



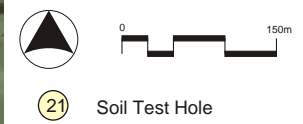



FIGURE 2
UPPER KALGAN TOWNSITE
CONTOURS
 Landform Research May 2007
 Basemap DOLA Air Photo Scale 1 : 10 000
 Ayton Taylor Burrell



SOIL TYPES		
KEY	NAME	DESCRIPTION
RL	Brown Rocky Loam	Brown loam over yellow brown loam and granite saprolite. May have minor band of gravel from 100 to 400mm. Associated with granite basement outcrop.
BL	Brown Loam	Dark brown loam over yellow loam clay subsoils developed on sloping granite and colluvium based subsoils.
GD	Gravel and Duricrust	Yellow brown gravel over duricrust at 200 - 1 200 mm over silts of the Plantagenet Group. Occupies ridge tops.
G	Gravel	Yellow brown gravel to 500 mm over yellow silty clay. Developed on silts of the Plantagenet Group. Upper valley slopes.
S/ST	Sand over Silty Clay	Grey sand or grey brown sand over yellow silty clay at 500 mm. Developed on silts of the Plantagenet Group on the gentle lower valley slopes. Some slopes are subject to surface seepages and perched water tables in winter.
S	Deep Sand	Grey silty sand over deep white silty sand formed by redistribution of the sand by colluvial and alluvial processes. Occupies lower valley slopes of sand shed from upslope.
S/G	Sand over Gravel	Grey silty sand over cream or brown silty sand at 200 - 500 mm over yellow silt or silty sand, mottled in places or brown at depths in excess of 1000 mm. Located on the mid valley slopes where sand has been sheeted across older gravel soils.
A/ST	Alluvial Silts	Low lying, leached white, or brown sand overlying loam and clay subsoils of colluvial to alluvial origin. In some locations the loam subsoils are exposed. Wet in winter with surface water common following heavy rainfall events.



(21) Soil Test Hole

Figure 3

UPPER KALGAN TOWNSITE	
SOIL TYPES	
Landform Research	May 2007
Basemap Landgate	Scale 1 : 7 500

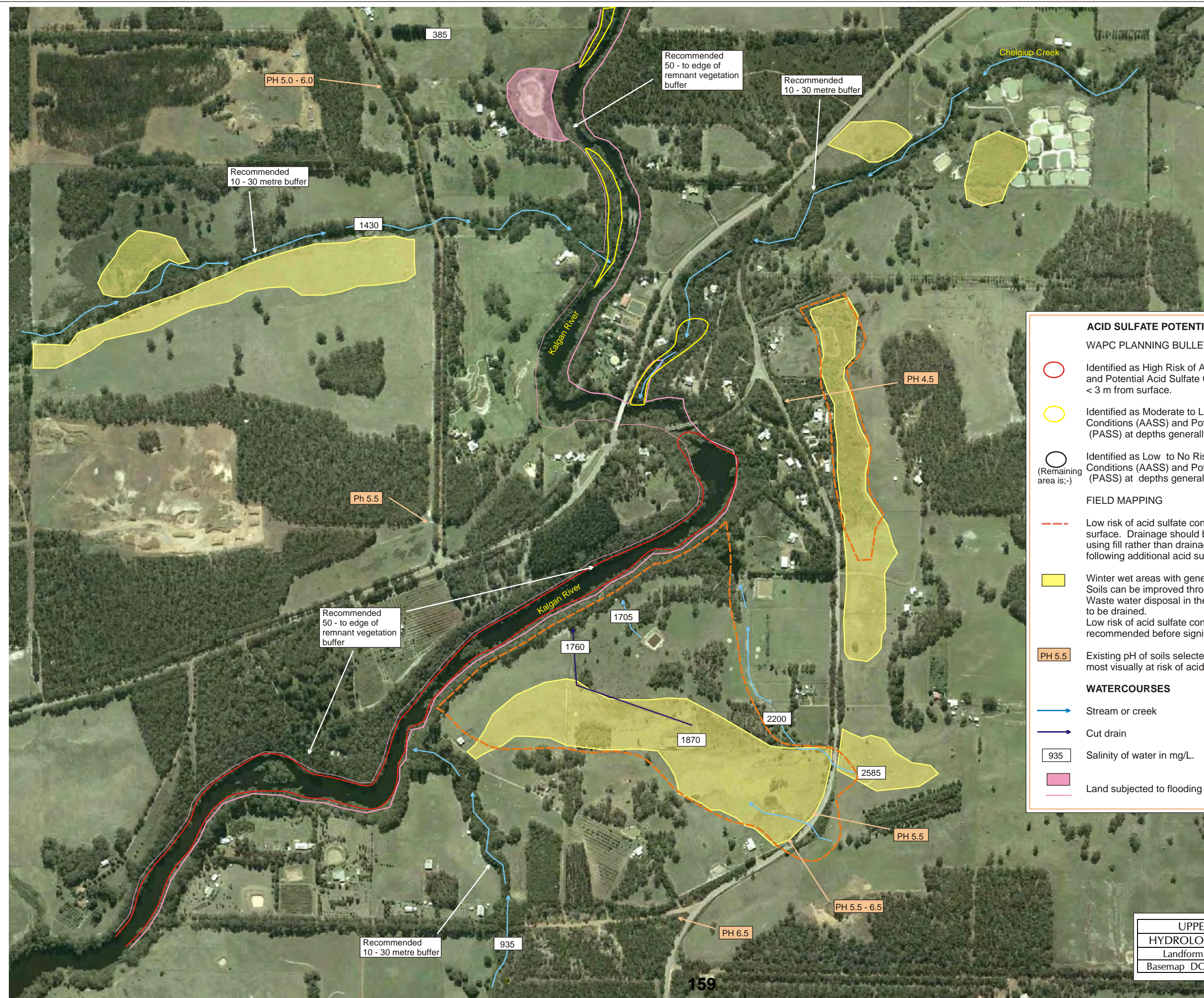


VEGETATION COMMUNITIES		
KEY	NAME	DESCRIPTION
EcEm	Jarrah - Marri Low Forest	<i>Eucalyptus marginata</i> , <i>E. calophylla</i> with <i>Banksia grandis</i> , <i>Nuytsia floribunda</i> over <i>Dryandra formosa</i> , <i>Agonis parviceps</i> , <i>Davieais inflata</i> , <i>Hakea oleifolia</i> , <i>H. ruscifolia</i> , <i>Calistachys lanceolata</i> and <i>Acacia pulchella</i> . Occupies higher slopes and ridges on well drained gravel soils
R	Riverine Forest	<i>Eucalyptus diversicolor</i> , <i>E. calophylla</i> , <i>E. marginata</i> with <i>Melaleuca cuticularis</i> over wet site shrubs such as <i>Calistachys lanceolata</i> , <i>Agonis linearifolia</i> , <i>Trymalium floribundum</i> , <i>Agonis juniperina</i> , <i>Bossiaea linophylla</i> and <i>Hakea oleifolia</i> , with <i>Lepidosperma effusum</i> . Occurs along the banks of the watercourses and Kalgan River.
MS	Moist Shrubland	Shrubland of <i>Calistachys lanceolata</i> , <i>Trymalium floribundum</i> , <i>Agonis juniperina</i> , <i>A. parviceps</i> , <i>A. linearifolia</i> , <i>Bossiaea linophylla</i> and <i>Hakea oleifolia</i> , with <i>Lepidosperma gladiatum</i> , <i>L. effusum</i> and <i>Gahnia trifida</i> . Occurs on winter wet soils on lower slopes that are often sandy in the upper horizons.
Pt	Plantation	Plantation of pines or Blue Gums



Figure 4

UPPER KALGAN TOWNSITE	
VEGETATION COMMUNITIES	
Landform Research	May 2007
Basemap DOLA Air Photo	Scale 1 : 7 500



ACID SULFATE POTENTIAL
WAPC PLANNING BULLETIN 64

- Identified as High Risk of Actual Acid Sulfate Conditions (AASS) and Potential Acid Sulfate Conditions (PASS) within < 3 m from surface.
- Identified as Moderate to Low Risk of Actual Acid Sulfate Conditions (AASS) and Potential Acid Sulfate Conditions (PASS) at depths generally > 3 m from surface.
- Identified as Low to No Risk of Actual Acid Sulfate Conditions (AASS) and Potential Acid Sulfate Conditions (PASS) at depths generally > 3 m from surface. (Remaining area is;-)

FIELD MAPPING

- Low risk of acid sulfate conditions within 2 metres of the surface. Drainage should be avoided, with developments using fill rather than drainage. Drainage is only recommended following additional acid sulfate testing.
- Winter wet areas with generally thin sand over silty clay. Soils can be improved through cut off drains. Waste water disposal in these areas will require the soils to be drained. Low risk of acid sulfate conditions, but soil testing is recommended before significant drainage is undertaken.
- PH 5.5 Existing pH of soils selected to be representative and the most visually at risk of acid sulfate conditions.

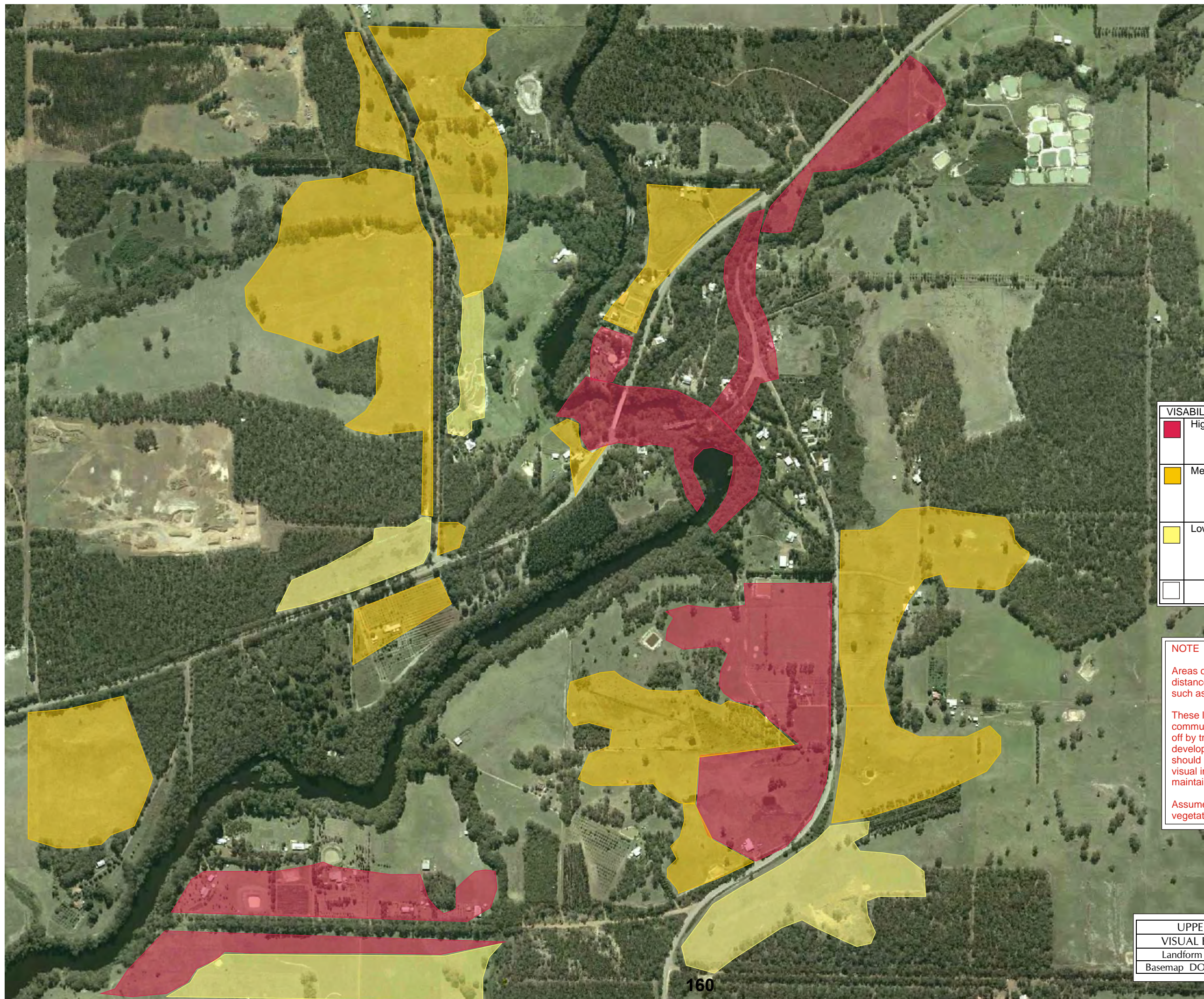
WATERCOURSES

- Stream or creek
- Cut drain
- 935 Salinity of water in mg/L.
- Land subjected to flooding



Figure 5

UPPER KALGAN TOWNSITE	
HYDROLOGY - WATER MANAGEMENT	
Landform Research	May 2007
Basemap DOLA Air Photo	Scale 1 : 7 500



VISIBILITY FROM LOCAL ROADS		
	High	Exposed from local roads and areas where developments may have a high visible impact.
	Medium	Views from local roads or views through trees. Developments are likely to have a moderate impact.
	Low	Some views from local roads or views through trees. Developments likely to have a minor impact.
		Generally not visible from local roads

NOTE

Areas of high visibility may also be long distance views to significant areas such as the Kalgan River.

These long distance views have high community value and should not be cut off by tree plantings but rather any developments or land use changes should be managed to minimise visual impacts on the scenery and maintain the long distance views.

Assumes that the existing remnant vegetation is maintained.



Figure 6

UPPER KALGAN TOWNSITE	
VISUAL EXPOSURE FROM ROADS	
Landform Research	May 2007
Basemap DOLA Air Photo	Scale 1 : 7 500

CONSTRAINTS ON SOILS FOR LAND USE AND DEVELOPMENT

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



Light brown sand over yellow silty clay that is common across the site and typical of better drained areas



Thin layer of grey sand over yellow brown silty loam and clay and mottled silty clay



Brown silty loam over yellow brown silty loam that is a common soil type, on higher elevations



Section of creek line showing sand over yellow silty clay at depth



Grey sand over deep cream sand in the central south on the Alluvial Silts



Dark grey black sand over leached white sand and brown sand in the Alluvial Silts in the central South



Grey sand over weak organo ferricrete over yellow silt in Sand over Silty Clay in the central east.



Light coloured sand over brown ferricrete sand in central east



Grey sand over Silty Clay in central east



Creek with mobile iron in the central south with pH 5.5 - 6.5. Typical of seepages in the moist areas.
See Figure 2 for the location of the photographs



Typical upper slopes looking towards the gravel capped ridges in the central east



Low, winter moist pasture in the central south



Gravel and duricrust in the central west



Kalgan River at the rock bar that separates the fresh from estuarine conditions



Kalgan River downstream of the bridge. Estuarine conditions.



Old gravel pit in the north west



Typical mid slopes in the central west



Typical mid slopes in the central west



Low area in the central north that floods in major floods to half way up the post
See Figure 2 for the location of the photographs

Figure 8B



20 Typical upper slopes with pasture and remnant Marri - Jarrah Woodland



21 Remnant Marri - Jarrah Woodland along Riverside Road in the south



22 Marri - Jarrah Low Forest in the north west



23 Moist pasture on Sand over Silty Clay with *Juncus pallidus*



24 *Agonis* and *Melaleuca* spp including *M. cuticularis* in the background. Central south



25 *Melaleuca preissiana* with Kalgan River vegetation containing *Eucalyptus diversicolor* in the background



26 *Agonis* spp Moist Shrubland in the central north west



27 *Watsonia* invading stream side vegetation in the central north west



28 Vegetation fringing the Kalgan River

See Figure 2 for the location of the photographs

APPENDIX 1

Initial Flora and Vegetation Assessment, Upper Kalgan Townsite

10 July 2007

1.0 INTRODUCTION

An initial flora and vegetation survey was conducted at the same time as the geotechnical and land capability report for the Upper Kalgan townsite.

2.0 METHODOLOGY

2.1 Aims of the Survey

The aim of the study was to provide initial data on the vegetation communities and vegetation condition.

The study was not to provide definitive species lists and vegetation condition, because it is expected that as a result of any changes to land use in the Upper King Townsite area there will be no clearing of remnant vegetation and any existing remnants will be provided with better protection, by way of fencing or other measures.

Remnant vegetation proposed to be cleared at some point in the future may require a more detailed vegetation survey at that time.

Whilst the survey was preliminary it was still conducted generally to the Environmental Protection Authority (2004) Guidance Statement, *Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia*, No 51 June 2004.

2.2 Methods of Survey

Lindsay Stephens of Landform Research conducted an initial vegetation assessment and flora study on 31 August to 2 September 2006.

Searches of the Department of Environment and Conservation and WA Herbarium databases were made and are attached. The databases listed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* were also searched.

During the survey the remnant vegetation on site was examined by traverses and edge surveys.

All native species that were noticed were identified from published data, knowledge of the assessor and Florabase. Exotic species were not considered on a species basis but rather were considered on their impact on vegetation condition and their potential impact.

The original and existing plant communities, vegetation condition and plant species were also considered.

3.0 PHYSICAL ENVIRONMENT

The site is an undulating land surface based on a valley formed by the Kalgan River at Upper Kalgan where a rock bar separates the estuarine water from the fresh upstream water.

The soils of the site are predominantly sand over clay duplex in the lower elevations with the clay subsoils forming loams on the mid slopes and gravel and duricrust and gravel on the ridges around the perimeter of the site.

Soils through the centre and lower elevations are silty sands over silty loams and clays with some alluvial silts.

Soils of the upper slopes are gravelly loams with laterite gravel and duricrust on the ridges.

There are a number of winter wet and winter damp areas.

4.0 VEGETATION

4.1 Community Types

In general the remnant vegetation lies on soils that are less suitable for agriculture and therefore were never cleared during the long occupation of the area. The main remnants occur on the laterite gravel – duricrust ridges in the west and east, in winter wet areas through the lower elevations and along the banks of the Kalgan River and tributaries.

The three main types of remnant vegetation form the basis for the Community Types used in this survey.

There are two types of vegetation on site. The Heath occupies the higher portions of the site and along the southern edge and an *Agonis* Woodland occurs in the northern edge and on the extreme west.

The vegetation communities are shown in the main report as Figure 4.

VEGETATION COMMUNITY	
Jarrah – Marri Low Forest	<ul style="list-style-type: none"> ▪ This community occurs on the laterite gravel soil of the upper slopes and ridges. The soils are yellow brown gravels with duricrust close to the surface. ▪ It is dominated by <i>Eucalyptus calophylla</i>, <i>E. marginata</i> with <i>Banksia grandis</i> overstorey and an understorey typical of gravelly soils in the Albany and local area. Typical understorey species include <i>Bossiaea linophylla</i>, <i>Sphaerolobium medium</i>, <i>Pultenaea reticulata</i>, <i>Allocasuarina humilis</i>, <i>Dryandra lindleyana</i> subsp <i>lindleyana</i>, <i>Melaleuca thymoides</i>, and <i>Leucopogon verticillatus</i>. ▪ Vegetation condition is generally Very Good with some previous clearing for gravel extraction in the west. There is generally little weed impact even though some remnants are not fenced.

Taxandria Shrubland	<ul style="list-style-type: none"> ▪ This community occupies on the lower slopes where the soils are likely to be wet in winter. Typically the soils are sands over silty clays at depths of around 300 - 500 mm. ▪ The vegetation is mostly a shrubland typified by wet site species such as <i>Taxandria linerifolia</i>, <i>Taxandria parviceps</i>, <i>Taxandria juniperina</i>, <i>Hakea oleifolia</i>, <i>Calistachys lanceolata</i>, <i>Lepidosperma gladiatum</i> and <i>Gahnia trifida</i>. <i>Eucalyptus cornuta</i> occurs occasionally. ▪ The vegetation is normally in Good to Very Good condition and rapidly colonises any cleared land.
Riverine Forest	<ul style="list-style-type: none"> ▪ This vegetation occurs along the Kalgan River and tributaries on deep loam and sand over loam soils. ▪ The vegetation is dominated by <i>Eucalyptus diversicolor</i> and <i>Eucalyptus calophylla</i>, with an understorey comprised of species from wet areas and from the gravelly soils, such as ▪ <i>Taxandria linerifolia</i>, <i>Taxandria parviceps</i>, <i>Hakea oleifolia</i>, <i>Calistachys lanceolata</i>, <i>Lepidosperma effusum</i> <i>Lepidosperma gladiatum</i> and <i>Gahnia trifida</i>. <i>Melaleuca cuticularis</i> is added along the Kalgan River. ▪ The vegetation along the Kalgan River is generally in Good condition or better adjacent to the river but deteriorates to Degraded in some locations which have been cleared or grazed. Chelgiup Creek to the east of the Upper Kalgan townsite has significant disturbance by <i>Watsonia</i> and other exotic species.

Some plantations also occur on site.

The vegetation complexes of the Albany area were studied by ATA 2001.

ATA 2001, mapped the vegetation of the Albany Hinterland including the Upper Kalgan Area and ascribed the original vegetation types across the study area.

It is a little difficult to match the broad scale mapping of ATA with that of the local mapping but some correlations can be made.

The vegetation on the upper slopes and laterite areas corresponding to Jarrah – Marri Low Forest is correlated with *Vegetation Complex 131, Eucalyptus marginata/Corymbia calophylla medium Forest K*.

The lower slopes are classified as *Vegetation Complex 133, Eucalyptus marginata/Corymbia calophylla medium Forest M* and *Vegetation Complex 134, Eucalyptus marginata/Corymbia calophylla medium Forest N*.

This community classification does not reflect the shrub nature of the vegetation which may be due to a number of reasons such as;

- the shrub vegetation being a localised wetter part of Community Types 133 and 134,
- the result of past clearing and regrowth as shrubland,
- conversion to wetter shrubland as a result of increased recharge from land clearing.

The vegetation along the Kalgan River is classified as *Vegetation Complex 135, Eucalyptus marginata/Corymbia calophylla medium Forest P*. This may generally describe the community but does not account for the Karri and some other species.

	<i>Eucalyptus calophylla</i>	X		X
	<i>Eucalyptus cornuta</i>		X	
	<i>Eucalyptus diversicolor</i>			X
	<i>Eucalyptus marginata</i>	X		
	<i>Melaleuca cuticularis</i>			X
	<i>Melaleuca preissiana</i>		X	
	<i>Melaleuca thymoides</i>	X		
	<i>Taxandria juniperina</i>		X	
	<i>Taxandria linearifolia</i>		X	
	<i>Taxandria parviceps</i>	X	X	
Orchidaceae	<i>Pyrorchis nigricans</i> ?			
Papilionaceae	<i>Bossiaea linophylla</i>	X	X	X
	<i>Bossiaea pratermissa</i>	X		
	<i>Bossiaea ornata</i>	X		
	<i>Callistachys lanceolata</i>	X	X	
	<i>Davieaia inflata</i>	X		
	<i>Gompholobium knightium</i>	X		
	<i>Hovea chorizemifolia</i>	X		
	<i>Hovea elliptica</i>	X		
	<i>Kennedia coccinea</i>	X		
	<i>Pultenacea reticulata</i>	X		
	<i>Sphaerolobium medium</i>	X		
Pittosporaceae	<i>Sollya heterophylla</i>	X		
Polygonaceae	<i>Comesperma confertum</i>	X		
Proteaceae	<i>Banksia gardneri</i>	X		
	<i>Banksia grandis</i>	X		
	<i>Conospermum capitatum</i>	X		
	<i>Dryandra formosa</i>	X		
	<i>Dryandra lindleyana</i> subsp <i>lindleyana</i>	X		
	<i>Hakea amplexicaulis</i>	X		
	<i>Hakea oleifolia</i>	X	X	X
	<i>Hakea ruscifolia</i>	X		
Rhamnaceae	<i>Trymalium floribundum</i>		X	
Restionaceae	<i>Hypolaena exsulca</i>	X		
Rubiaceae	<i>Opercularia hispidula</i>	X		
Rutaceae	<i>Boronia crenulata</i>	X		
Stylidiaceae	<i>Stylidium crassifolium</i>	X		
Tremandraceae	<i>Tetratheca affinis</i>	X		
Xanthorrhoeaceae	<i>Xanthorrhoea gracilis</i>	X		
	<i>Xanthorrhoea preissii</i>	X		

4.4 Rare, Priority and Significant Flora

Flora can be significant on the basis of features of the taxa, its distribution and rarity. Flora as a vegetation community or complex can also be significant based on similar principles. The most commonly used determinants of significance are listed below.

A number of flora are regarded as significant even though they may not be listed as Declared Rare or Priority species. "Significant flora" and "Significant vegetation" are defined in Environmental Protection Authority (2004) Guidance Statement, Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia, No 51, June 2004.

SIGNIFICANT FLORA

Species, subspecies, varieties, hybrids and ecotypes may be significant for a range of reasons, other than as Declared Rare Flora or Priority flora, and may include the following:

- a keystone role in a particular habitat for threatened species, or supporting large populations representing a significant proportion of the local regional population of a species;
- relic status;
- anomalous features that indicate a potential new discovery;
- being representative of the range of a species (particularly, at the extremes of range, recently discovered range extensions, or isolated outliers of the main range);
- the presence of restricted subspecies, varieties, or naturally occurring hybrids;
- local endemism/a restricted distribution;
- being poorly reserved.

SIGNIFICANT VEGETATION

Vegetation may be significant for a range of reasons, other than a statutory listing as Threatened Ecological Communities or because the extent is below a threshold level, and may include the following reasons:

- scarcity;
- unusual species;
- novel combination of species;
- a role as a refuge;
- a role as a key habitat for threatened species or large populations representing a significant proportion of the local to regional total population of a species;
- being representative of the range of a unit (particularly, a good local and/or regional example of a unit in "prime" habitat, at the extremes of range, recently discovered range extensions, or isolated outliers of the main range);
- a restricted distribution.

THREATENED ECOLOGICAL COMMUNITY

Ecological communities that have been assessed through a procedure (coordinated by CALM) and assigned to one of the following categories related to the status of the threat to the community. (EPA Guidance Statement No 51 2004).

Presumed Totally Destroyed***Critically Endangered***

<10% of the pre-European extent remains in an intact condition in the bioregion.

Endangered

10 – 30% of pre-European extent remains

Vulnerable

Declining and/or has declined in distribution and/or condition, and whose ultimate security is not yet assured (it could move into a category of higher threat in the near future if threatening processes continue)

DECLARED RARE FLORA

Species specially protected under the Wildlife Conservation Act 1950, as identified in the current listing. Normally listed within a Wildlife Conservation (Rare Flora) Notice; Schedule 1 Extant taxa.

R: Declared Rare Flora – Extant Taxa

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

X: Declared Rare Flora – Presumed Extinct Taxa

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

PRIORITY FLORA

Lists of plant taxa, maintained by the Department of Conservation and Land Management that are either under consideration as threatened flora but are in need of further survey to adequately determine their status, or are adequately known but require monitoring to ensure their security does not decline.

1: Priority One – Poorly known taxa

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

2: Priority two – Poorly known taxa

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

3: Priority Three – Poorly known taxa

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

4: Priority Four – Poorly known taxa

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

COMMONWEALTH LEGISLATION

Sometimes vegetation communities or plant taxa are listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

Current Study

A search of the Declared Rare Flora covering a wide area across Albany and extending to the coast was requested from the Department of Environment and Conservation. Many of the taxa listed are unlikely to occur in the Upper Kalgan area with a substantial number being reported from coastal areas such as Torndirrup National Park. No Declared Rare, Priority or Significant Taxa, or Threatened Ecological Communities were observed during the site investigations. In addition no unusual or unidentified species were recorded.

Databases held under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* were searched but no taxa from the site are listed. The whole of the City of Albany Local Government area was searched.

See 5.0 Significance of the Flora.

4.5 Vegetation Condition

VEGETATION CONDITION

The vegetation condition mapping used is that used by the Department of Environment and Conservation and is taken from *Bush Forever 2000*.

Vegetation Condition Scale reproduced from page 48 (*Bush Forever 2000*).

Condition Score	Vegetation Condition	Vegetation Descriptors
1	Pristine	Pristine or nearly so, no obvious signs of disturbance
2	Excellent	Vegetation structure intact, disturbance affecting individual species, and weeds are non aggressive species.
3	Very Good	Vegetation structure altered, obvious signs of disturbance. For example disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.
4	Good	Vegetation structure significantly altered by very obvious signs of multiple disturbance. Retains basic structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.
5	Degraded	Basic structure of the vegetation severely impacted on by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
6	Completely Degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as "parkland cleared" with the flora comprising weed or crop species with isolated native trees or shrubs.

This condition scale uses a scale that can distort the public perception of middle vegetation condition when compared to previous vegetation studies. In previous studies the word "Good" would have been a lower classification such as "Poor" as shown in *Bush Forever 2000*, page 48

Current Study

The remnant vegetation on site is generally Good or above including areas of remnant vegetation into which stock have access. The vegetation is weed free and worthy of protection.

There are some areas of Degraded vegetation and some vegetation which is subject to edge effects from exotic pasture and weed species, for example parts of the fringing vegetation of the Kalgan River adjacent to pasture, and Chelgiup Creek adjacent to the Upper Kalgan Townsite.

The vegetation condition classification used is Bush Forever 2000.

5.0 SIGNIFICANCE OF THE FLORA

SIGNIFICANCE OF FLORA

The significance of the flora depends on a number of issues.

- *Rare, Priority or Significant species may be present.*
- *A Threatened Ecological Community may be present.*
- *The development may take the area of the particularly vegetation community or complex below desirable levels or guidelines.*
- *There may be an aspect of the flora that may be listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.*

EPA Position Statement No 2, December 2000, Environmental Protection of Native Vegetation in Western Australia, specifically targets the retention of native vegetation in the Agricultural Areas in 4.1, Clearing in the agricultural areas for agricultural purposes. In 4.3, Clearing in other areas of Western Australia, it is unclear what "other areas" refers to, but may refer to retention of a 30% threshold in non agricultural areas.

Section 4.3 Clearing in other areas of Western Australia, (EPA Position Statement No 2, December 2000) expects that clearing will not take vegetation types below the 30% of the pre-clearing vegetation as recommended by ANZECC, 1999, National Framework for the Management and Monitoring of Australia's Native Vegetation. The National Objectives and Targets for Biodiversity Conservation 2001 - 2005 (Commonwealth of Australia 2001) also recognise 30% as the trigger value.

For the Perth Metropolitan Area and the Greater Bunbury Area the minimum retention figure is 10%.

Current Study

- **Significant Flora**

No Declared Rare, Priority Species, Significant flora or Threatened or significant ecological communities were identified during the vegetation assessments. No Taxa or plant communities are listed under Commonwealth Legislation.

- **Vegetation Representation**

ATA 2001, list the vegetation across the whole site and surrounding area as

Vegetation Complex 131, Eucalyptus marginata/Corymbia calophylla medium Forest K.

Vegetation Complex 133, Eucalyptus marginata/Corymbia calophylla medium Forest M

Vegetation Complex 134, Eucalyptus marginata/Corymbia calophylla medium Forest N.

Vegetation Complex 135, Eucalyptus marginata/Corymbia calophylla medium Forest P.

VEGETATION COMPLEX	AREA OF COMPLEX REMAINING TODAY	% OF ORIGINAL REMAINING	% LOCATED IN DEC ESTATE.
Vegetation Complex 131	2 129.1 ha	32.2%	2.5%
Vegetation Complex 133	9 479.0 ha	20.8 %	1.2 %
Vegetation Complex 134	6 568.6 ha	53.2 %	23.1 %
Vegetation Complex 135	621.3 ha	46.9 %	16.9 %

EPA Position Statement No 2, December 2000, *Environmental Protection of Native Vegetation in Western Australia*, specifically targets the retention of native vegetation in the Agricultural Areas in 4.1, *Clearing in the agricultural areas for agricultural purposes*. In 4.3, *Clearing in other areas of Western Australia*, it is unclear what "other areas" refers to, but may refer to retention of a 30% threshold in non agricultural areas.

Section 4.3 *Clearing in other areas of Western Australia*, (EPA Position Statement No 2, December 2000) expects that clearing will not take vegetation types below the 30% of the pre-clearing vegetation as recommended by ANZECC, 1999. *National Framework for the Management and Monitoring of Australia's Native Vegetation*. The National Objectives and Targets for Biodiversity Conservation 2001 - 2005 (Commonwealth of Australia 2001) also recognise 30% as the trigger value.

The vegetation complexes on site meet the criteria for all but Vegetation Complex 135, *Eucalyptus marginata/Corymbia calophylla medium Forest M* which is shown as occurring along the Kalgan River and is nominated as Riverine Vegetation in this study. This vegetation complex has a small area and its location along the Kalgan River determines that it has a very high priority for protection in respect of its aesthetic, land management and biodiversity values.

Vegetation Complex 131, *Eucalyptus marginata/Corymbia calophylla medium Forest K* only just meets the protection target. This vegetation is located on the gravel ridges as Jarrah – Marri Low Forest. Whilst it meets the protection targets, careful consideration needs to be made prior to further clearing. On the other hand the vegetation complex occurs on laterite gravel and duricrust which are required by the community for road construction and maintenance. It is also likely that on this site the Jarrah – Marri Low Forest includes some of Vegetation Complexes 133 and 134 and therefore this community appears to be better represented than the figures for Vegetation Complex 131 alone suggest.

The deep laterite gravel soil profiles often contain elevated salt levels in their subsoils which will potentially impact on surface water, and may be the reason why the surface water on site not being as fresh as it probably was pre-clearing. Areas cleared should be replanted to native vegetation or plantation as has been done in the north western corner.

Therefore community needs should be taken into consideration, in addition to the vegetation, when additional clearing is considered.

The other two vegetation complexes are represented by the *Taxandria* Shrubland which as noted previously, may have developed as a result of clearing practices. These are included in Vegetation Complexes 133 and 134. The remnant vegetation is, however, generally in wetter areas which are less suitable for development.

6.0 DISCUSSION

The study aimed to provide an initial analysis of the native vegetation remaining on site.

The results cannot be taken as a definitive species list even though 70 species were identified.

It is expected that as a result of any changes to land use in the Upper King Townsite area there will be no clearing of remnant vegetation and any existing remnants will be provided with better protection, by way of fencing or other measures.

No Declared Rare, Priority species or Significant flora or Communities/Complexes were recorded.

The remnant native vegetation is in generally Good to better condition and worthy of protection in all areas.

Although the vegetation is generally well represented it has high value, particularly the fringing vegetation along watercourses.

Recommendations

- Retain as much remnant vegetation as possible.
- Remnant vegetation proposed to be cleared at some point in the future may require a more detailed vegetation survey at that time.
- Provide adequate setbacks to the watercourses by retaining the remnant vegetation and allocating further setbacks to comply with the relevant policies.
- Use local native species in landscaping wherever possible. However there may be locations where vegetation or landscaping themes are more appropriate.

REFERENCES

- ANZECC, 1999, *National Framework for the Management and Monitoring of Australia's Native Vegetation*.
- ATA 2001, *Vegetation Survey of the Albany Hinterland*, Unpublished report prepared for the City of Albany
- Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.
- Commonwealth of Australia 2001, *The National Objectives and Targets for Biodiversity Conservation 2001 – 2005*.
- Commonwealth of Australia, 2001, *National Objectives and Targets for Biodiversity Conservation 2001 – 2005*.
- Department of Environment and Conservation, 2006, *Declared Rare and Priority Flora List*, December 2006
- Environmental Protection Authority (2004), *Guidance Statement, Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia, No 51, June 2004*.
- Environmental Protection Authority, Guidance 10, *Level of assessment for proposals affecting natural areas within the System 6 region and Swan Coastal Plain portion of the System 1 Region*.
- Environmental Protection Authority, Position Statement No 2, December 2000, *Environmental Protection of Native Vegetation in Western Australia*.
- EPA Position Statement No 2, December 2000, *Environmental Protection of Native Vegetation in Western Australia*.
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- Kaesehagen, 1995, *Bushland Condition Mapping*, IN *Invasive Weeds and Regenerating Ecosystems in Western Australia*, Proceedings of Conference held at Murdoch University, July 1994, Institute for Science and Technology Policy, Murdoch University.
- RPS Bowman Bishaw Gorham, 2006, *Frenchman Bay Resort Development, draft drainage and Effluent Management Plan*.
- Smith, V, 1995, *Portrait of a Peninsula The Wildlife of Torndirrup*, Wallace Smith, Goode Beach, WA 6330.



Your Ref:
Our Ref: 2006-003551
Enquires: Ben Lullfitz

Phone: 9334 0123
Fax: 9334 0278
Email: Ben.Lullfitz@dec.wa.gov.au

Landform Research
25 Heather Road
ROLEYSTONE WA 6111

Attention: Lindsay Stephens

Dear Mr Stevens

REQUEST FOR RARE FLORA INFORMATION

I refer to your request of 23 August 2006 for information on rare flora in the Julimar, Pickering Brook, Albany, Porongurup and Yanchep areas. The search co-ordinates used were (Julimar) 31° 25' - 31° 31' S and 116° 05' - 116° 15' E, (Pickering Brook) 32° 00' - 32° 10' S and 116° 05' - 116° 15' E, (Albany) 35° 00' - 35° 15' S and 117° 45' - 118° 15' E, (Porongurup) 34° 30' - 34° 45' S and 117° 45' - 118° 15' E and (Yanchep) 31° 35' - 31° 40' S and 115° 40' - 115° 50' E.

A search was undertaken for this area of **(1)** the Department's *Threatened (Declared Rare) Flora* database (for results, *if any*, see "Summary of Threatened Flora Data" – coordinates are GDA94), **(2)** the *Western Australian Herbarium Specimen* database for priority species opportunistically collected in the area of interest (for results, *if any*, see "WAHERB Specimen Database General Enquiry"- coordinates are now GDA94 – see condition number 9 in the attached 'Conditions in Respect of Supply') and **(3)**, the Department's *Declared Rare and Priority Flora List* [this list is searched using 'place names'. This list, which may also be used a species target list, contains species that are declared rare (Conservation Code R or X for those presumed to be extinct), poorly known (Conservation Codes 1, 2 or 3), or require monitoring (Conservation Code 4) – for results, *if any*, see "Declared Rare and Priority Flora List"].

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

The information provided does not preclude you from obtaining and complying with, where necessary, land clearing approvals from other agencies.

An invoice for \$400 (plus GST) to supply this information will be forwarded.

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

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

Yours faithfully

.....
for Keiran McNamara
DIRECTOR GENERAL
DEPARTMENT OF ENVIRONMENT AND CONSERVATION

28 August, 2006

Please note: Co-ordinates supplied for all data search requests must be provided in latitude/longitude format, 'eastings and northings' are no longer suitable. Thank you.

DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT

RARE FLORA INFORMATION

CONDITIONS IN RESPECT OF SUPPLY OF INFORMATION

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

THE DEPARTMENT OF CONSERVATION AND LAND
MANAGEMENT

DECLARED RARE AND PRIORITY FLORA LIST

for Western Australia

CONSERVATION CODES

R: Declared Rare Flora - Extant Taxa

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

X: Declared Rare Flora - Presumed Extinct Taxa

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

1: Priority One - Poorly known Taxa

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

2: Priority Two - Poorly Known Taxa

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

3: Priority Three - Poorly Known Taxa

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

4: Priority Four - Rare Taxa

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

THE DEPARTMENT OF CONSERVATION AND LAND
MANAGEMENT

DECLARED RARE AND PRIORITY FLORA LIST

for Western Australia

CONSERVATION CODES

R: Declared Rare Flora - Extant Taxa

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

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4: Priority Four - Rare Taxa

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

ABBREVIATIONS USED IN THREATENED FLORA DATABASE PRINTOUTS

VESTING

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

PURPOSES

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

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

Total No. of Records = 105

Species Name	Cons. Code	Status	Pop ID	No. Plants	Latitude	Longitude	Purpose	Vest
Adenanthos x cunninghamii	4		1A	4	35^05'53.6"	117^58'06.5"	National Park	CC
			1B	3	35^06'07.6"	117^58'04.5"	National Park	CC
			2A	50	35^05'31.6"	117^53'39.5"	National Park	CC
			2B	1	35^05'25.6"	117^53'42.5"	National Park	CC
			2C	3	35^05'26.6"	117^54'13.5"	National Park	CC
			2D	2	35^05'46.7"	117^52'46.4"	National Park	CC
			3	1	35^03'35.6"	117^56'21.5"	Recreation	SHI
			5	1	35^00'35.6"	117^59'35.5"	National Park	NON
			6A	15	35^04'59.6"	117^51'20.5"	National Park	CC
			6B	1	35^04'10.6"	117^49'35.5"	Other	SHI
			6C	1	35^04'25.6"	117^51'35.5"		PRI
			7A	3	35^03'23.6"	117^49'13.5"	Other	SHI
			7B	4	35^03'13.6"	117^48'59.5"	Other	SHI
			8	4	35^06'55.6"	117^53'52.5"	Road Verge	SHI
			9	7	35^05'20.6"	117^52'25.5"	National Park	CC
			10	4	35^06'40.6"	117^56'23.5"	Road Verge	SHI
			11A	1	35^05'27.6"	117^54'14.5"		PRI
			11B	1	35^05'27.6"	117^54'14.5"	Road Verge	SHI
			11C	1	35^05'04.6"	117^54'55.5"	Water	WAT
			11D	1	35^05'04.6"	117^54'54.5"	National Park	CC
	11E	1	35^05'27.6"	117^54'14.5"	National Park	CC		
	12	2	35^03'46.6"	117^51'49.5"		PRI		
	14	9	35^02'31.6"	117^45'28.5"		NON		
	15	3	35^03'16.6"	117^47'18.5"		NON		

Albany
 35° 00' - 35° 15' S
 117° 45' - 118° 15' W

Total No. of Records = 105

<i>Adenanthos x cunninghamii</i>	4	16	7	35^02'54.6"	117^48'03.5"		NON
		17	1	35^03'00.6"	117^48'29.5"		NON
		18	9	35^03'09.6"	117^48'14.5"		NON
		19	8	35^03'30.6"	117^48'30.5"		NON
		20	5	35^06'38.6"	117^54'19.5"	National Park	CC
		22	1	35^03'55.0"	117^47'42.0"		NON
		24	4	35^04'23.0"	117^51'29.0"		PRI
<i>Amperea protensa</i>	3	2		35^06'12.6"	117^54'32.5"	National Park	CC
<i>Asplenium aethiopicum</i>	4	11		35^06'55.6"	117^56'05.5"	National Park	CC
		11		35^06'55.6"	117^56'05.5"	National Park	CC
		14		35^05'43.6"	117^55'58.5"	National Park	CC
		14		35^05'43.6"	117^55'58.5"	National Park	CC
<i>Asplenium obtusatum</i> subsp. <i>northlandicum</i>	R	1	25	35^03'41.9"	118^02'51.8"	Nature Reserve	CC
		3	2	35^07'25.6"	117^56'55.5"	National Park	CC
<i>Austrofestuca littoralis</i>	1	1	1000	35^01'03.8"	117^55'04.0"	Recreation	SHI
		2	50	35^05'32.4"	117^57'18.6"	Recreation	SHI
<i>Banksia brownii</i>	R	8	200	35^03'29.0"	117^55'19.0"	Recreation	SHI
<i>Banksia verticillata</i>	R	3A	150	35^06'55.6"	117^56'45.5"	National Park	CC
		3B	60	35^06'45.6"	117^56'35.5"	National Park	CC
		3C	60	35^06'54.6"	117^57'39.5"	National Park	CC
		4A	60	35^06'16.3"	118^01'05.6"	National Park	CC
		4B	10	35^06'20.8"	118^01'08.9"	National Park	CC
		5D	0	35^00'15.6"	118^11'55.5"	Nature Reserve	CC
		9A	30	35^06'25.6"	117^55'05.5"	National Park	CC

Total No. of Records = 105

<i>Banksia verticillata</i>	R	9B	5	35^06'25.6"	117^54'55.5"	National Park	CC
		10	25	35^07'25.6"	117^56'55.5"	National Park	CC
		12	70	35^05'46.0"	117^58'28.0"	National Park	CC
		13A	160	35^06'24.4"	117^57'57.1"	National Park	CC
		13B	5	35^06'14.5"	117^57'10.1"	National Park	CC
		19	130	35^06'52.6"	117^56'05.7"	National Park	CC
		24	165	35^06'36.6"	117^55'28.5"	National Park	CC
		25A	70	35^05'44.6"	117^55'18.5"	National Park	CC
		25B	480	35^05'44.6"	117^55'18.5"	National Park	CC
		25C	250	35^05'32.0"	117^55'58.0"	National Park	CC
		27	4	35^01'11.6"	118^02'13.5"	National Park Act 113-1975	NON
		28	100	35^06'37.6"	117^57'05.5"	National Park	CC
		32	7	35^00'41.8"	118^03'10.8"	National Park	CC
		33	300	35^00'43.6"	118^03'08.6"	National Park Act 113-1975	NON
<i>Caladenia harringtoniae</i>	R	7	0	35^01'31.6"	117^53'37.5"	Public parkland	SHI
<i>Caladenia plicata</i>	4	1		35^01'29.6"	117^53'52.5"	Townsite	SHI
<i>Calectasia cyanea</i>	R	1	70	35^05'40.0"	117^53'05.6"	National Park	CC
<i>Chamelaucium forrestii</i> subsp. <i>orarium</i>	2	2		35^01'05.6"	118^11'33.5"	Nature Reserve	CC
<i>Conospermum quadripetalum</i>	2	1	10	35^05'35.6"	117^53'20.5"	National Park	CC
<i>Corybas limpidus</i>	4	1	5000	35^00'40.6"	117^59'06.5"	National Park	NON
		2A	100	35^00'52.6"	118^00'20.5"	National Park	NON
		2B	0	35^01'00.6"	118^00'39.5"	National Park Act 113-1975	NON
<i>Diuris drummondii</i>	R	28		35^06'55.6"	117^55'05.5"	National Park	CC
<i>Eucalyptus goniantha</i> subsp. <i>goniantha</i>	4	12		35^05'49.6"	117^53'54.5"	National Park	CC

Total No. of Records = 105

Gyrostemon thesioides	2	1	100	35^05'40.5"	117^53'06.6"	National Park	CC
		3		35^06'31.6"	117^54'41.5"	National Park	CC
Isopogon uncinatus	R	1		35^06'13.5"	117^56'09.0"	National Park	CC
		4A	0	35^05'48.6"	117^56'02.5"	National Park	CC
		4B	20	35^06'04.6"	117^56'03.6"	National Park	CC
		4C		35^06'01.3"	117^56'09.5"	National Park	CC
		4D	20	35^06'10.8"	117^56'04.2"	National Park	CC
		4E		35^06'17.3"	117^56'13.2"	National Park	CC
		4F	4	35^06'04.2"	117^56'01.9"	National Park	CC
		5	0	35^03'21.4"	117^55'04.8"	Recreation	SHI
		6	6	35^00'50.0"	118^02'41.4"	National Park Act 113-1975	NON
		7A	9	35^06'26.9"	117^55'36.2"	National Park	CC
		7B	2	35^06'26.9"	117^55'36.2"	National Park	CC
		7C	4	35^06'22.7"	117^55'32.4"	National Park	CC
		8	1	35^05'28.5"	117^55'56.5"	National Park	CC
		9		35^05'53.9"	117^55'26.9"	National Park	CC
		10A	30	35^00'39.8"	118^02'46.9"	National Park Act 113-1975	NON
		10B	80	35^00'31.4"	118^02'38.6"	National Park Act 113-1975	NON
Juncus meianthus	2	1		35^00'15.6"	117^58'00.5"	Recreation	SHI
Laxmannia jamesii	4	2	5	35^05'30.6"	117^56'00.5"	National Park	CC
		14	25	35^00'36.6"	117^58'13.5"	Recreation	SHI
		33	1	35^00'06.5"	117^58'17.0"	Recreation	SHI
Lysinema lasianthum	4	2		35^00'19.6"	117^59'53.5"	National Park	NON
Melaleuca diosmifolia	3	11		35^00'35.6"	117^58'40.5"	Recreation	SHI

Total No. of Records = 105

Melaleuca ringens	3	1		35^05'55.6"	118^00'35.5"		UNK
Pleurophascum occidentale	4	27	150	35^00'01.4"	117^59'13.4"	National Park Act 113-1975	NON
Synaphea preissii	3	4		35^06'03.6"	117^57'45.5"	National Park	CC
Thomasia quercifolia	2	1	10	35^05'57.6"	117^58'20.5"	National Park	CC
		4A	2000	35^03'30.8"	117^47'14.4"	Recreation	SHI
		4B	2000	35^03'22.5"	117^47'00.3"	Recreation	SHI
		4C	200	35^03'29.4"	117^47'12.1"	Recreation	SHI
		4D	1000	35^03'46.9"	117^47'21.3"	Recreation	SHI
		5		35^03'55.6"	117^56'05.5"		PRI

WAHERB SPECIMEN DATABASE
GENERAL ENQUIRY

Acacia ataxiphylla
Benth. subsp. *ataxiphylla* (Mimosaceae)
CONSERVATION STATUS:P3
Coll.: W.E. Blackall 1451 Date: 12 1931 (PERTH 721557)
LOCALITY Near King George Sound WA
LAT 35 Deg 3 Min Sec S LONG 117 Deg 58 Min Sec E
Small shrub.
Previous det.: *Acacia ataxiphylla* Benth.

Acacia ataxiphylla
Benth. subsp. *ataxiphylla* (Mimosaceae)
CONSERVATION STATUS:P3
Coll.: W.E. Blackall 1451 Date: 12 1931 (PERTH 721565)
LOCALITY Near Albany WA
LAT 35 Deg 2 Min Sec S LONG 117 Deg 53 Min Sec E
Previous det.: *Acacia ataxiphylla* Benth.

Acacia prismifolia
E.Pritz. (Mimosaceae)
CONSERVATION STATUS:X
Coll.: A. Meebold 11607 Date: 08 1933 (PERTH 777943)
LOCALITY Albany WA
LAT 35 Deg 0 Min Sec S LONG 117 Deg 52 Min Sec E
Previous det.: *Acacia prismifolia* E. Pritzel

Adenanthos x cunninghamii
Meisn. (Proteaceae)
CONSERVATION STATUS:P4
Coll.: S. Barrett 1018 Date: 16 05 2002 (PERTH 06406785)
LOCALITY Sharp Point Road, 2.1 km W of Frenchman Bay Road WA
LAT 35 Deg 5 Min 46.700 Sec S LONG 117 Deg 52 Min 46.400 Sec E
Shrub to 2 m. Pink flowers, silvery foliage. Slope/ridge. White sand on limestone.
Previous det.: *Adenanthos x cunninghamii* Meisn.
Frequency:rare.

Adenanthos x cunninghamii
Meisn. (Proteaceae)
CONSERVATION STATUS:P4
Coll.: S.D. Hopper 2182 Date: 27 03 1982 (PERTH 1036823)
LOCALITY Snake Hill, 18km SE of Grasmere hill, E of Albany WA
LAT 35 Deg 7 Min Sec S LONG 117 Deg 55 Min Sec E
Erect stemmed shrub, full flower, erect foliage, flowers pink-red.

Gradual slope, base of hill, N aspect, grey sand & limestone.
In *Agonis flexuosa*, *Banksia ilicifolia* open low woodland over A.
sericea and *Dryandra sessilis* scrub over dense low heath & open tall sedge.
Previous det.: *Adenanthos cunninghamii* Meisn.in Lehm.

Adenanthos x cunninghamii
Meisn. (Proteaceae)
CONSERVATION STATUS:P4
Coll.: J. Taylor & P. Ollerenshaw JT 1792 Date: 14 09 1983 (PERTH 1036408)
LOCALITY Darling district: King George's Sound, Frenchman's Bay, between Isthmus Hill and Salmon Holes WA
LAT 35 Deg 6 Min Sec S LONG 118 Deg 0 Min Sec E
Dense shrub 1 m tall, 1.5m wide. Flower red. Plants highest on slope. Slope. Sand. Coastal heath with *Acacia*, *Adenanthos* spp., and *Hibbertia* spp. dominant.
Abundance: Common in small area.
Previous det.: *Adenanthos cunninghamii* Meisn.in Lehm.

Adenanthos x cunninghamii
Meisn. (Proteaceae)
CONSERVATION STATUS:P4
Coll.: D. Davidson 58 Date: 18 07 1982 (PERTH 1036815)
LOCALITY SW of Isthmus Hill [Near Isthmus Bay, Torndirrup National Park] WA
LAT 35 Deg 6 Min Sec S LONG 117 Deg 59 Min Sec E
1.5 m. Sandy soil. With *Adenanthos sericea*, *A. cuneata* & *Acacia littoralis*.
Previous det.: *Adenanthos cunninghamii* Meisn.in Lehm.

Adenanthos x cunninghamii
Meisn. (Proteaceae)
CONSERVATION STATUS:P4
Coll.: R.W. Goodman 70 Date: 17 03 1984 (PERTH 04151062)
LOCALITY Parking area, headland off Mistaken Island, King George Sound, WA
LAT 35 Deg 3 Min 54.000 Sec S LONG 117 Deg 56 Min 30.000 Sec E
70 cm high, with red-purple flowers. Sand over granite.
In association with *Agonis flexuosa* and *Adenanthos sericea*. This specimen is housed at Albany.
Previous det.: *Adenanthos cunninghamii* Meisn.in Lehm.

Adenanthos x cunninghamii
Meisn. (Proteaceae)

CONSERVATION STATUS:P4
 Coll.: D. Davidson 57 Date: 18 07 1982 (PERTH 04151054)
 LOCALITY SW of Isthmus Hill, WA
 LAT 35 Deg 6 Min 28.000 Sec S LONG 117 Deg 58 Min 0.000 Sec E
 1.5 m high, with deep dull red flowers.
 Sandy soil.
 Thick low vegetation. In association with *Adenanthos sericea* subsp. *sericea*, *Adenanthos cuneatus* and *Eucalyptus angulosa*.
 Previous det.: *Adenanthos cunninghamii*
 Meisn.in Lehm.

Adenanthos x cunninghamii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P4
 Coll.: R.W. Goodman 69 Date: 17 03 1984 (PERTH 04150902)
 LOCALITY Mistaken Island, headland, King George Sound, WA
 LAT 35 Deg 4 Min 57.000 Sec S LONG 117 Deg 56 Min 16.000 Sec E
 70 cm high, with red-purple flowers.
 Sand over gravel soil.
 In association with *Eucalyptus* sp. and *Agonis* sp.
 Previous det.: *Adenanthos cunninghamii*
 Meisn.in Lehm.

Adenanthos x cunninghamii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P4
 Coll.: E.J. Croxford 4965 Date: 13 10 1986 (PERTH 04150783)
 LOCALITY Scenic Drive, Sharp Point, off Frenchman Bay Road, Albany, WA
 LAT 35 Deg 7 Min 17.000 Sec S LONG 117 Deg 52 Min 48.000 Sec E
 2 m high, with red flowers. Coastal sand.
 In association with *Banksia praemorsa*, *Agonis* sp. and *Adenanthos sericea*.
 Previous det.: *Adenanthos cunninghamii*
 Meisn.in Lehm.

Adenanthos x cunninghamii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P4
 Coll.: G.J. Keighery 8328 Date: 16 09 1986 (PERTH 1036394)
 LOCALITY Eclipse Island road, Torndirrup Nat. Pk, S. Albany WA
 LAT 35 Deg 4 Min 54.000 Sec S LONG 117 Deg 50 Min 24.000 Sec E
 Erect open shrub, 1-1.6 m high, flowers red.
 Low hilltop, sand over limestone.
Dryandra/Agonis shrubland.
 Abundance: 46 plants

Previous det.: *Adenanthos cunninghamii*
 Meisn.in Lehm.

Adenanthos x cunninghamii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P4
 Coll.: G.J. Keighery 8397 Date: 25 09 1986 (PERTH 1036416)
 LOCALITY Torndirrup National Park, opposite Snake Hill WA
 LAT 35 Deg 4 Min 54.000 Sec S LONG 117 Deg 50 Min 24.000 Sec E
 Open erect shrub, 2m high, red flower.
 Low dune, sand over sand. *Banksia* shrubland.
 Abundance: 15 plants.

Adenanthos x cunninghamii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P4
 Coll.: E. Charles Nelson ANU 17135 Date: 01 10 1973 (PERTH 1036831)
 LOCALITY King George Sound (details of location known to ECN) WA
 LAT 35 Deg 3 Min Sec S LONG 117 Deg 58 Min Sec E
 Shrub height to 1 m, flower colour dark crimson. Sandy soil.
 Previous det.: *Adenanthos cunninghamii*
 Meisn.in Lehm.

Adenanthos x cunninghamii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P4
 Coll.: P. Sanderson 33 Date: 18 07 1982 (PERTH 04151046)
 LOCALITY Isthmus Hill, Torndirrup National Park, WA
 LAT 35 Deg 6 Min 28.000 Sec S LONG 117 Deg 58 Min 0.000 Sec E
 3 m high, with magenta flowers. Sandy soil. In association with *Adenanthos cuneatus* and *Acacia* sp.
 Previous det.: *Adenanthos cunninghamii*
 Meisn.in Lehm.

Adenanthos x cunninghamii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P4
 Coll.: M. Sherwood 819 Date: 03 05 1984 (PERTH 04150929)
 LOCALITY Sandpatch Road, off Princess Avenue, Albany, WA
 LAT 35 Deg 3 Min 48.000 Sec S LONG 117 Deg 50 Min 37.000 Sec E
 2 m high, with red flowers. Sandy soil.
 In association with *Agonis* sp. and *Dryandra* sp.
 Previous det.: *Adenanthos cunninghamii*
 Meisn.in Lehm.

Adenanthos x cunninghamii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P4
 Coll.: M. Sherwood 824 B Date: 17 03 1984 (PERTH 04150880)
 LOCALITY Above rocks, track opposite Mistaken Island, WA
 LAT 35 Deg 3 Min 54.000 Sec S LONG 117 Deg 56 Min 30.000 Sec E
 1 to 2 m high, with red flowers (seems to be a variation). Sandy soil. In association with *Agonis* sp.
 Previous det.: *Adenanthos cunninghamii* Meisn.in Lehm.

Adenanthos x cunninghamii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P4
 Coll.: M. Sherwood 824 A Date: 17 03 1984 (PERTH 04150899)
 LOCALITY Above rocks on track near Mistaken Island, WA
 LAT 35 Deg 3 Min 54.000 Sec S LONG 117 Deg 56 Min 30.000 Sec E
 1.3 m high, with red flowers. Sandy soil. In association with *Agonis* sp.
 Previous det.: *Adenanthos cunninghamii* Meisn.in Lehm.

Adenanthos x cunninghamii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P4
 Coll.: M. Sherwood 834 Date: 20 02 1986 (PERTH 04150775)
 LOCALITY Roberts Road, Robinson Estate, Albany W, WA
 LAT 35 Deg 1 Min 53.000 Sec S LONG 117 Deg 52 Min 47.000 Sec E
 2 m high, with red flowers. Grey sandy soil. In association with *Eucalyptus* sp. and *Agonis* sp.
 Previous det.: *Adenanthos cunninghamii* Meisn.in Lehm.

Agrostocrinum scabrum
 subsp. *littorale* Keighery (Anthericaceae)
 CONSERVATION STATUS:P2
 Coll.: G.J. Keighery 5809 Date: 11 1982 (PERTH 01953567)
 LOCALITY Mutton Bird Island, W of Albany WA
 LAT 35 Deg 1 Min 53.000 Sec S LONG 117 Deg 52 Min 47.000 Sec E
 Perennial rhizomatous herb, to 40 cm. Flowers purple/blue. Large granitic rocks. Granitic loam over granite.
 Open granite heath. Abundance: common.

Previous det.: *Agrostocrinum scabrum* (R.Br.) Baill.

Amperea protensa
 Nees (Euphorbiaceae)
 CONSERVATION STATUS:P3
 Coll.: G.J. Keighery 8806 Date: 28 11 1986 (PERTH 1018329)
 LOCALITY Torndirrup National Park, S of Albany WA
 LAT 35 Deg 5 Min Sec S LONG 117 Deg 50 Min Sec E
 Semi-scandent shrub 10-40 cm. Flower colour brown. Male. Depression. Black peaty sand over granite.
 Open heath/sedges. Abundance: common.
 Previous det.: *Amperea volubilis*

Andersonia setifolia
 Benth. (Epacridaceae)
 CONSERVATION STATUS:P3
 Coll.: E.M. Sandiford 85 Date: 19 08 1998 (PERTH 05633990)
 LOCALITY By track to Waterfall Beach, 1.1Km WSW of Mount Martin, Mount Martin Botanic Park, Albany, WA
 LAT 35 Deg 0 Min 12.000 Sec S LONG 117 Deg 56 Min 55.000 Sec E
 Low semi-prostrate shrub with red flowers. On gentle southerly slope, soil a sandy gravel over granite. Bedrock outcropping on places. Vegetation, mixed scrub of *Eucalyptus calophylla*, *Dryandra formosa*, *Hakea trifurcata*, *Acacia leioderma*, *Crowea angustifolia* and *Andersonia caerulea*.

Andersonia setifolia
 Benth. (Epacridaceae)
 CONSERVATION STATUS:P3
 Coll.: E.J. Croxford 5659 Date: 18 07 1987 (PERTH 04379071)
 LOCALITY Gravel ridge on track to Water Catchment area, off Betty's Beach Road, Hassell Highway, WA
 LAT 35 Deg 6 Min 28.000 Sec S LONG 117 Deg 54 Min 35.000 Sec E
 5 cm high, with red flowers. Gravel soil. In association with *Gastrolobium* sp. and *Acacia* sp.

Asplenium aethiopicum
 (Burm.f.) Bech. (Aspleniaceae)
 CONSERVATION STATUS:P4
 Coll.: C.A. Hortin 1/7 Date: 31 10 1992 (PERTH 04462076)
 LOCALITY SW of Goode Beach estate, Torndirrup National Park, WA
 LAT 35 Deg 5 Min 48.000 Sec S LONG 117 Deg 55 Min 53.000 Sec E

16 cm fern. Soil, high in rock crevice
between granite boulders, no soil.
This specimen is housed at Albany.

Asplenium aethiopicum
(Burm.f.) Bech. (Aspleniaceae)
CONSERVATION STATUS:P4
Coll.: C. Andrews s.n. Date: 03 1906 (
PERTH 03249026)
LOCALITY Albany WA
LAT 35 Deg 1 Min 0.000 Sec S LONG
117 Deg 52 Min 47.000 Sec E
Previous det.: *Asplenium furcatum* Thumb.

Asplenium aethiopicum
(Burm.f.) Bech. (Aspleniaceae)
CONSERVATION STATUS:P4
Coll.: G.J. Keighery & J.J. Alford 1642 Date:
07 09 1987 (PERTH 03832341)
LOCALITY N of Blow Hole Drive,
Torndirrup National Park WA
LAT 35 Deg 7 Min Sec S LONG 117
Deg 56 Min Sec E
Fern 40 cm high. Hill slope, loam over
granite outcrop. *Eucalyptus diversicolor*
forest.
Abundance: common
Previous det.: *Asplenium* sp.

Astartea arbuscula
(Benth.) Rye ms (Myrtaceae)
CONSERVATION STATUS:P4
Coll.: C. Andrews s.n. Date: 02 1904 (
PERTH 01898213)
LOCALITY Albany WA
LAT 35 Deg 2 Min 53.000 Sec S LONG
117 Deg 53 Min 47.000 Sec E
Swamps.
Previous det.: *Baeckea arbuscula* Benth.

Astartea arbuscula
(Benth.) Rye ms (Myrtaceae)
CONSERVATION STATUS:P4
Coll.: C.A. Gardner s.n. Date: 08 1936 (
PERTH 01898221)
LOCALITY King George Sound, Albany
WA
LAT 35 Deg 2 Min 53.000 Sec S LONG
117 Deg 53 Min 47.000 Sec E
Shrub 10-18 inches. Peaty swamp.
Previous det.: *Baeckea arbuscula* Benth.

Austrofestuca littoralis
(Labill.) E.B.Alexeev (Poaceae)
CONSERVATION STATUS:P1
Coll.: P.C. Heyligers 88127 Date: 08 09 1988
(PERTH 02239035)
LOCALITY Middleton Beach, E of Albany
WA

LAT 35 Deg 0 Min Sec S LONG 117
Deg 55 Min Sec E
Tussock grass. Unstable foredunes,
including restoration areas.
With *Ammophila arenaria* (planted), *Spinifex*
hirsutus, *Cakile maritima*,
Euphorbia paralias, *Arctotheca populifolia*,
Carpobrotus virescens, *Pelargonium*
capitatum and *Senecio elegans*.
Previous det.: *Austrofestuca pubinervis*
(Vickery)B.K.Simon

Austrofestuca littoralis
(Labill.) E.B.Alexeev (Poaceae)
CONSERVATION STATUS:P1
Coll.: J.A. Cochrane JAC 3788 Date: 10 12
2000 (PERTH 05814626)
LOCALITY Middleton Beach, on foredune
past the caravan park for ca 1 km towards Emu
Point, WA
LAT 35 Deg 1 Min 4.600 Sec S LONG
117 Deg 55 Min 0.500 Sec E
Tussock grass to 40 cm with golden fruiting
heads to 15 cm tall. Beach dune with
white sand.
Dune. Associated species: *Arctotheca*
populifolia, *Euphorbia paralias*, *Cakile*
maritima, *Ammophila arenaria*.
Some clumps very large with multiple
stems and others small with only a few stems.
Frequency: 1000+ plants.

Austrofestuca littoralis
(Labill.) E.B.Alexeev (Poaceae)
CONSERVATION STATUS:P1
Coll.: S. Barrett 889 Date: 04 12 2000 (
PERTH 06682529)
LOCALITY Beach W of Whaling Station,
Torndirrup WA
LAT 35 Deg 5 Min 22.400 Sec S LONG
117 Deg 57 Min 18.600 Sec E
Grass to 75 cm. Open tall grass.
Foredune. Deep beach sand.
Isolepis nodosus, *Euphorbia paralias*,
Carpobrotus sp.
Previous det.: *Austrofestuca littoralis*
(Labill.)E.B.Alexeev
Frequency: occasional.

Banksia brownii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: W. Baxter s.n. Date: 1829 (PERTH
0996319)
LOCALITY Inland from King George's
Sound. WA
LAT 35 Deg 3 Min Sec S LONG 117
Deg 58 Min Sec E
Previous det.: *Banksia brownii*

Banksia brownii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: C. Andrews s.n. Date: 12 1902 (PERTH 0996386)
LOCALITY Hills S of Albany Harbour. WA
LAT 35 Deg 4 Min 54.000 Sec S LONG 117 Deg 50 Min 24.000 Sec E
Previous det.: *Banksia Brownii*

Banksia brownii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: A. Cunningham s.n. Date: (PERTH 0998656)
LOCALITY N of King George's Sound. WA
LAT 35 Deg 0 Min Sec S LONG 117 Deg 58 Min Sec E

Banksia brownii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: E.J. Croxford 4646 B Date: 29 11 1985 (PERTH 04147081)
LOCALITY SW side Quaranup Road, near entrance to Recreation Centre, opposite Fishermans Beach, WA
LAT 35 Deg 3 Min 48.000 Sec S LONG 117 Deg 54 Min 58.000 Sec E
1 m high, with yellow-gold flowers.
Rocky outcrop.
In association with *Nuytsia floribunda* and *Banksia quercifolia*.
This specimen is housed at Albany.

Banksia brownii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
TYPE STATUS: ISO
Coll.: W. Baxter s.n. Date: 1829 (PERTH 0998648)
LOCALITY King George's Sound. WA
LAT 35 Deg 3 Min Sec S LONG 117 Deg 58 Min Sec E
Previous det.: *Banksia brownii* Baxter ex R. Br.

Banksia brownii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: M. McDonald MM 1724 Date: 18 05 1993 (PERTH 03125815)
LOCALITY 6.4 km E along Quaranup Road (near gate to Campe Quaranup), Vancouver Peninsula near Quarantine Hill WA
LAT 35 Deg 2 Min 35.000 Sec S LONG 117 Deg 53 Min 50.000 Sec E
Shrub 1.5 x 1.5 m in open areas or closely-spaced spindly plant to 2 m in deep steep gully.

Moderate-steep slopes and gully of granite peninsula. Parent material: granite. Loamy sand, pH: 6.0.
Open and closed shrubland. *Dryandra formosa*, *B. grandis*, *Anthrocerus* sp., *Isopogon uncinatus*, *Oxylobium lanceolatum*, *Isopogon polycephalus*.
Abundance: ca 120 present.

Banksia brownii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: M. McDonald MM 1724-39 Date: 18 05 1993 (PERTH 03127885)
LOCALITY 6.4 km E along Quaranup Road (near gate to Camp Quaranup) Vancouver Peninsula near Quarantine Hill WA
LAT 35 Deg 2 Min 35.000 Sec S LONG 117 Deg 53 Min 50.000 Sec E
Shrub 1.5 x 1.5 m in open areas or closely-spaced spindly plant to 2 m in deep steep gully.
Moderate to steep slopes and drainage line of granitic peninsula. Parent material: granite. Loamy sand, pH: 6.0.
Open and closed shrubland. *Dryandra formosa*, *B. grandis*, *Anthrocerus* sp., *Isopogon uncinatus*, *Oxylobium lanceolatum*, *Isopogon polycephalus*.
Abundance: ca 120 present.

Banksia goodii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
TYPE STATUS: ISO ?
Coll.: W. Baxter s.n. Date: 1829 (PERTH 999075)
LOCALITY King George's Sound. WA
LAT 35 Deg 2 Min Sec S LONG 117 Deg 53 Min Sec E
Previous det.: *Banksia goodii* R. Br.

Banksia goodii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: A.S. George s.n. Date: 19 08 1973 (PERTH 05200040)
LOCALITY Millbrook Reserve, N of Albany WA
LAT 35 Deg 1 Min 53.000 Sec S LONG 117 Deg 52 Min 47.000 Sec E

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: A.S. George 10880 Date: 19 07 1971 (PERTH 1000004)
LOCALITY Near the Blowholes, S of Albany WA

LAT 35 Deg 4 Min 54.000 Sec S LONG
117 Deg 50 Min 24.000 Sec E
Shrub or small tree to 3 m, rather open. No
flowers out. Around granite outcrop.
Fruit and seedlings collected.
Previous det.: *Banksia verticillata* R. Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: W.E. Blackall s.n. Date: 12 1937 (
PERTH 1000039)
LOCALITY Albany, Frenchman's Bay WA
LAT 35 Deg 5 Min 0.000 Sec S LONG
117 Deg 55 Min 30.000 Sec E
Previous det.: *Banksia verticillata* R. Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: R.W. Goodman 54 Date: 25 02 1984 (
PERTH 04143817)
LOCALITY Blow Holes Turnoff, off
Frenchman's Bay Road, WA
LAT 35 Deg 6 Min 30.000 Sec S LONG
117 Deg 56 Min 0.000 Sec E
2-3 m high, with yellow flowers. Sandy
loam associated with granite.
In association with *Andersonia* sp. and
Adenanthos sp. This specimen
is housed at Albany.
Previous det.: *Banksia verticillata* R.Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: J.A. Cochrane JAC 1196 Date: 28 08
1994 (PERTH 04267540)
LOCALITY Isthmus Hill, Torndirrup National
Park, South, West and North faces of granite
outcrop WA
LAT 35 Deg 6 Min 56.000 Sec S LONG
117 Deg 57 Min 12.000 Sec E
Tree or shrub to 2 m tall with grey fissured
bark.
Steep to moderate slopes peripheral to summit
of rock outcrop. Sandy loam, pH:6. Parent
material: granite.
Open shrubland with *Agonis marginata*, *A.*
flexuosa, *Andersonia*
sprengelioides, *Eucalyptus angulosa*,
Leucopogon parviflorus, *Anthoceros* sp., *Hakea*
elliptica, sedges.
Abundance: 100+ plants.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: A.S. George s.n. Date: 28 09 1977 (
PERTH 0999571)

LOCALITY Torndirrup National Park, S of
Albany WA
LAT 35 Deg 4 Min 54.000 Sec S LONG
117 Deg 50 Min 24.000 Sec E
Plants with new growth. On granite hill.
Previous det.: *Banksia verticillata* R. Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: W.E. Blackall s.n. Date: 12 1937 (
PERTH 1000047)
LOCALITY Albany, Frenchman's Bay WA
LAT 35 Deg 5 Min 0.000 Sec S LONG
117 Deg 55 Min 30.000 Sec E
Previous det.: *Banksia verticillata* R. Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: F. Humphreys s.n. Date: 04 1966 (
PERTH 1000063)
LOCALITY Jimmy Newhills Harbour,
Blowholes, Albany WA
LAT 35 Deg 6 Min 30.000 Sec S LONG
117 Deg 56 Min 0.000 Sec E
Previous det.: *Banksia verticillata* R. Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: A.S. George 11649 Date: 23 02 1973 (
PERTH 0999555)
LOCALITY Near Jimmy Newhills Harbour, S
of Albany WA
LAT 35 Deg 7 Min Sec S LONG 117
Deg 56 Min Sec E
Small tree 5 m, trunk stout, bark grey, fissured,
leaves white beneath, flowers golden yellow.
On granite outcrops above sea.
Previous det.: *Banksia verticillata* R. Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: R.W. Goodman 54 Date: 25 02 1984 (
PERTH 1151959)
LOCALITY Off Blow Holes Road turn off, off
Frenchman's Bay Road, Albany S WA
LAT 35 Deg 5 Min Sec S LONG 117
Deg 55 Min 30.000 Sec E
Grows to 2-3 metres with yellow flowers.
In sandy loam associated with granite.
Associated with *Andersonia*.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: R.W. Goodman 54 Date: 25 02 1984 (
PERTH 01850156)

LOCALITY Off Blowholes turnoff,
Frenchman's Bay road, Albany South WA
LAT 35 Deg 2 Min Sec S LONG 117
Deg 51 Min Sec E
2-3 m high, flowers yellow. Sandy loam
in granite. Adenanthos and Borya.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: J.M. Powell 3215 Date: 15 11 1985 (PERTH 1000012)
LOCALITY Isthmus Hill trig. - Flinders
Peninsular, S of Albany WA
LAT 35 Deg 6 Min Sec S LONG 117
Deg 58 Min Sec E
Shrub 1.5 m., robust, much-branched, grey-
stemmed, foliage white below.
Granite rock dome. Open windswept area.
Skeletal, sandy. Banksia/coastal scrub.
Abundance: abundant.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: F. Lullfitz s.n. Date: 10 03 1966 (PERTH 1000640)
LOCALITY Prope "The Gap" circa sinum
Regis Georgei [Near "The Gap" around King
George Bay] WA
LAT 35 Deg 6 Min 40.000 Sec S LONG
117 Deg 53 Min 30.000 Sec E
Frutex vel arbor parva, fl. ochroleucis. In
collibus graniticis.
Previous det.: *Banksia verticillata* R. Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: W.E. Blackall s.n. Date: 12 1937 (PERTH 1000020)
LOCALITY Near Frenchman's Bay, Albany
WA
LAT 35 Deg 5 Min 0.000 Sec S LONG
117 Deg 55 Min 30.000 Sec E
Previous det.: *Banksia verticillata** R. Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: J.T. Potter s.n. Date: 02 02 1957 (PERTH 1000632)
LOCALITY Albany WA
LAT 35 Deg 1 Min 0.000 Sec S LONG
117 Deg 53 Min 0.000 Sec E
Previous det.: *Banksia verticillata* R. Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R

Coll.: J.A. Cochrane JAC 1407 Date: 28 04
1995 (PERTH 04219430)
LOCALITY Granite outcrop opposite
Michealmas Island on Ben Dearg Point, Gull
Rock National Park WA
LAT 35 Deg 0 Min 56.000 Sec S LONG
118 Deg 3 Min 1.000 Sec E
Shrub to 3 m with rounded canopy. Some old
dead plants (? natural attrition). Good
regeneration from an old fire.
Slopes peripheral to granite outcrop. Grey
sandy loam over granite. pH6.5
Coastal heathland, *Hakea* sp., *Melaleuca* sp.,
Dryandra formosa, *Agonis marginatus*,
Andersonia spp.
Abundance: 50-100 mature plants.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: J.A. Cochrane JAC 3814 Date: 31 12
2000 (PERTH 05788420)
LOCALITY Bald Head, at southern end of
Flinders Peninsula, Torndirrup National Park,
Albany, WA
LAT 35 Deg 6 Min 29.000 Sec S LONG
118 Deg 0 Min 56.000 Sec E
Large woody shrub/small tree to 3 m tall,
windswept and often fallen. Large trunk at
base. Entire leaves.
Slopes of hill. Brown loam over granite.
Heathland. Associated species: *Melaleuca* sp.,
Andersonia sp., *Hakea* sp.,
Acacia sp., *Eucalyptus* sp.
Previous det.: *Banksia verticillata* R.Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: J. Drummond IV : 304 Date: (PERTH
0999563)
LOCALITY Western Australia [Albany -
pers.comm.T.D. Macfarlane, 07/08/2000]
WA
LAT 35 Deg 1 Min 53.000 Sec S LONG
117 Deg 52 Min 47.000 Sec E

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: H.E. Daniels 4 Date: 05 1964 (PERTH 1000101)
LOCALITY Albany WA
LAT 35 Deg 1 Min 0.000 Sec S LONG
117 Deg 53 Min 0.000 Sec E
Previous det.: *Banksia verticillata* R. Br.

Banksia verticillata
R.Br. (Proteaceae)
CONSERVATION STATUS:R

Coll.: G. Folly s.n. Date: 07 01 1981 (PERTH 05297834)
 LOCALITY Western Gully 7, [West Gully],
 Two Peoples Bay Nature Reserve WA
 LAT 35 Deg 0 Min 0.000 Sec S LONG
 118 Deg 10 Min 30.000 Sec E

Banksia verticillata
 R.Br. (Proteaceae)
 CONSERVATION STATUS:R
 Coll.: C.F. Davies s.n. Date: 17 04 1966 (PERTH 05483980)
 LOCALITY Albany, WA
 LAT 35 Deg 1 Min 53.000 Sec S LONG
 117 Deg 52 Min 47.000 Sec E

Banksia verticillata
 R.Br. (Proteaceae)
 CONSERVATION STATUS:R
 Coll.: A.S. George 15275 Date: 04 02 1979 (PERTH 0999547)
 LOCALITY Just W of Jimmy Newhills
 Harbour, Torndirrup National Park WA
 LAT 35 Deg 7 Min Sec S LONG 117
 Deg 56 Min Sec E
 Much-branched shrub 5 m, leaves bright green
 above, buds pale brown, flowers golden, limb
 almost orange.
 On granite hill.
 Previous det.: *Banksia verticillata* R. Br.

Banksia verticillata
 R.Br. (Proteaceae)
 CONSERVATION STATUS:R
 Coll.: M. McDonald MM 1473-82 Date: 12 12
 1992 (PERTH 03127893)
 LOCALITY Stony Hill Creek - NE sub-
 population, Torndirrup National Park, W of
 Albany WA
 LAT 35 Deg 6 Min 46.000 Sec S LONG
 117 Deg 57 Min 18.000 Sec E
 Broad-crowned tree to 2.4 m branching at 30
 cm with rough furrowed bark. Bole
 diameter at 10-20 cm = 50-60 cm. Erect
 foliage and branching.
 Steep to moderate slopes of granite hill
 summit. Parent material: granite.
 Sandy loam-loamy sand with black A1 horizon
 and thick leaf litter, pH: 6.0.
 Open shrubland. *Agonis marginata* (?
 obligate), *Anthoceris* sp., *Andersonia*
sprengelioides, *Hakea* spp.
 Abundance: ca 150-200 over 300 x 100 m.

Boronia crassipes
 Bartl. (Rutaceae)
 CONSERVATION STATUS:P3
 Coll.: Young D. s.n. Date: 10 09 1969 (PERTH 993271)

LOCALITY Superphosphate Works, Albany,
 W end of town. WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG
 117 Deg 53 Min 47.000 Sec E
 Plant to 1 m. Flowers dark red on one bush,
 white on another.

Boronia crassipes
 Bartl. (Rutaceae)
 CONSERVATION STATUS:P3
 Coll.: C.J. Robinson 1168 Date: 28 09 1993 (PERTH 03316246)
 LOCALITY Warrangoo road - end, off
 Bayonet Head road, Albany WA
 LAT 35 Deg 1 Min 53.000 Sec S LONG
 117 Deg 52 Min 47.000 Sec E
 Erect wispy shrub 1.5 m, flowers pink.
 Flat, peaty sand. *Agonis juniperina* wet
 heath.
 Abundance: + 100

Boronia crassipes
 Bartl. (Rutaceae)
 CONSERVATION STATUS:P3
 Coll.: P.J. Collins s.n. Date: 28 09 1993 (PERTH 03316262)
 LOCALITY Geldhow Nature Reserve, W side
 of Albany town WA
 LAT 35 Deg 1 Min 53.000 Sec S LONG
 117 Deg 52 Min 47.000 Sec E
 Erect wispy shrub 1.5 m, flowers bright pink.
 Flanks of creekline, peaty sand. Wet heath.
 Abundance: very common in small area.

Boronia crassipes
 Bartl. (Rutaceae)
 CONSERVATION STATUS:P3
 Coll.: E.J. Croxford 1842 Date: 20 09 1982 (PERTH 04369599)
 LOCALITY Road behind Superphosphate
 Works, WA
 LAT 35 Deg 1 Min 53.000 Sec S LONG
 117 Deg 52 Min 47.000 Sec E
 1.5 m high, with pink flowers. Wet peat
 swamp. In association with *Beaufortia*
sparsa and rushes.
 This specimen is housed at Albany.
 ALB. 3437

Boronia crassipes
 Bartl. (Rutaceae)
 CONSERVATION STATUS:P3
 Coll.: K.R. Newbey 1920 Date: 28 11 1965 (PERTH 992801)
 LOCALITY 5 miles W of Albany. WA
 LAT 35 Deg 0 Min 0.000 Sec S LONG
 117 Deg 49 Min 0.000 Sec E
 5 feet high. On sand flat.

Boronia crassipes

Bartl. (Rutaceae)
 CONSERVATION STATUS:P3
 Coll.: C. Andrews s.n. Date: 12 1902 (PERTH 992836)
 LOCALITY Albany. WA
 LAT 35 Deg 0 Min 0.000 Sec S LONG 117 Deg 52 Min 0.000 Sec E
 Swamp.

Boronia crassipes
 Bartl. (Rutaceae)
 CONSERVATION STATUS:P3
 Coll.: Young D. s.n. Date: 10 09 1969 (PERTH 993263)
 LOCALITY Superphosphate Works, Albany, W end of town. WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG 117 Deg 53 Min 47.000 Sec E
 Plant to 1 m. Flowers dark red on one bush, white on another.

Boronia crassipes
 Bartl. (Rutaceae)
 CONSERVATION STATUS:P3
 Coll.: Young R. s.n. Date: 18 11 1958 (PERTH 00992852)
 LOCALITY Albany. WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG 117 Deg 53 Min 47.000 Sec E

Boronia crassipes
 Bartl. (Rutaceae)
 CONSERVATION STATUS:P3
 Coll.: C.J. Robinson 1129 Date: 03 09 1993 (PERTH 03316270)
 LOCALITY Link road, 5 km W of Albany, 0.3 km N of Upper Denmark road WA
 LAT 35 Deg 1 Min 54.000 Sec S LONG 117 Deg 49 Min 43.000 Sec E
 Erect spindly shrub 1.5 m high, flowers bright pink. Valley, peaty sand.
Homalospermum firmum, *Agonis linearifolia*, *Acacia hastulata*, *Baumea riparia*.
 Abundance: + 2000 plants

Caladenia evanescens
 Hopper & A.P.Br. (Orchidaceae)
 CONSERVATION STATUS:PI
 Coll.: R. Oliver s.n. Date: 03 10 1962 (PERTH 00269255)
 LOCALITY Albany WA
 LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
 Previous det.: *Caladenia evanescens* Hopper & A.P.Brown

Caladenia harringtoniae
 Hopper & A.P.Br. (Orchidaceae)
 CONSERVATION STATUS:R

Coll.: R. Herberle s.n. Date: 28 09 1983 (PERTH 0260355)
 LOCALITY Mount Clarence, Albany WA
 LAT 35 Deg 1 Min 42.000 Sec S LONG 117 Deg 53 Min 42.000 Sec E
 Previous det.: *Caladenia harringtonae* Hopper subsp. *harringtonae*

Caladenia plicata
 Fitzg. (Orchidaceae)
 CONSERVATION STATUS:P4
 Coll.: P. Smith s.n. Date: 08 09 1959 (PERTH 00233978)
 LOCALITY Spencer Park, Albany WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG 117 Deg 53 Min 47.000 Sec E
 Previous det.: *Caladenia plicata* Fitzg.

Calectasia cyanea
 R.Br. (Dasypogonaceae)
 CONSERVATION STATUS:R
 Coll.: C.A. Hortin 2/6 Date: 26 07 1991 (PERTH 04488601)
 LOCALITY W of Eclipse Island Road, Torndirrup National Park, WA
 LAT 35 Deg 6 Min Sec S LONG 117 Deg 55 Min Sec E
 25 cm plant with blue flowers and yellow and red anthers. Soil, yellow gravel sand.
 In association with *Allocasuarina humilis*.
 Previous det.: *Calectasia cyanea* R.Br.

Calectasia cyanea
 R.Br. (Dasypogonaceae)
 CONSERVATION STATUS:R
 Coll.: R.L. Barrett, N. Bluethgen & K. Reifem RLB 1376 Date: 25 11 1999 (PERTH 05542553)
 LOCALITY 2.5 km down Eclipse Island Road from Frenchman Bay Road, Torndirrup National Park, WA
 LAT 35 Deg 7 Min Sec S LONG 117 Deg 52 Min Sec E
 Erect undershrub to 0.4 m, facultative-stilting. Flowers deep blue. Shallow yellow sand over lateritic ridge.
 Low heath with *Adenanthos cuneatus*, *Allocasuarina humilis*, *Banksia grandis* (dwarf form), *Hakea prostrata* (prostrate form), *Jacksonia horrida*, *Lysinema ciliatum*, *Melaleuca* sp., *Petrophile squamata* and *Poaceae* sp.
 Frequency: five clumps found in unburnt area, parts taken. c. 50 seedlings found in adjacent area burnt four years previously.

Calectasia cyanea
 R.Br. (Dasypogonaceae)
 CONSERVATION STATUS:R

Coll.: G.J. Keighery 11733 Date: 01 10 1986
(PERTH 05101786)
LOCALITY Eclipse Island road, Torndirrup
National Park, WA
LAT 35 Deg 7 Min Sec S LONG 117
Deg 52 Min Sec E
Multistemmed herb 30-40 cm high x 20 cm
wide. Flowers metallic blue, anthers yellow
age red.
Ironstone ridge, red-brown loam over
ironstone. Heath. Abundance:
locally common.
Previous det.: *Calectasia cyanea* R.Br.

Calectasia cyanea
R.Br. (Dasypogonaceae)
CONSERVATION STATUS:R
Coll.: P. Morris Sp10TN1 Date: 07 08 1988 (
PERTH 1987593)
LOCALITY Eclipse Island Road, Torndirrup
National Park WA
LAT 35 Deg 6 Min Sec S LONG 117
Deg 55 Min Sec E
Woody herb to 0.2 m. Spindly stems with
flowers and foliage at end.
Base of limestone hills. Grey sand over
limestone. In heath with Proteaceae and
Myrtaceae.
Abundance: Occasional.
Previous det.: *Calectasia cyanea* R.Br.

Calectasia cyanea
R.Br. (Dasypogonaceae)
CONSERVATION STATUS:R
Coll.: A. Macleay s.n. Date: 1836 (
PERTH 01987860)
LOCALITY King George Sound WA
LAT 35 Deg 1 Min Sec S LONG 117
Deg 53 Min Sec E
Previous det.: *Calectasia cyanea* R.Br.

Chamelaucium forrestii
subsp. *orarium* N.G.Marchant & Keighery ms
(Myrtaceae)
CONSERVATION STATUS:P2
Coll.: I. Abbott s.n. Date: 18 09 1978 (
PERTH 01259695)
LOCALITY 0.5 km from Cape Vancouver
proper WA
LAT 35 Deg 1 Min 10.000 Sec S LONG
118 Deg 11 Min 38.000 Sec E
Scattered bushes to 1 m high. Most bushes in
flower. In sandy soils over aeolianite.
Growing with *Melaleuca striata*, *Jacksonia*
horrida, *Dryandra formosa*, *Hakea corymbosa*
and *Anarthria prolifera* in heath.

Chamelaucium forrestii
subsp. *orarium* N.G.Marchant & Keighery ms
(Myrtaceae)

CONSERVATION STATUS:P2
Coll.: I. Abbott s.n. Date: 18 09 1978 (
PERTH 01259709)
LOCALITY 0.5 km from Cape Vancouver
proper WA
LAT 35 Deg 1 Min 10.000 Sec S LONG
118 Deg 11 Min 38.000 Sec E
Scattered bushes to 1 m high. Most bushes in
flower. In sandy soils over aeolianite.
Growing with *Melaleuca striata*, *Jacksonia*
horrida, *Dryandra formosa*, *Hakea corymbosa*
and *Anarthria prolifera* in heath.

Chamelaucium forrestii
subsp. *orarium* N.G.Marchant & Keighery ms
(Myrtaceae)
CONSERVATION STATUS:P2
Coll.: G.J. Keighery 8586 Date: 10 12 1986 (
PERTH 01259652)
LOCALITY Cape Vancouver, 500 m from tip,
Two Peoples Bay, 30 km E Albany WA
LAT 35 Deg 1 Min 22.000 Sec S LONG
118 Deg 11 Min 28.000 Sec E
Low dense shrub, 1m - 1.5m tall, flowers
white. Hill top slopes, white sandy clay
over granite.
Low dense shrubland.

Chamelaucium forrestii
subsp. *orarium* N.G.Marchant & Keighery ms
(Myrtaceae)
CONSERVATION STATUS:P2
Coll.: I. Abbott s.n. Date: 18 09 1978 (
PERTH 01259679)
LOCALITY 0.5 km from Cape Vancouver
proper WA
LAT 35 Deg 1 Min 10.000 Sec S LONG
118 Deg 11 Min 38.000 Sec E
Scattered bushes to 1 m high. Most bushes in
flower. In sandy soils over aeolianite.
Growing with *Melaleuca striata*, *Jacksonia*
horrida, *Dryandra formosa*, *Hakea corymbosa*
and *Anarthria prolifera* in heath.
Previous det.: *Chamelaucium forrestii* F.
Muell

Chamelaucium forrestii
subsp. *orarium* N.G.Marchant & Keighery ms
(Myrtaceae)
CONSERVATION STATUS:P2
Coll.: B. Swainson & D. Davidson s.n. Date:
10 10 1984 (PERTH 01259660)
LOCALITY Southern end of Cape Vancouver.
Two Peoples Bay Nature Reserve WA
LAT 35 Deg 1 Min 10.000 Sec S LONG
118 Deg 11 Min 38.000 Sec E
Shrub to 1.5 m high. Cream flowers with red
bracts.
Coastal penninsular topography. Grey colour
sand over granite. Frequent in heath.

Chamelaucium forrestii
subsp. *orarium* N.G. Marchant & Keighery ms
(Myrtaceae)
CONSERVATION STATUS: P2
Coll.: G. Folley s.n. Date: 10 10 1984 (PERTH 01229125)
LOCALITY Two People Bay Nature Reserve,
Cape Vancouver WA
LAT 35 Deg 1 Min 10.000 Sec S LONG
118 Deg 11 Min 38.000 Sec E

Chamelaucium forrestii
subsp. *orarium* N.G. Marchant & Keighery ms
(Myrtaceae)
CONSERVATION STATUS: P2
Coll.: I. Abbott s.n. Date: 18 09 1978 (PERTH 01259687)
LOCALITY 0.5 km from Cape Vancouver
proper WA
LAT 35 Deg 1 Min 10.000 Sec S LONG
118 Deg 11 Min 38.000 Sec E
Scattered bushes to 1 m. Most bushes in
flower. In sandy soil over aeolianite.
Growing with *Melaleuca straita*, *Jacksonia*
horrida, *Dryandra formosa*, *Hakea corymbosa*
and *Anarthria prolifera* in heath.

Chorizema carinatum
(Meisn.) J.M. Taylor & Crisp
(Papilionaceae)
CONSERVATION STATUS: P3
Coll.: Webb s.n. Date: 12 1882 (PERTH
02905353)
LOCALITY King George Sound WA
LAT 35 Deg 1 Min Sec S LONG 117
Deg 53 Min Sec E
Previous det.: *Oxylobium carinatum*

Chorizema reticulatum
Meisn. (Papilionaceae)
CONSERVATION STATUS: P3
Coll.: Col. B.T. Goadby 86 Date: 10 1900 (PERTH 03550427)
LOCALITY King George's Sound WA
LAT 35 Deg 1 Min Sec S LONG 117
Deg 53 Min Sec E
Previous det.: *Chorizema reticulatum*
Meissner

Chorizema reticulatum
Meisn. (Papilionaceae)
CONSERVATION STATUS: P3
Coll.: C. Andrews s.n. Date: 10 1903 (PERTH 03550451)
LOCALITY Near Albany WA
LAT 35 Deg 1 Min Sec S LONG 117
Deg 53 Min Sec E
In ironstone gravel.

Previous det.: *Chorizema reticulatum*
Meissner

Chorizema reticulatum
Meisn. (Papilionaceae)
CONSERVATION STATUS: P3
Coll.: G.J. Keighery 8762 Date: 01 09 1986 (PERTH 02724197)
LOCALITY Bonnacord Road Reserve, 8 km
ENE of Albany WA
LAT 35 Deg 0 Min 14.000 Sec S LONG
117 Deg 57 Min 20.000 Sec E
Tufted shrub, 10-20 cm high. Flowers salmon
pink, eye yellow. Hilltop. Lateritic sand
over laterite.
Eucalyptus staeri woodland.
Abundance: common.
Previous det.: *Chorizema* sp.

Chorizema reticulatum
Meisn. (Papilionaceae)
CONSERVATION STATUS: P3
Coll.: Col. Goadby s.n. Date: (PERTH
03550435)
LOCALITY King George's Sound WA
LAT 35 Deg 1 Min Sec S LONG 117
Deg 53 Min Sec E
Previous det.: *Chorizema reticulatum*
Meissner

Coleanthera coelophylla
(A.Cunn.) Benth. (Epacridaceae)
CONSERVATION STATUS: P1
TYPE STATUS: UNK
Coll.: W. Baxter s.n. Date: (PERTH 1015494)
LOCALITY Eastward of King George's
Sound, New Holland. WA
LAT 35 Deg 3 Min Sec S LONG 117
Deg 58 Min Sec E
Frutex erectus, 30-60 cm alt.
Previous det.: *Coleanthera coelophylla*
(Cunn.) Benth.

Conospermum quadripetalum
E.M. Benn. (Proteaceae)
CONSERVATION STATUS: P2
Coll.: C.A. Hortin 3/19.23 Date: 09 09 1993 (PERTH 04272463)
LOCALITY W of Eclipse Island Road,
Torndirrup National Park, WA
LAT 35 Deg 5 Min 40.000 Sec S LONG
117 Deg 53 Min 15.000 Sec E
To 1 m high, straggly herb, with pale
blue/white flowers. Grey sandy soil.
Level ground behind coastal hills.
In association with *Dampiera linearis*.
This specimen is housed at Albany. ALB12892
Previous det.: *Conospermum debile* Kippist ex
Meisn.

Conospermum quadripetalum
 E.M.Benn. (Proteaceae)
 CONSERVATION STATUS:P2
 Coll.: E.M. Sandiford EMS 516 Date: 29 06
 2000 (PERTH 06100090)
 LOCALITY South side Opal Street,
 approximately half way between Symers and
 O'Connell Streets, Little Grove WA
 LAT 35 Deg 4 Min 15.600 Sec S LONG
 117 Deg 52 Min 25.500 Sec E
 Low shrub - tufted with basal leaves & flowers
 to 40cm; flowers grey blue.
 Roadside culvert with orange sandy clay
 roadside spoil over grey sand turning white
 with depth.
Agonis parviceps Open Scrub, assorted species
Anarthria prolifera, *Lepidosperma*
squamatum, *Hypolaena exsulca*, *Spyridium*
globulosum and *Hibbertia cuneiformis*.
 Frequency: uncommon.

Conospermum quadripetalum
 E.M.Benn. (Proteaceae)
 CONSERVATION STATUS:P2
 Coll.: E.J. Croxford 5595 Date: 01 09 1987 (
 PERTH 04272498)
 LOCALITY Sharps Point Road, off
 Frenchman's Bay Road, Albany SW, WA
 LAT 35 Deg 6 Min 53.000 Sec S LONG
 117 Deg 50 Min 27.000 Sec E
 40 cm high, with pale blue flowers.
 Sandy loam soil. In association with *Eutaxia*
sp. and *Banksia sp.*

This specimen is housed at Albany.
 ALB10868
 Previous det.: *Conospermum debile* Kippist ex
 Meisn.

Conospermum quadripetalum
 E.M.Benn. (Proteaceae)
 CONSERVATION STATUS:P2
 Coll.: C.A. Hortin 3/19.21 Date: 09 1991 (
 PERTH 04272471)
 LOCALITY Torndirrup National Park, Eclipse
 Island Road, WA
 LAT 35 Deg 5 Min 40.000 Sec S LONG
 117 Deg 53 Min 15.000 Sec E
 35 cm high, with blue/white flowers.
 Grey sandy soil. In association with
Dampiera linearis.

This specimen is housed at Albany.
 ALB11217
 Previous det.: *Conospermum debile* Kippist ex
 Meisn.

Conospermum quadripetalum
 E.M.Benn. (Proteaceae)
 CONSERVATION STATUS:P2

Coll.: C.A. Hortin 3/19.22 Date: 09 09 1993 (
 PERTH 04272242)
 LOCALITY Eclipse Island Road, Torndirrup
 National Park, WA
 LAT 35 Deg 5 Min 40.000 Sec S LONG
 117 Deg 53 Min 15.000 Sec E
 To 1 m high, with blue white flowers.
 Grey sandy soil. Flat land between coast hills.
 In association with *Dampiera linearis*.
 Previous det.: *Conospermum debile* Kippist ex
 Meisn.

Conospermum quadripetalum
 E.M.Benn. (Proteaceae)
 CONSERVATION STATUS:P2
 Coll.: C.A. Hortin 3/19.3 Date: 09 09 1993 (
 PERTH 04183940)
 LOCALITY W of Eclipse Island road,
 Torndirrup National Park WA
 LAT 35 Deg 5 Min 40.000 Sec S LONG
 117 Deg 53 Min 15.000 Sec E
 Straggly herb to 1 m, flowers pale blue/white.
 Grey sand. Level ground behind coastal hills.
Dampiera linearis.
 Previous det.: *Conospermum debile* Kippist ex
 Meisn.

Conospermum quadripetalum
 E.M.Benn. (Proteaceae)
 CONSERVATION STATUS:P2
 Coll.: C.A. Hortin 3/19.2 Date: 09 09 1993 (
 PERTH 04183576)
 LOCALITY Eclipse Island road, Torndirrup
 National Park WA
 LAT 35 Deg 6 Min Sec S LONG 117
 Deg 55 Min Sec E
 Spindly shrub to 1 m, flowers blue-white.
 Grey sand, flat land between coast hills.
Dampiera linearis.
 Previous det.: *Conospermum debile* Kippist ex
 Meisn.

L 1079
Conospermum spectabile
 E.M.Benn. (Proteaceae)
 CONSERVATION STATUS:P2
 Coll.: Anonymous s.n. Date: (PERTH
 1724606)
 LOCALITY King [presumably George] Sound
 WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG
 117 Deg 53 Min 47.000 Sec E
 Previous det.: *Conospermum floribundum*
 Benth.

Conostylis drummondii
 Benth. (Haemodoraceae)
 CONSERVATION STATUS:R
 TYPE STATUS: UNK *

Coll.: J. Drummond s.n. Date: (PERTH
0999660)
LOCALITY King George Sound WA
LAT 35 Deg 3 Min Sec S LONG 117
Deg 58 Min Sec E
Previous det.: *Conostylis drummondii* Benth.

Conostylis misera
Endl. (Haemodoraceae)
CONSERVATION STATUS:R
TYPE STATUS: HOL
Coll.: J. Drummond s.n. Date: (PERTH
01222031)
LOCALITY King George Sound WA
LAT 35 Deg 1 Min Sec S LONG 117
Deg 53 Min Sec E
Previous det.: *Conostylis gladiata* Benth.

Corybas limpidus
D.L.Jones (Orchidaceae)
CONSERVATION STATUS:P4
Coll.: C.J. Robinson with L. Byrne 938 Date:
22 09 1992 (PERTH 03314057)
LOCALITY Ledge Bay Beach: Gull Rock
Area, Albany WA
LAT 35 Deg 0 Min 30.000 Sec S LONG
118 Deg 0 Min Sec E
Terrestrial orchid 12 mm. Labellum mottled
red and transparent. Dorsal sepal transparent
green.
Steep face of 1st dune; back side near crest of
1st dune. Calcareous sand over ?
limestone/granite.
Adenanthos sericeus, *Agonis flexuosam*,
Olearia axillaris, *Acacia littorea*. Coastal heath.
Abundance: very common.

Corybas limpidus
D.L.Jones (Orchidaceae)
CONSERVATION STATUS:P4
TYPE STATUS: ISO
Coll.: D.L. Jones & T.D. Jones DLJ 2424
Date: 30 08 1986 (PERTH 05724066)
LOCALITY Ledge Beach, Albany, Darling
district, WA
LAT 35 Deg 0 Min Sec S LONG 117
Deg 52 Min Sec E
Deciduous terrestrial orchid. Dorsal sepal long,
more or less transparent; labellum with
reddish-maroon markings.
Stabilised dune. Dense scrub. Under *Agonis*
flexuosa.

Corybas limpidus
D.L.Jones (Orchidaceae)
CONSERVATION STATUS:P4
Coll.: D.L. Jones & B.E. Jones DLJ 1884
Date: 19 09 1985 (PERTH 06489168)
LOCALITY Ledge Beach, E of Albany, Eyre
District WA

LAT 35 Deg 1 Min Sec S LONG 117
Deg 59 Min Sec E
Dorsal sepal green, labellum transparent with
dark red blotches and markings. In colonies.
Grey sandy loam, dense leaf litter. Coastal
scrub dominated by *Agonis flexuosa*.
Previous det.: *Corybas limpidus* D.L.Jones

Corybas limpidus
D.L.Jones (Orchidaceae)
CONSERVATION STATUS:P4
Coll.: A.S. George & L. Byrne AG 11094
Date: 01 10 1971 (PERTH 06034616)
LOCALITY Ledge Bay, E of Albany, WA
LAT 35 Deg 1 Min Sec S LONG 117
Deg 59 Min Sec E
Flower maroon and translucent green; dorsal
sepal and labellum boss without red markings.
In sand, above beach.
Under coastal scrub.
Previous det.: *Corybas* sp.

Degelia flabellata
P.M.Jorg. & P.James (Pannariaceae)
CONSERVATION STATUS:P2
Coll.: D. Richardson 155 Date: 18 04 1980 (
PERTH 03346463)
LOCALITY Gull Rock road, 2 km from the
coast, near Albany WA
LAT 35 Deg 1 Min 53.000 Sec S LONG
117 Deg 52 Min 47.000 Sec E
Previous det.: *Parmeliella* sp.

Diuris drummondii
Lindl. (Orchidaceae)
CONSERVATION STATUS:R
Coll.: G.J. Keighery 15108 Date: 17 11 1997
(PERTH 05792061)
LOCALITY Torndirrup National Park, S of
Albany, WA
LAT 35 Deg 7 Min 0.000 Sec S LONG
117 Deg 55 Min 0.000 Sec E
Tuberous herb. Flowers yellow, labellum with
red lines. In full flower.
Winter wet swamp, black sand over granite.
Agonis parviceps tall shrubland.
Previous det.: *Diuris drummondii* Lindl.
Frequency: very common, locally burnt last
year.

Dodonaea trifida
F.Muell. (Sapindaceae)
CONSERVATION STATUS:P3
Coll.: K.R. Newbey 3046 Date: 22 11 1964 (
PERTH 1106171)
LOCALITY Mount Melville, Albany townsite
WA
LAT 35 Deg 1 Min Sec S LONG 117
Deg 53 Min Sec E
3 ft high. In granite soil.

Previous det.: *Dodonaea humifusa* var. *hirtella*

Dodonaea trifida
F.Muell. (Sapindaceae)
CONSERVATION STATUS:P3
Coll.: K.R. Newbey 3046 Date: 22 11 1964 (PERTH 02724332)
LOCALITY Mount Melville, Albany townsite WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
3 ft high. Granite soil.
Previous det.: *Dodonaea humifusa* var. *hirtella* Benth.

Drosera fimbriata
DeBuhr (Droseraceae)
CONSERVATION STATUS:P4
Coll.: R. Erickson s.n. Date: 16 10 1963 (PERTH 05862566)
LOCALITY Albany, WA
LAT 35 Deg 0 Min Sec S LONG 117 Deg 52 Min Sec E
Sand. Open forest.
Previous det.: *Drosera stolonifera* Endl.

Dryandra serra
R.Br. (Proteaceae)
CONSERVATION STATUS:P4
Coll.: Maxwell s.n. Date: 18 08 1958 (PERTH 1100238)
LOCALITY Western Australia WA
LAT 35 Deg 2 Min Sec S LONG 117 Deg 54 Min Sec E
Flowers, 5-8 feet. On conglomerate dry rocky situations.

Dryandra serra
R.Br. (Proteaceae)
CONSERVATION STATUS:P4
Coll.: W. Baxter s.n. Date: 1828 (PERTH 1100165)
LOCALITY King George Sound WA
LAT 35 Deg 2 Min Sec S LONG 117 Deg 53 Min Sec E

Dryandra serra
R.Br. (Proteaceae)
CONSERVATION STATUS:P4
Coll.: Colonel Goadby B.2181 Date: 09 1899 (PERTH 1100157)
LOCALITY King George Sound WA
LAT 35 Deg 2 Min Sec S LONG 117 Deg 53 Min Sec E
Previous det.: *Dryandra serra* R. Br.

Dryandra serra
R.Br. (Proteaceae)
CONSERVATION STATUS:P4

Coll.: C.A. Gardner s.n. Date: 11 1927 (PERTH 1100254)
LOCALITY King George Sound WA
LAT 35 Deg 2 Min Sec S LONG 117 Deg 53 Min Sec E

Dryandra serra
R.Br. (Proteaceae)
CONSERVATION STATUS:P4
TYPE STATUS: ISO
Coll.: C.A. Gardner s.n. Date: (PERTH 1066269)
LOCALITY Prope [near] King George Sound WA
LAT 35 Deg 2 Min Sec S LONG 117 Deg 54 Min Sec E
Previous det.: *Dryandra serra* R.Br.

Eucalyptus goniantha
Turcz. subsp. *goniantha* (Myrtaceae)
CONSERVATION STATUS:P4
Coll.: S.D. Hopper 2183 Date: 27 05 1982 (PERTH 1362003)
LOCALITY 0.6 km S of Snake Hill, 18 km SE of Grasmere Hill, W of Albany WA
LAT 35 Deg 7 Min Sec S LONG 117 Deg 55 Min Sec E
Mallee 1.5 m tall, ribbed pedicellate fruit. Bottom slope of hill, SW aspect. Grey sand. Growing in low woodland of *Banksia ilicifolia* and *Agonis flexuosa* over heath - low heath.
Previous det.: *Eucalyptus* ? *falcata* Turcz.

Eucalyptus goniantha
Turcz. subsp. *goniantha* (Myrtaceae)
CONSERVATION STATUS:P4
Coll.: S. Barrett 1364 Date: 22 07 2005 (PERTH 07354959)
LOCALITY Adjacent to firebreak of Torndirrup National Park, near Lot 56 Rainbows End WA
LAT 35 Deg 4 Min 40.600 Sec S LONG 117 Deg 51 Min 26.700 Sec E
Spreading small tree. Bark mottled, stripping. In bud. Slope. Sand on limestone. Woodland. *Agonis flexuosa*, *Leucopgon revolutus*, *Pultenaea reticulata*, *Jacksonia* sp.
Frequency:rare.

Eucalyptus x erythrandra
Blakely & H.Steedman (Myrtaceae)
CONSERVATION STATUS:P4
Coll.: J. Hyam s.n. Date: 22 09 1961 (PERTH 1126792)
LOCALITY ? Albany WA
LAT 35 Deg 0 Min 0.000 Sec S LONG 117 Deg 52 Min 0.000 Sec E
Previous det.: *Eucalyptus x erythrandra* Blakely & H. Steedman

Eucalyptus x missilis
 Brooker & Hopper (Myrtaceae)
 CONSERVATION STATUS:P4
 Coll.: G.J. Keighery 8164 Date: 06 07 1986 (PERTH 1362143)
 LOCALITY Between Limestone Head adn Bald Head, Flinders Peninsula, Torndirrup, S of Albany, WA
 LAT 35 Deg 6 Min 5.000 Sec S LONG 118 Deg 0 Min 20.000 Sec E
 Tall slender, smooth barked mallee, 3-5 m high, flowers white. Edges granite rock, grey black sand over granite.
 Mallee over shrubs.
 Previous det.: *Eucalyptus x missilis* Brooker & Hopper
 Frequency: 10-12 plants.

Eucalyptus x missilis
 Brooker & Hopper (Myrtaceae)
 CONSERVATION STATUS:P4
 Coll.: G.J. Keighery 8164 Date: 06 07 1986 (PERTH 1362151)
 LOCALITY Between Limestone Head adn Bald Head, Flinders Peninsula, Torndirrup, S of Albany, WA
 LAT 35 Deg 6 Min 5.000 Sec S LONG 118 Deg 0 Min 20.000 Sec E
 Tall slender, smooth barked mallee, 3-5 m high, flowers white. Edges granite rock, grey black sand over granite.
 Mallee over shrubs.
 Previous det.: *Eucalyptus x missilis* Brooker & Hopper
 Frequency: 10-12 plants.

Eucalyptus x missilis
 Brooker & Hopper (Myrtaceae)
 CONSERVATION STATUS:P4
 Coll.: M.I.H. Brooker 9994 Date: 20 07 1988 (PERTH 1362216)
 LOCALITY Walking track on Flinders Peninsula WA
 LAT 35 Deg 5 Min Sec S LONG 118 Deg 0 Min Sec E
 5 different plants all with pith glands as with the *angulosa*.
 Previous det.: *Eucalyptus x missilis* Brooker & Hopper

Eucalyptus x missilis
 Brooker & Hopper (Myrtaceae)
 CONSERVATION STATUS:P4
 Coll.: G.J. Keighery 8165 Date: 06 07 1986 (PERTH 1362178)
 LOCALITY Between Limestone Head adn Bald Head, Flinders Peninsula, Torndirrup, S of Albany WA
 LAT 35 Deg 6 Min 5.000 Sec S LONG 118 Deg 0 Min 20.000 Sec E

Open mallee 2 m high, in bud. Dunes above granite, grey sand over ? granite.
 Mallee heath (with *E. angulosa*/*E. comuta*).
 Abundance: scattered clumps.
 Previous det.: *Eucalyptus x missilis* Brooker & Hopper

Gonocarpus pusillus
 (Benth.) Orchard (Haloragaceae)
 CONSERVATION STATUS:P3
 Coll.: C. Andrews s.n. Date: 12 1902 (PERTH 03494411)
 LOCALITY Albany WA
 LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
 Swamp.
 Previous det.: *Haloragis pusilla*

Goodenia filiformis
 R.Br. (Goodeniaceae)
 CONSERVATION STATUS:P3
 Coll.: Col. B.T. Goadby s.n. Date: 01 1900 (PERTH 02604663)
 LOCALITY King George Sound WA
 LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
 Previous det.: *Goodenia filiformis* R.Br.

Gyrostemon thesioides
 (Hook.f.) A.S.George (Gyrostemonaceae)
 CONSERVATION STATUS:P2
 Coll.: C. Andrews s.n. Date: 12 1902 (PERTH 03295184)
 LOCALITY Albany WA
 LAT 35 Deg 1 Min 53.000 Sec S LONG 117 Deg 52 Min 47.000 Sec E
 Previous det.: *Didymotheca thesioides* J.D. Hook

Gyrostemon thesioides
 (Hook.f.) A.S.George (Gyrostemonaceae)
 CONSERVATION STATUS:P2
 Coll.: F. Mueller s.n. Date: 10 1867 (PERTH 03295192)
 LOCALITY King George's Sound WA
 LAT 35 Deg 1 Min 53.000 Sec S LONG 117 Deg 52 Min 47.000 Sec E
 Male plant.
 Previous det.: *Gyrostemon thesioides* (J.D. Hook) A.S. George

Gyrostemon thesioides
 (Hook.f.) A.S.George (Gyrostemonaceae)
 CONSERVATION STATUS:P2
 Coll.: G.J. Keighery 5574 Date: 07 11 1982 (PERTH 03295427)
 LOCALITY Blowholes Road, Torndirrup National Park, SW Albany WA
 LAT 35 Deg 7 Min 0.000 Sec S LONG 117 Deg 55 Min 0.000 Sec E

Prostrate fleshy perennial, dioecious. Flowers to 15 cm, clumps to 30 cm diameter. Flower colour male reddish, female green. Undulating fixed dunes. Calcareous grey sand over limestone. Coastal heath. Abundance: common.

Gyrostemon thesioides
(Hook.f.) A.S.George (Gyrostemonaceae)
CONSERVATION STATUS:P2
Coll.: L. Preiss 1226 Date: 16 10 1840 (PERTH 03295176)
LOCALITY King George's Sound WA
LAT 35 Deg 1 Min 53.000 Sec S LONG 117 Deg 52 Min 47.000 Sec E
Female plant.
Previous det.: *Didymotheca thesioides* J.D. Hook

Gyrostemon thesioides
(Hook.f.) A.S.George (Gyrostemonaceae)
CONSERVATION STATUS:P2
Coll.: D.J. Edinger 874 Date: 13 11 1993 (PERTH 03286959)
LOCALITY Vancouver Peninsula, Albany WA
LAT 35 Deg 4 Min Sec S LONG 117 Deg 56 Min Sec E
Straggling sub shrub. Start of Sharp Point track. Under trees, *Agonis flexuosa*.

Hakea tuberculata
R.Br. (Proteaceae)
CONSERVATION STATUS:P3
Coll.: [A. Morrison] s.n. Date: 18 04 1904 (PERTH 06564429)
LOCALITY King Rier Road, Albany WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
Previous det.: *Hakea attenuata* R.Br.

Hakea tuberculata
R.Br. (Proteaceae)
CONSERVATION STATUS:P3
Coll.: F.M.C. Schock 165 Date: 12 04 1917 (PERTH 06564410)
LOCALITY Near Albany WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
Previous det.: *Hakea attenuata* R.Br.

Isopogon uncinatus
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: J. Drummond 187 Date: (PERTH 1076426)
LOCALITY Not given WA
LAT 35 Deg 5 Min 0.000 Sec S LONG 117 Deg 50 Min 0.000 Sec E

Isopogon uncinatus
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: C.J. Robinson 1111 Date: 16 06 1993 (PERTH 03358275)
LOCALITY Vancouver Peninsula - below gate to Quaranup WA
LAT 35 Deg 4 Min 6.000 Sec S LONG 117 Deg 55 Min 29.000 Sec E
Low prostrate woody shrub, leaves 33 cm, stems along ground. Flank of gully - steep. Brown loam over granite. *Banksia brownii* and *Dryandra formosa* and other shrubs to 1.5 m.
Abundance: 9 plants.

Isopogon uncinatus
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: J.A. Cochrane JAC 1321 Date: 12 01 1995 (PERTH 04966481)
LOCALITY Niggerhead Rocks, Torndirrup National Park WA
LAT 35 Deg 6 Min 9.000 Sec S LONG 117 Deg 55 Min 55.000 Sec E

Isopogon uncinatus
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: S. Barrett 886 Date: 25 08 2000 (PERTH 06045464)
LOCALITY S of Nigger Head Rocks, Torndirrup National Park, WA
LAT 35 Deg 5 Min 53.900 Sec S LONG 117 Deg 55 Min 26.500 Sec E
Shrub to 0.25 m high; yellow flowers. Slope adjacent to weathered granite exposures (sheet); brown sand-clay. Heath C with *Banksia quercifolia*, *Eucalyptus marginata*, *Isopogon attenuatus*, *Hakea ceratophylla*.
Previous det.: *Isopogon uncinatus* R.Br.
Frequency:rare.

Isopogon uncinatus
R.Br. (Proteaceae)
CONSERVATION STATUS:R
TYPE STATUS: SYN
Coll.: W. Baxter s.n. Date: 1828 (PERTH 04228103)
LOCALITY South West Coast, King George's Sound WA
LAT 35 Deg 1 Min 53.000 Sec S LONG 117 Deg 52 Min 47.000 Sec E
Previous det.: *Isopogon uncinatus* R. Br.

Isopogon uncinatus
R.Br. (Proteaceae)
CONSERVATION STATUS:R

Coll.: G.J. Keighery 8763 Date: 28 11 1986 (PERTH 1076396)

LOCALITY Torndirrup National Park, S Albany WA

LAT 35 Deg 4 Min 54.000 Sec S LONG 117 Deg 50 Min 24.000 Sec E

Low shrub 5-10 cm. Flowers pale yellow. Edges swampy depression. Black peaty sand over granitic clay.

Low open heath. Abundance: Common.

Isopogon uncinatus

R.Br. (Proteaceae)

CONSERVATION STATUS:R

Coll.: J.A. Cochrane & S. Barrett JAC 4171

Date: 26 04 2002 (PERTH 06476384)

LOCALITY Gull Rock, E of Albany WA

LAT 35 Deg 0 Min 32.000 Sec S LONG 118 Deg 2 Min 39.000 Sec E

Prostrate, decumbent shrub to 20 cm with erect foliage with hooked tips. New growth hairy with red margins. Old seasons cones extend along stems to ground level or forming a mat-like clump of cones.

Landform: south west slope. Soil type: grey sand with clay. Parent material: granite. Assoc. sp.: *Stylidium* sp., *Sedges*, *Acacia* sp., *Dryandra formosa*, *Agonis obtusissima*, *Beaufortia decussata*, *Eucalyptus calophylla*, *Dryandra lindleyana*. Previous det.: *Isopogon uncinatus* R.Br. Frequency: 100s of plants, many dead.

Isopogon uncinatus

R.Br. (Proteaceae)

CONSERVATION STATUS:R

Coll.: S. Barrett 915 Date: 09 03 2001 (PERTH 06045650)

LOCALITY Lower slopes of Mount Taylor, above headland E of Herald Point, Gull Rock National Park, WA

LAT 35 Deg 0 Min 35.400 Sec S LONG 118 Deg 2 Min 52.400 Sec E

Shrub to 15 cm high; in fruit. Slope; grey-brown clay loam on granite.

Low Heath C with *Dryandra armata*, *Hakea ceratophylla*, *H. trifurcata*, *Dryandra nivea*, *Allocasuarina humilis*.

Previous det.: *Isopogon uncinatus* R.Br. Frequency: occasional; in clusters.

Juncus meianthus

K.L. Wilson (Juncaceae)

CONSERVATION STATUS:P2

Coll.: M. McCallum Webster s.n. Date: 04 03 1979 (PERTH 03505693)

LOCALITY W end of Gull Rock Beach near Albany, Stirling WA

LAT 35 Deg 1 Min 0.000 Sec S LONG 118 Deg 0 Min 30.000 Sec E

Native. Flush among rocks by sea.

Previous det.: *Isolepis* sp.

Laxmannia jamesii

Keighery (Anthericaceae)

CONSERVATION STATUS:P4

Coll.: C.J. Robinson 956 Date: 13 10 1992 (PERTH 03134032)

LOCALITY Gazetted Reserve 27107, Ledge Beach road, 400 m from Gull Rock road, 1st creek, Albany WA

LAT 35 Deg 0 Min 30.000 Sec S LONG 118 Deg 2 Min 40.000 Sec E

Rambling stilted herb 100-200 mm high, flowers white. Gentle slopes to creek, sand - grey.

Low sedges - heath. Abundance: common

Laxmannia jamesii

Keighery (Anthericaceae)

CONSERVATION STATUS:P4

Coll.: G.J. Keighery 8207 Date: 27 07 1986 (PERTH 1041223)

LOCALITY Goode Beach area, Torndirrup, 18 km SSW Albany. WA

LAT 35 Deg 4 Min 54.000 Sec S LONG 117 Deg 50 Min 24.000 Sec E

Spreading small herb, 10 cm high, outer tepals lined red, inner white. Slope, winter wet, grey sand over clay.

Low closed *Banksia quercifolia*. Abundance: scattered.

Lepidium pseudotasmanicum

Thell. (Brassicaceae)

CONSERVATION STATUS:P4

Coll.: C.A. Gardner s.n. Date: 06 1940 (PERTH 03418456)

LOCALITY Albany WA

LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E

Previous det.: *Lepidium hyssoipifolium* Desv.

Leucopogon interruptus

R.Br. (Epacridaceae)

CONSERVATION STATUS:P2

Coll.: W. Baxter s.n. Date: (PERTH 1016164)

LOCALITY Eastwards from King George Sound WA

LAT 35 Deg 3 Min Sec S LONG 117 Deg 58 Min Sec E

Leucopogon multiflorus

R.Br. (Epacridaceae)

CONSERVATION STATUS:P2

Coll.: W. Baxter s.n. Date: (PERTH 1016687)
 LOCALITY Eastwards from King George Sound WA
 LAT 35 Deg 3 Min Sec S LONG 117 Deg 58 Min Sec E
 Stout rigid shrub.

Lysinema lasianthum
 R.Br. (Epacridaceae)
 CONSERVATION STATUS:P4
 Coll.: Col. B.T. Goadby s.n. Date: 08 1900 (PERTH 1017802)
 LOCALITY King George's Sound WA
 LAT 35 Deg 0 Min Sec S LONG 117 Deg 52 Min Sec E

Lysinema lasianthum
 R.Br. (Epacridaceae)
 CONSERVATION STATUS:P4
 Coll.: E.M. Sandiford s.n. Date: 25 08 1986 (PERTH 04308158)
 LOCALITY Drainage line between Gull Rock Lake and Gull Rock Road, Albany Shire, WA
 LAT 35 Deg 0 Min 24.000 Sec S LONG 117 Deg 59 Min 48.000 Sec E
 55 cm high, with cream flowers. Peaty sand, swampy.
 Sedgeland: *Leptocarpus tenax*, *Evandra aristata* +/- *Agonis parviceps*.
 This specimen is housed at Albany.

Lysinema lasianthum
 R.Br. (Epacridaceae)
 CONSERVATION STATUS:P4
 Coll.: Col. Goadby s.n. Date: 08 1900 (PERTH 1018213)
 LOCALITY King George's Sound WA
 LAT 35 Deg 0 Min Sec S LONG 117 Deg 52 Min Sec E

B.2639.

Lysinema lasianthum
 R.Br. (Epacridaceae)
 CONSERVATION STATUS:P4
 Coll.: C.A. Gardner s.n. Date: 01 1936 (PERTH 1018272)
 LOCALITY N of Albany WA
 LAT 35 Deg 0 Min 0.000 Sec S LONG 117 Deg 52 Min 0.000 Sec E
 12-18 inches, erect. Flowers white.
 Swampy places.
 Previous det.: *Lysinema lasianthum* R. Br.

Melaleuca diosmifolia
 Andrews (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: C.J. Robinson 1032 Date: 03 12 1992 (PERTH 03369293)

LOCALITY Coastal slopes opposite Mutton Bird Island, 17 km WSW of Albany town WA
 LAT 35 Deg 5 Min Sec S LONG 117 Deg 54 Min Sec E
 Erect shrub, 1.5-2.0 m high. Slope. Shallow sand over granite.
 Dense coastal heath to 2 m. *Gastrolobium bilobum*, *Hakea varia*, *Banksia occidentalis*.
 Abundance: locally common.
 Previous det.: *Melaleuca* sp.

Melaleuca diosmifolia
 Andrews (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: A.Cunningham 95 Date: 01 1818 (PERTH 01312871)
 LOCALITY King George [? Sound] WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG 117 Deg 53 Min 47.000 Sec E

Melaleuca diosmifolia
 Andrews (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: A. Cunningham 243.95 Date: 1818 (PERTH 01313312)
 LOCALITY King George Sound WA
 LAT 35 Deg 2 Min 0.000 Sec S LONG 117 Deg 53 Min Sec E
 1st voyage of the Mermaid.

Melaleuca diosmifolia
 Andrews (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: Drummond s.n. Date: (PERTH 01313320)
 LOCALITY King George's Sound WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG 117 Deg 53 Min 47.000 Sec E

Melaleuca diosmifolia
 Andrews (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: E.M. Sandiford EMS 377 B Date: 03 08 1999 (PERTH 05713633)
 LOCALITY Quadrat 12, below Whale Lookout, Mount Dennis, Mount Martin Regional Botanic Park WA
 LAT 35 Deg 0 Min 40.000 Sec S LONG 117 Deg 57 Min 40.000 Sec E
 Straggly bush to 0.8m Skeletal clay loam over exposed gneiss.
 Low open shrubland over open sedgeland with *Lhotzkia acutifolia*, *Andersonia sprengeloides*, *Lepidosperma squamatum*, *Mesomelaena stygia* and *Conostylis setigera*.
 Frequency:sporadic.

Melaleuca diosmifolia

Andrews (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: E.J. Hickman EJH 461 Date: 29 01
 2001 (PERTH 05766141)
 LOCALITY W end of Ledge Beach on E and
 SE facing slopes above the beach, WA
 LAT 35 Deg 0 Min 40.600 Sec S LONG
 117 Deg 59 Min 0.500 Sec E
 Low spreading shrub to 1 m tall with pointed
 lanceolate leaves to 13 mm long and short
 spikes of green flowers.
 Coastal slopes. Sand over granite.
 Heathland. Associated species: *Agonis*
flexuosa, *Dryandra formosa*, *Hakea*
elliptica, *Spyridium globulosum*.
 Frequency:300+ plants.

Melaleuca diosmifolia
 Andrews (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: D.J.E. Whibley 5192 Date: 09 11 1974
 (PERTH 1312782)
 LOCALITY Ledge Point Road, Warren
 District WA
 LAT 35 Deg 1 Min Sec S LONG 118
 Deg 2 Min Sec E
 Previous det.: *Melaleuca diosmifolia* Andrews

Melaleuca diosmifolia
 Andrews (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: C.F. Davies s.n. Date: 24 09 1967 ()
 PERTH 01312863)
 LOCALITY Ledge Beach, Albany WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG
 117 Deg 53 Min 47.000 Sec E
 Previous det.: *Melaleuca diosmifolia* Andrews

Melaleuca diosmifolia
 Andrews (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: C.F. Davies s.n. Date: 24 09 1967 ()
 PERTH 01312790)
 LOCALITY Ledge Beach, Albany, WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG
 117 Deg 53 Min 47.000 Sec E
 Previous det.: *Melaleuca diosmifolia* Andrews

Melaleuca diosmifolia
 Andrews (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: C.J. Robinson 1032 Date: 03 12 1992 ()
 PERTH 03555631)
 LOCALITY Coastal slopes opposite Mutton .
 Bird Island, 18 km WSW of Albany town
 WA
 LAT 35 Deg 5 Min Sec S LONG 117
 Deg 54 Min Sec E
 Erect shrub 1.5-2 m high. Slope, shallow
 sand over granite.

Dense coastal heath to 2 m, *Gastrolobium*
bilobum, *Hakea varia*, *Banksia occidentalis*.
 Previous det.: *Melaleuca* sp.
 Frequency:locally common.

Melaleuca incana
 subsp. *tenella* (Benth.) Barlow (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: E.M. Sandiford EMS 393 Date: 28 08
 1999 (PERTH 05713641)
 LOCALITY Coal Basket Bay, Mount Martin
 Regional Botanic Park WA
 LAT 35 Deg 0 Min 50.000 Sec S LONG
 117 Deg 57 Min 50.000 Sec E
 Tangled shrub to 0.6 x 2m with no evidence of
 fruiting. Sand with organic matter among
 gneiss boulders.
 Shrubland at very edge of land above boulders
 with *Leucopogon revolutis*, *Callistachys*
lanceolata and *Scirpus nodosus*.
 Frequency:few individuals.

Melaleuca ringens
 Barlow (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: T. Evans 450 Date: 25 10 2001 ()
 PERTH 06386660)
 LOCALITY Site 14D, Bibbulmun Track,
 Mutton Bird Road - Hidden Valley Campsite
 WA
 LAT 35 Deg 3 Min Sec S LONG 117
 Deg 45 Min Sec E
 Previous det.: *Melaleuca densa* R.Br.

Melaleuca ringens
 Barlow (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: T. Evans 446 Date: 25 10 2001 ()
 PERTH 06387071)
 LOCALITY Site 14D, Bibbulmun Track,
 Mutton Bird Road - Hidden Valley Campsite
 WA
 LAT 35 Deg 3 Min Sec S LONG 117
 Deg 45 Min Sec E

Melaleuca ringens
 Barlow (Myrtaceae)
 CONSERVATION STATUS:P3
 Coll.: C.A. Hortin 1014 Date: 08 11 2003 ()
 PERTH 06607977)
 LOCALITY Transect SP, Sharp Point
 Lookout, Torndirrup National Park, Albany
 WA
 LAT 35 Deg 6 Min 21.600 Sec S LONG
 117 Deg 52 Min 0.500 Sec E
 Erect perennial shrub 2 m high x 1.5 m wide.
 Flowers lemon yellow.
 Plateau of coastal cliffs. Shallow cream sand
 and limestone over Proterozoic

granite-gneiss. Transect area not recently burnt but adjacent area burnt late summer 2002 wildfire.

Associated vegetation is heath of *Westringia dampierii*, *Templetonia retusa*, *Adenanthos sericeus*, *Desmocladius austrinus* and *Gahnia* sp. Only one weed species *Vellerophyton dealbatum* recorded in this area, abundance rare. Condition excellent except for disturbance due to informal paths. Frequency:occasional.

Melaleuca ringens
Barlow (Myrtaceae)
CONSERVATION STATUS:P3
Coll.: C.A. Hortin 1056 Date: 08 11 2003 (PERTH 06608108)
LOCALITY Sharp Point Lookout, Torndirrup National Park, Albany WA
LAT 35 Deg 6 Min 20.600 Sec S LONG 117 Deg 52 Min 0.500 Sec E
Erect perennial shrub 2 m high x 1.5 m wide. Flowers lemon yellow. Plateau of coastal cliffs. Shallow cream sand and limestone over Proterozoic granite/gneiss. Transect area not recently burnt adjacent area burnt late summer 2002 wildfire. Associated vegetation is closed heath including *Westringia dampierii*, *Templetonia retusa*, *Agonis flexuosa*, *Scaevola nitida*, *Adenanthos sericeus*, *Pultenaea obcordata*, *Desmocladius austrinus* and *Gahnia* sp. Only one weed species *Vellerophyton dealbatum* recorded in this area, abundance rare. Condition excellent except for disturbance due to informal paths. Frequency:occasional.

Melaleuca ringens
Barlow (Myrtaceae)
CONSERVATION STATUS:P3
Coll.: E.M. Sandiford EMS 505 Date: 25 04 2000 (PERTH 05713242)
LOCALITY Bald Head Track, 0.8km north west Bald Head, Torndirrup National Park WA
LAT 35 Deg 6 Min 5.600 Sec S LONG 118 Deg 0 Min 30.500 Sec E
Shrub to 1.5 metres tall. Fruit are flanged, not round and large like *Melaleuca diosmifolia*. Growing in limestone and sand over granite on a medium south-facing slope. Mixed shrubland; growing in association with *Agonis flexuosa*, *Leucopogon parvifolia*, *Adenanthos sericeus*, *Banksia praemorsa*, *Acacia littorea*. Frequency:common locally.

Microtis media
subsp. *quadrata* R.J.Bates (Orchidaceae)
CONSERVATION STATUS:P4
Coll.: P. Smith s.n. Date: 04 12 1959 (PERTH 00280828)
LOCALITY Spencer Park, Albany WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
Previous det.: *Microtis media* R.Br. subsp. *quadrata* R.J.Bates

Microtis pulchella
R.Br. (Orchidaceae)
CONSERVATION STATUS:P4
Coll.: J. Tonkinson s.n. Date: 30 10 1960 (PERTH 333247)
LOCALITY Albany. WA
LAT 35 Deg 1 Min 0.000 Sec S LONG 117 Deg 53 Min 0.000 Sec E
Previous det.: *Microtis pulchella*

Microtis pulchella
R.Br. (Orchidaceae)
CONSERVATION STATUS:P4
Coll.: M. Sherwood 697 Date: 03 12 1983 (PERTH 04514157)
LOCALITY Off Gull Rock Road, Swamp on Right, E of Albany, WA
LAT 35 Deg 0 Min 45.000 Sec S LONG 118 Deg 0 Min 11.000 Sec E
20-30 cm plant with white and green flowers. Soil, side of peat swamp. In association with *Melaleuca* sp. and *Callistemon* sp. This specimen is housed at Albany. ALB. 3833
Previous det.: *Microtis pulchella* R.Br.

Petrophile longifolia
R.Br. (Proteaceae)
CONSERVATION STATUS:P3
Coll.: Col. Goadby B 2374 Date: 10 1898 (PERTH 01767259)
LOCALITY King George Sound WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
Previous det.: *Petrophile longifolia* R.Br.

Prasophyllum paulineae
D.L.Jones & M.A.Clem. (Orchidaceae)
CONSERVATION STATUS:P1
TYPE STATUS: ISO
Coll.: D.L. Jones & R. Heberle DLJ 12425 Date: 20 10 1993 (PERTH 05724015)
LOCALITY Cuthbert, near Albany, Darling district, WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 50 Min Sec E
Deciduous terrestrial orchid. Robust species; many flowered, subpyramidal spike.

Flower pale green with purple to red suffusions. Gentle slope. Black, peaty, alkaline soil; degraded swamp. Grasses and herbs. Frequency: frequent.

Prasophyllum paulineae
D.L.Jones & M.A.Clem. (Orchidaceae)
CONSERVATION STATUS:P1
Coll.: M. Sherwood 853 Date: 22 10 1988 (PERTH 04514238)
LOCALITY R. Heberle's property, Frederick Street, Gledhow, WA
LAT 35 Deg 0 Min 59.000 Sec S LONG 117 Deg 49 Min 59.000 Sec E
20 cm plant with green flowers. Soil, sand. In association with *Eucalyptus* sp. and *Agonis* sp.
This specimen is housed at Albany.
Previous det.: *Microtis* sp.

Sphaerobolium pubescens
R.Butcher (Papilionaceae)
CONSERVATION STATUS:P3
Coll.: R. Butcher RB 892 Date: 05 11 2000 (PERTH 06233007)
LOCALITY Gull Rock Road, above Gull Rock Lake WA
LAT 35 Deg 0 Min 3.000 Sec S LONG 118 Deg 0 Min 43.000 Sec E
Flowers pale yellow, calyx grey and hairy. 20 cm tall.
Sloping towards Gull Rock Lake, c. 5 m away from road. Grey sand over granite.
Heath with *Styphelia* sp., *Dasypogon bromeliifolius*, *Comesperma* sp., sedges.
Frequency: occasional.

Sphenotoma parviflorum
F.Muell. (Epacridaceae)
CONSERVATION STATUS:P3
Coll.: M. Sherwood 368 Date: 08 11 1979 (PERTH 04359313)
LOCALITY Coastal Big Grove, WA
LAT 35 Deg 5 Min 0.000 Sec S LONG 117 Deg 55 Min 0.000 Sec E
To 40 cm high, with white flowers. Sandy soil. In association with *Agonis* sp. and *Banksia* sp.

Sphenotoma parviflorum
F.Muell. (Epacridaceae)
CONSERVATION STATUS:P3
Coll.: C.H. Ostenfeld 912 Date: 20 10 1914 (PERTH 1163612)
LOCALITY Albany WA
LAT 35 Deg 1 Min 0.000 Sec S LONG 117 Deg 53 Min 0.000 Sec E
Previous det.: *Sphenotoma parviflora* F. Muell.

Sphenotoma parviflorum
F.Muell. (Epacridaceae)
CONSERVATION STATUS:P3
Coll.: M. Sherwood 364 Date: 16 11 1979 (PERTH 04359577)
LOCALITY Robinson Estate, WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 50 Min Sec E
40 cm high, with white flowers. Sandy soil. In association with *Agonis* sp. and *Banksia* sp.
This specimen is housed at Albany.

Spyridium spadiceum
(Fenzl) Benth. (Rhamnaceae)
CONSERVATION STATUS:P2
Coll.: Dr. Diels s.n. Date: (PERTH 01534963)
LOCALITY Albany WA
LAT 35 Deg 2 Min 53.000 Sec S LONG 117 Deg 53 Min 47.000 Sec E

Spyridium spadiceum
(Fenzl) Benth. (Rhamnaceae)
CONSERVATION STATUS:P2
Coll.: S. Barrett 951 Date: 04 09 2001 (PERTH 06045693)
LOCALITY Ridge W of Mount Taylor, Gull Rock National Park WA
LAT 35 Deg 0 Min Sec S LONG 118 Deg 2 Min Sec E
Shrub to 1 m high. Slope; red clay on laterite / granite.
Mallee-heath with *Eucalyptus marginata*, *Grevillea pulchella*, *Hakea ceratophylla*, *Nemcia coriacea*.
Frequency: rare.

Spyridium spadiceum
(Fenzl) Benth. (Rhamnaceae)
CONSERVATION STATUS:P2
Coll.: C.A. Gardner s.n. Date: 06 11 1927 (PERTH 01534947)
LOCALITY Summit of Mount Clarence, King George Sound WA
LAT 35 Deg 1 Min 42.000 Sec S LONG 117 Deg 53 Min 42.000 Sec E
Weak shrub, 1-2 ft. Flowers white. Thickets.

Spyridium spadiceum
(Fenzl) Benth. (Rhamnaceae)
CONSERVATION STATUS:P2
Coll.: C.A. Gardner s.n. Date: 06 11 1927 (PERTH 01534955)
LOCALITY Summit of Mount Clarence WA
LAT 35 Deg 1 Min 42.000 Sec S LONG 117 Deg 53 Min 42.000 Sec E

Weak bushy shrub, 1-2 ft. Flowers white.
Thickets.

Spyridium spadiceum
(Fenzl) Benth. (Rhamnaceae)
CONSERVATION STATUS:P2
Coll.: C.A. Hortin 5/27.2 Date: 11 09 1991 (PERTH 04118898)
LOCALITY Sharp Point, Torndirrup National Park, WA
LAT 35 Deg 7 Min 0.000 Sec S LONG 117 Deg 55 Min 0.000 Sec E
Semi-prostrate herb to 15 cm with white flowers. Limesand over limestone on a cliff top by sea shore.
In association with *Hibbertia grossularifolia*.
This specimen is housed at Albany.

Spyridium spadiceum
(Fenzl) Benth. (Rhamnaceae)
CONSERVATION STATUS:P2
Coll.: C.A. Gardner s.n. Date: 06 11 1927 (PERTH 01534939)
LOCALITY Summit of Mount Clarence, King George Sound WA
LAT 35 Deg 1 Min 42.000 Sec S LONG 117 Deg 53 Min 42.000 Sec E
Weak shrub, 1-2 ft. Flowers white. In sand. Thickets.
Previous det.: *Spyridium spadiceum* (Fenzl) Benth.

Stylidium articulatum
R.Br. (Stylidiaceae)
CONSERVATION STATUS:P2
Coll.: W. Baxter s.n. Date: 1828 (PERTH 07205090)
LOCALITY King George's Sound WA
LAT 35 Deg 2 Min Sec S LONG 117 Deg 56 Min Sec E
Previous det.: *Stylidium articulatum* R.Br.

Stylidium articulatum
R.Br. (Stylidiaceae)
CONSERVATION STATUS:P2
Coll.: Col. B.T. Goadby s.n. Date: 12 1901 (PERTH 1039733)
LOCALITY Rocky Shores, King George Sound, Albany WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
Previous det.: *Stylidium articulatum* R.Br.

Stylidium plantagineum
Sond. (Stylidiaceae)
CONSERVATION STATUS:P4
Coll.: R. Helms s.n. Date: 12 1898 (PERTH 1031724)
LOCALITY Albany, King George's Sound WA

LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
Previous det.: *Stylidium pilosum* Labill.

Stylidium plantagineum
Sond. (Stylidiaceae)
CONSERVATION STATUS:P4
Coll.: R. Erickson s.n. Date: 02 11 1954 (PERTH 1031694)
LOCALITY Albany WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
In sandy soil. In Jarrah forest.

Stylidium plantagineum
Sond. (Stylidiaceae)
CONSERVATION STATUS:P4
Coll.: R. Helms s.n. Date: 11 1896 (PERTH 1031708)
LOCALITY Albany WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
Previous det.: *Stylidium pilosum* Labill.

Synaphea preissii
Meisn. (Proteaceae)
CONSERVATION STATUS:P3
Coll.: Col. Goadby s.n. Date: 09 1898 (PERTH 01506838)
LOCALITY King George's Sound WA
LAT 35 Deg 2 Min 53.000 Sec S LONG 117 Deg 53 Min 47.000 Sec E
Previous det.: *Synaphea preissii* Meisn.

Synaphea preissii
Meisn. (Proteaceae)
CONSERVATION STATUS:P3
TYPE STATUS: SYN
Coll.: L. Preiss 779 Date: 30 09 1840 (PERTH 04959922)
LOCALITY Princess Royal Harbour [Albany] WA
LAT 35 Deg 3 Min 29.000 Sec S LONG 117 Deg 53 Min 24.000 Sec E

Synaphea preissii
Meisn. (Proteaceae)
CONSERVATION STATUS:P3
Coll.: L. Anderson s.n. Date: 22 11 2004 (PERTH 06983146)
LOCALITY Torndirrup National Park near Goode Beach WA
LAT 35 Deg 5 Min 23.600 Sec S LONG 117 Deg 56 Min 2.000 Sec E

Synaphea preissii
Meisn. (Proteaceae)
CONSERVATION STATUS:P3
TYPE STATUS: SYN *

Coll.: L. Preiss 779 Date: 30 09 1840 (PERTH 01546457)
 LOCALITY N. Holl. - Riv. des Cygnes
 [Portus Princess Royal Harbour] WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG
 117 Deg 53 Min 47.000 Sec E
 [In clivulo arenoso portus.]

Synaphea preissii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P3
 Coll.: A.S. George 17145 Date: (PERTH
 04632850)
 LOCALITY Near Salmon Holes, Torndirrup
 National Park, WA
 LAT 35 Deg 6 Min Sec S LONG 117
 Deg 58 Min Sec E
 Shrub to 70 cm wide with decumbent stems,
 flowers mid-yellow, no scent. In sand
 over gravel. In Kwongan.

Synaphea preissii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P3
 Coll.: G.J. Keighery 8209 Date: 27 07 1986 (PERTH 01506927)
 LOCALITY Goode Beach, Torndirrup, 18 km
 SSW of Albany WA
 LAT 35 Deg 5 Min 0.000 Sec S LONG
 117 Deg 56 Min Sec E
 Erect low shrub, 20-30 cm. Flowers yellow.
 Gentle slope. Grey sand over clay.
 Common in *Banksia quercifolia* heath.
 Previous det.: *Synaphea polymorpha*

Synaphea preissii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P3
 TYPE STATUS: SYN *
 Coll.: L. Preiss 779 Date: 30 09 1840 (PERTH 01544896)
 LOCALITY [Princess Royal Harbour] WA
 LAT 35 Deg 2 Min 53.000 Sec S LONG
 117 Deg 53 Min 47.000 Sec E
 [In clivulo arenosos portus.]

Synaphea preissii
 Meisn. (Proteaceae)
 CONSERVATION STATUS:P3
 Coll.: C.A. Hortin 3/39 Date: 02 09 1992 (PERTH 04196430)
 LOCALITY Newles road, Torndirrup National
 Park WA
 LAT 35 Deg 6 Min 53.000 Sec S LONG
 117 Deg 56 Min 5.000 Sec E
 Subshrub to 50 cm, flowers yellow. Grey
 sand, over granite. Flat ground between coast
 hills.
Agonis flexuosa.

Previous det.: *Synaphea favosa* R. Br. var.
favosa

Thomasia discolor
 Steud. (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: Goadby s.n. Date: (PERTH 1062379)
 LOCALITY King George Sound WA
 LAT 35 Deg 1 Min Sec S LONG 117
 Deg 53 Min Sec E
 Previous det.: *Thomasia discolor* Steud.

Thomasia discolor
 Steud. (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: C.J. Robinson 1006 Date: 12 11 1992 (PERTH 03134695)
 LOCALITY Gully West 4B, due S of Mount
 Gardner, Two Peoples Bay Nature Reserve
 WA
 LAT 35 Deg 0 Min 30.000 Sec S LONG
 118 Deg 11 Min Sec E
 Tall shrub 2 m high, flowers mauve - purple.
 Gully on steep hill side, shallow gritty loam
 over granite.
Agonis hypericifolia, *Gastrolobium bilobum*,
Agonis aff. *linearifolia*.
 Abundance: scattered
 Previous det.: *Thomasia discolor* Steud.

Thomasia discolor
 Steud. (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: C. Andrews s.n. Date: (PERTH
 1062816)
 LOCALITY Middleton Beach, Albany WA
 LAT 35 Deg 0 Min Sec S LONG 117
 Deg 55 Min Sec E
 Previous det.: *Thomasia discolor* Steud.

Thomasia discolor
 Steud. (Sterculiaceae)
 CONSERVATION STATUS:P3
 TYPE STATUS: UNK
 Coll.: L. Preiss 1658 Date: 30 09 1840 (PERTH 1149946)
 LOCALITY William's-point, dittonis [district]
 Plantagenet [This locality is probably Mount
 Adelaide, Albany] WA
 LAT 35 Deg 1 Min Sec S LONG 117
 Deg 55 Min Sec E
 In rupestribus sub umbrosis chasmatibus
 clivuli [Rock-dwelling under shade {?}
 slopes].

Thomasia discolor
 Steud. (Sterculiaceae)
 CONSERVATION STATUS:P3
 TYPE STATUS: UNK

Coll.: L. Preiss 1658 Date: 30 09 1840 (PERTH 01751026)
 LOCALITY William's-point, ditionis [district] Plantagenet [This locality is probably Mount Adelaide, Albany] WA
 LAT 35 Deg 1 Min Sec S LONG 117 Deg 55 Min Sec E

In rupestribus sub umbrosis chasmatis clivuli [Rock-dwelling under shade {?} slopes].

Previous det.: *Thomasia discolor* Steudel

Thomasia discolor
 Steud. (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: Col. Goadby s.n. Date: 10 1898 (PERTH 1062794)
 LOCALITY King George Sound WA
 LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
 Previous det.: *Thomasia discolor* Steud.

Thomasia discolor
 Steud. (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: R. McLaughlin 252 Date: 15 09 1997 (PERTH 05664926)
 LOCALITY On eastern side of Mount Adelaide in firecell 2, Albany, WA
 LAT 35 Deg 1 Min 42.000 Sec S LONG 117 Deg 54 Min 53.000 Sec E
 Perennial shrub growing to 1.5m and with purple flowers.
 Associated with granite outcrops on hill of grey sand over granite/gneiss.
 Vegetation dense coastal scrubland associated with granite outcrops.
 Frequency:occasional.

Thomasia discolor
 Steud. (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: C. Andrews s.n. Date: (PERTH 1062786)
 LOCALITY Middleton Beach, Albany WA
 LAT 35 Deg 0 Min Sec S LONG 117 Deg 55 Min Sec E
 Previous det.: *Thomasia discolor* Steud.

Thomasia discolor
 Steud. (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: E.J. Croxford 7541 Date: 13 10 1996 (PERTH 05664918)
 LOCALITY Below Rotary Car Park Lookout, Marine Drive, Albany, WA
 LAT 35 Deg 1 Min 42.000 Sec S LONG 117 Deg 54 Min 53.000 Sec E

Mauve-pink flowered large spreading shrub growing to 2m high. Soil a coastal grey sand over granite.
 In association with *Gastrolobium* sp. and *Agonis* sp.
 Frequency:plentiful in area.

Thomasia multiflora
 E.Pritz. (Sterculiaceae)
 CONSERVATION STATUS:P1
 Coll.: Diels Dr. s.n. Date: (PERTH 1055682)
 LOCALITY Albany, WA
 LAT 35 Deg 1 Min 54.000 Sec S LONG 117 Deg 52 Min 48.000 Sec E
 Previous det.: *Thomasia pauciflora*

Thomasia multiflora
 E.Pritz. (Sterculiaceae)
 CONSERVATION STATUS:P1
 TYPE STATUS: ISO
 Coll.: L. Diels 5528 Date: 16 11 1901 (PERTH 1011901)
 LOCALITY S of Albany WA
 LAT 35 Deg 1 Min 54.000 Sec S LONG 117 Deg 52 Min 48.000 Sec E
 Previous det.: *Thomasia multiflora* E. Pritzel

Thomasia purpurea x solanacea
 (Sterculiaceae)
 CONSERVATION STATUS:P1
 Coll.: M. McDonald MM 1564 Date: 24 01 1993 (PERTH 03554082)
 LOCALITY End of Limeburners Lane of Frenchmans Bay Road in proximity & within Water Reserve WA
 LAT 35 Deg 5 Min 26.000 Sec S LONG 117 Deg 54 Min 38.000 Sec E
 Shrub to 80 cm. Top of very steep creek sides, grey siliceous sand.
 Lower shrub stratum, understorey to *Agonis flexuosa*/Karri overstorey.
 Abundance: 10 seen.
 Previous det.: *Thomasia* sp.

Thomasia purpurea x solanacea
 (Sterculiaceae)
 CONSERVATION STATUS:P1
 Coll.: C.J. Robinson 1033 Date: 03 12 1992 (PERTH 03134822)
 LOCALITY Big Grove, Albany, outside fence of WAWA Gazetted Reserve 25480 WA
 LAT 35 Deg 4 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
 Erect shrub 0.6 m high, flowers mauve.
 Flat track side, calcrete sand over limestone.
 Peppermint heath.
 Abundance: 4 plants
 Previous det.: *Thomasia purpurea x solanacea*

Thomasia purpurea x *solanacea*
(Sterculiaceae)
CONSERVATION STATUS:P1
Coll.: C.J. Robinson 1022 Date: 30 11 1992 (PERTH 03134849)
LOCALITY WAWA Gazetted Reserve 25480, Limeburners Cove, Big Grove, Albany, outside fence, trackside WA
LAT 35 Deg 4 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
Erect shrub 0.5 m high, flowers mauve - lilac. Flat above gorge / steep valley, calcrete sand over limestone.
Peppermint woodland.
Abundance: 4 plants.
Previous det.: *Thomasia purpurea* x *solanacea*

Thomasia purpurea x *solanacea*
(Sterculiaceae)
CONSERVATION STATUS:P1
Coll.: K. Shepherd & J. Wege KS 310 Date: 21 10 1995 (PERTH 06270549)
LOCALITY 800 m along Limeburners Lane from Frenchman's Bay Road (100 - 200 m from the new road to Camp Quararup) WA
LAT 35 Deg 5 Min 25.000 Sec S LONG 117 Deg 54 Min 36.000 Sec E
80 cm erect multiple stemmed shrub. Flat area. White sand.
Open woodland with *Agonis/Eucalyptus* overstorey with *Acacia*, *Bossiaea linophylla* *Leucopogon*, *Burchardia*.

Thomasia purpurea x *solanacea*
(Sterculiaceae)
CONSERVATION STATUS:P1
Coll.: M. McDonald MM 1563 Date: 24 01 1993 (PERTH 03554090)
LOCALITY End of Limeburners Lane of Frenchmans Bay Road in proximity & within Water Reserve WA
LAT 35 Deg 5 Min 26.000 Sec S LONG 117 Deg 54 Min 38.000 Sec E
Shrub to 80 cm. Top of very steep creek sides, grey silaceous sand.
Lower shrub stratum, understorey to *Agonis flexuosa*/Karri overstorey.
Abundance: 10 seen.
Previous det.: *Thomasia* sp.

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS:P2
Coll.: J.R. Wheeler 3953 Date: 16 09 1997 (PERTH 06795706)
LOCALITY Torndirrup National Park, Bald Head walk track WA
LAT 35 Deg 6 Min Sec S LONG 118 Deg 1 Min Sec E

Low shrub 0.15 m high. Flowers pink-purple. Ridge summit of isthmus. Exposed site. Secondary limestone.
Coastal heath.

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS:P2
Coll.: S.P. Pfeiffer 2 Date: 10 1966 (PERTH 01700480)
LOCALITY On S edge of Karri at Big Grove Location 114, S of Albany WA
LAT 35 Deg 4 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
1 m tall.
Previous det.: *Thomasia quercifolia* (Andrews)Gay

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS:P2
Coll.: J.A. Cochrane JAC 3813 Date: 26 12 2000 (PERTH 05788447)
LOCALITY Ca 200 m along sand track heading W from carpark at Sand Patch - new Bibbulmun Track alignment (adjacent development of wind farm Albany), plants along cliff WA
LAT 35 Deg 4 Min 0.600 Sec S LONG 117 Deg 47 Min 49.500 Sec E
Straggling shrub to 20 cm tall with oak-shaped leaves, hairy. Flowers faded to brown when fruit developing.
Coastal cliff. Grey sand over limestone. Heathland. Associated species: *Pimelea* sp., *Acacia* spp., *Spyridium globulosum*, *Scaevola* sp.

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS:P2
Coll.: C.A. Hortin 1004 Date: 06 11 2003 (PERTH 06607888)
LOCALITY Transect SP, Sharp Point Lookout, Torndirrup National Park, Albany WA
LAT 35 Deg 6 Min 21.600 Sec S LONG 117 Deg 52 Min 0.500 Sec E
Perennial shrub 20 cm high x 60 cm wide. Flowers violet.
Plateau of coastal cliffs. Shallow cream sand and limestone over Proterozoic granite-gneiss. Transect area not recently burnt but adjacent area burnt late summer 2002 wildfire.
Associated vegetation is heath of *Westringia dampierii*, *Templetonia retusa*, *Adenanthos sericeus*, *Desmocladus austrinus* and *Gahnia* sp. Only one weed species

Vellerophyton dealbatum recorded in this area, abundance rare.

Condition excellent except for disturbance due to informal paths.

Previous det.: *Thomasia quercifolia* (Andrews) Gay

Frequency: frequent.

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS: P2
Coll.: E.M. Sandiford 534 Date: 29 07 2000 (PERTH 05839130)

LOCALITY Access track to Turbine 6, Albany Wind Farm, Albany WA

LAT 35 Deg 3 Min 28.600 Sec S LONG 117 Deg 47 Min 17.500 Sec E

Low spreading shrub to 0.5 m by 1 m wide. Broad valley with grey sand and with some outcropping limestone; area burnt 1 - 3 seasons ago.

Mixed shrubland of *Acacia littorea*, *Scaevola nitida*, *Lepidosperma squamatum*, *Bossiaea linophylla*, *Desmocladius flexuosus*, *Trymalium ledifolium*, *Platysace compressa*.
Frequency: co-dominant, abundant.

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS: P2
Coll.: E.M. Sandiford 533 Date: 29 07 2000 (PERTH 05838940)

LOCALITY Vicinity of proposed Wind Turbine T8, Albany Wind Farm, Albany WA

LAT 35 Deg 3 Min 22.600 Sec S LONG 117 Deg 46 Min 2.500 Sec E

Low spreading shrub to 0.2 m by 0.5 m; no staminoides present.

Flat ridge top, grey sand over outcropping limestone.

Mixed low shrubland of *Acacia littorea*, *Spyridium marjoranifolium* with *Dryandra sessilis*, *Scaevola nitida*, *Desmocladius flexuosa*.

Frequency: co-dominant.

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS: P2
Coll.: S. Barrett 911 Date: 31 10 2000 (PERTH 06371108)

LOCALITY C. 1.5 km W of Sandpatch, Albany WA

LAT 35 Deg 3 Min 46.900 Sec S LONG 117 Deg 47 Min 21.300 Sec E

Wind-pruned shrub to 0.5 m. Purple flowers. Slope near limestone cliff. Sand.

Low heath C. *Scaevola nitida*, *Acacia hastulata*, *Pimelea ferruginea*.

Frequency: common.

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS: P2
Coll.: T. Evans 445 Date: 25 10 2001 (PERTH 06366074)
LOCALITY Site 14D, Bibbulmun Track, Mutton Bird Road - Hidden Valley Campsite WA
LAT 35 Deg 3 Min Sec S LONG 117 Deg 45 Min Sec E

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS: P2
Coll.: T. Evans 404 Date: 25 10 2001 (PERTH 06384951)
LOCALITY Site 15B, Bibbulmun Track, Sand Patch Road - Frenchamn Bay Road WA
LAT 35 Deg 4 Min Sec S LONG 117 Deg 51 Min Sec E

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS: P2
Coll.: S. Barrett & G. Freebury 1425 Date: 23 08 2005 (PERTH 07354940)
LOCALITY Bibbulmun Track, where track from Wind Farm to E intersects fire management track WA

LAT 35 Deg 4 Min 32.000 Sec S LONG 117 Deg 49 Min 39.700 Sec E

Low shrub to 30 cm. In bud and flower.

Hilltop. Grey sand on limestone.

Heath. *Dryandra formosa*, *D. sessilis*, *Spyridium globulosum*, *Acacia littorea*, *Lysinema ciliatum*. Scattered *Armillaria* infestations along coast.

Previous det.: *Thomasia quercifolia* (Andrews) Gay

Frequency: locally abundant in 1 ha.

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS: P2
Coll.: T. Evans 447 Date: 25 10 2001 (PERTH 06384943)
LOCALITY Site 14D, Bibbulmun Track, Mutton Bird Road - Hidden Valley Campsite WA
LAT 35 Deg 3 Min Sec S LONG 117 Deg 45 Min Sec E
Previous det.: *Thomasia quercifolia* ?

Thomasia quercifolia
(Andrews) Gay (Sterculiaceae)
CONSERVATION STATUS: P2
Coll.: S. Barrett 1362 Date: 22 07 2005 (PERTH 07354991)

LOCALITY 54 Rainbows End, Little Grove
(private property) WA
LAT 35 Deg 4 Min 44.800 Sec S LONG
117 Deg 51 Min 35.500 Sec E
Low spreading shrub to 30 cm. Old fruit
present. Sand.
On limestone scrub over Heath C-B.
Adenanthos sericeous, Leucopogon
parviflorus,
Allocasuarina humilis, Pimelea ferruginea,
Dryandra sessilis, Acacia littorea,
recovering from drought stress summer 2005.
Frequency: frequent in small 70 x 30 m area
hilltop.

Thomasia solanacea
(Sims) Gay (Sterculiaceae)
CONSERVATION STATUS:P3
Coll.: Dr Diels & Pritzel 499 Date: 11 1901
(PERTH 1132210)
LOCALITY Albany, Plantagenet District.
WA
LAT 35 Deg 1 Min 0.000 Sec S LONG
117 Deg 53 Min 0.000 Sec E
Previous det.: Thomasia solanacea Gay

Thomasia solanacea
(Sims) Gay (Sterculiaceae)
CONSERVATION STATUS:P3
Coll.: M. McDonald MM 1567 Date: 24 01
1993 (PERTH 3125858)
LOCALITY N end of Limeburners Lane off
Frenchmans Bay road in proximity and within
WAWA Reserve WA
LAT 35 Deg 5 Min 26.000 Sec S LONG
117 Deg 54 Min 38.000 Sec E
Shrub or small tree to 3 m. Slight to steep
slopes of creek gully. Parent material:
alluvium. Grey
silaceous sand, pH: 6.0. Lower shrub stratum
of open forest. Abundance:
abundant locally.
Previous det.: Thomasia solanacea Gay

Thomasia solanacea
(Sims) Gay (Sterculiaceae)
CONSERVATION STATUS:P3
Coll.: S.P. Pfeiffer 8 Date: 09 1966 ()
PERTH 1132253)
LOCALITY Big Grove, S of Albany WA
LAT 35 Deg 4 Min 0.000 Sec S LONG
117 Deg 56 Min 0.000 Sec E
Undershrub to 2.5 m.
Previous det.: Thomasia solanacea Gay

Thomasia solanacea
(Sims) Gay (Sterculiaceae)
CONSERVATION STATUS:P3
Coll.: C.J. Robinson 1023 Date: 30 11 1992 ()
PERTH 3131912)

LOCALITY WAWA Reserve, Big Grove,
slope to creek, Albany, gazetted reserve 25480
WA
LAT 35 Deg 4 Min 0.000 Sec S LONG
117 Deg 56 Min 0.000 Sec E
Tall shrub 2 m high, flowers mauve.
Steep slope, calcrete sand over limestone.
Karri - Yate - Peppermint.
Abundance: common
Previous det.: Thomasia solanacea Gay

Thomasia solanacea
(Sims) Gay (Sterculiaceae)
CONSERVATION STATUS:P3
Coll.: N.G. Marchant 71/741 Date: 27 10 1971
(PERTH 06754260)
LOCALITY Above Barker Bay [Albany]
WA
LAT 35 Deg 2 Min 38.000 Sec S LONG
117 Deg 55 Min 10.000 Sec E
With Melaleuca.
Previous det.: Thomasia solanacea (Sims)Gay
Frequency: common.

Thomasia solanacea
(Sims) Gay (Sterculiaceae)
CONSERVATION STATUS:P3
Coll.: M. Sherwood 557 Date: 01 11 1979 ()
PERTH 04141032)
LOCALITY Frenchmans Bay Road, Big
Grove, S of Albany, WA
LAT 35 Deg 5 Min 0.000 Sec S LONG
117 Deg 54 Min 0.000 Sec E
2 m plant, flowers pink-mauve. Red
loam. In association with Eucalyptus
diversicolor.
Previous det.: Thomasia solanacea Gay

Thomasia solanacea
(Sims) Gay (Sterculiaceae)
CONSERVATION STATUS:P3
Coll.: E.M. Sandiford EMS 487 Date: 03 02
2000 (PERTH 05713404)
LOCALITY Water Authority Reserve 25550,
north edge of raw water reservoir, Little
Grove, Albany WA
LAT 35 Deg 3 Min 40.000 Sec S LONG
117 Deg 51 Min 20.000 Sec E
Shrub to 1.4 m height with mauve flowers.
Originally alkaline sand but also on spoil of
dam edge.
Agonis flexuosa low open woodland and
mixed shrubland of Acacia littorea,
Adenanthos sericeus, Acacia cyclops,
Spyridium globulosum and Loxocarya
flexuosa.
Frequency: ca 20 plants from seedlings to
mature.

Thomasia solanacea

(Sims) Gay (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: E.M. Sandiford EMS 610 Date: 23 08
 2001 (PERTH 06100120)
 LOCALITY About 100m north of Pumping
 Station, Limeburners Creek, south of Albany
 WA
 LAT 35 Deg 5 Min 25.600 Sec S LONG
 117 Deg 54 Min 25.500 Sec E
 Shrub to 3 m with mauve/pink flowers.
 Deep gully with permanent creek and black
 loam over sand - side creek bed.
 Eucalyptus diversicolor Forest over
 Thomasia solanacea Closed Tall shrub with
 Agonis flexuosa.
 Frequency: Dominant species forming 70%
 cover.

Thomasia solanacea
 (Sims) Gay (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: K. Shepherd & J. Wege KS 306 Date:
 21 10 1995 (PERTH 06270581)
 LOCALITY 800 m along Limeburners Lane
 from Frenchman's Bay Road (100 - 200 m
 from the new road to Camp Quararup) WA
 LAT 35 Deg 5 Min 25.000 Sec S LONG
 117 Deg 54 Min 36.000 Sec E
 1 - 1.5 m erect multiple stemmed shrub.
 Flat area. White sand.
 Open woodland with Agonis/Eucalyptus
 overstorey with Acacia, Bossiaea linophylla
 Leucopogon, Burchardia.

Thomasia solanacea
 (Sims) Gay (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: K. Shepherd & J. Wege KS 307 Date:
 21 10 1995 (PERTH 06270573)
 LOCALITY 800 m along Limeburners Lane
 from Frenchman's Bay Road (100 - 200 m
 from the new road to Camp Quararup) WA
 LAT 35 Deg 5 Min 25.000 Sec S LONG
 117 Deg 54 Min 36.000 Sec E
 1 - 1.5 m erect multiple stemmed shrub.
 Flat area. White sand.
 Open woodland with Agonis/Eucalyptus
 overstorey with Acacia, Bossiaea linophylla
 Leucopogon, Burchardia.

Thomasia solanacea
 (Sims) Gay (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: Col. B.T. Goadby 2616 Date: (PERTH
 1131826)
 LOCALITY King George's Sound. WA
 LAT 35 Deg 0 Min Sec S LONG 117
 Deg 52 Min Sec E
 Previous det.: Thomasia solanacea Gay

Thomasia solanacea
 (Sims) Gay (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: E.J. Croxford 7526 Date: 20 10 1996 ()
 PERTH 05883547)
 LOCALITY Above and around Whale
 platform, Mount Dennis, Mount Martin
 Regional Botanic Park WA
 LAT 35 Deg 1 Min 54.000 Sec S LONG
 117 Deg 58 Min 44.000 Sec E
 Plant to 25cm with very floriferous dusky pink
 flowers. Hillside of Rocky loam over
 granite.
 Lasiopetalum, Grevillea and Sedge spp.
 Frequency: scattered.

Thomasia solanacea
 (Sims) Gay (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: W.V. Fitzgerald s.n. Date: 06 1903 ()
 PERTH 1132288)
 LOCALITY Albany WA
 LAT 35 Deg 1 Min 0.000 Sec S LONG
 117 Deg 53 Min 0.000 Sec E
 Previous det.: Thomasia solanacea Gay

Thomasia solanacea
 (Sims) Gay (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: J.A. Cochrane JAC 4352 Date: 15 12
 2002 (PERTH 06242286)
 LOCALITY Mount Adelaide, in bush near
 walk trails on seaward side, Albany WA
 LAT 35 Deg 2 Min 2.000 Sec S LONG
 117 Deg 55 Min 6.000 Sec E
 Shrub spreading to 1.5 m tall and wide. Purple
 flowers with bracts drying off to brown.
 Coastal slopes. Brown sand over granite.
 Shrubland. Associated species: Spyridium
 globulosum, Hakea elliptica, Eucalyptus
 calophylla, Gastrolobium bilobum, sedges,
 Leucopogon sp.
 Frequency: 50+ plants.

Thomasia solanacea
 (Sims) Gay (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: Col. B.T. Goadby 119 Date: 10 1898
 (PERTH 1132229)
 LOCALITY King George's Sound. WA
 LAT 35 Deg 0 Min Sec S LONG 117
 Deg 52 Min Sec E
 Previous det.: Thomasia solanacea Gay

Thomasia solanacea
 (Sims) Gay (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: M. McDonald MM 1568 Date: 24 01
 1993 (PERTH 03554066)

LOCALITY End of Limeburners Lane of Frenchmans Bay Road in proximity & within Water Reserve WA
 LAT 35 Deg 5 Min 26.000 Sec S LONG 117 Deg 54 Min 38.000 Sec E
 Shrub/tree to 4 m. Top of very steep creek sides, grey siliceous sand.
 Lower shrub stratum, understorey to *Agonis flexuosa*/Karri overstorey.
 Abundance: 10 seen.
 Previous det.: *Thomasia* sp.

Thomasia solanacea
 (Sims) Gay (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: M. McDonald MM 1566 Date: 24 01 1993 (PERTH 03554074)
 LOCALITY End of Limeburners Lane of Frenchmans Bay Road in proximity & within Water Reserve WA
 LAT 35 Deg 5 Min 26.000 Sec S LONG 117 Deg 54 Min 38.000 Sec E
 shrub/tree to 4m Top of very steep creek sides, grey siliceous sand.
 Lower shrub stratum, understorey to *Agonis flexuosa*/Karri overstorey.
 Abundance: 10 seen.
 Previous det.: *Thomasia* sp.

Thomasia sp. Toolbrunup (G.J. Keighery 9895)
 PN (Sterculiaceae)
 CONSERVATION STATUS:P3
 Coll.: Vaughan A. s.n. Date: 1901 (PERTH 1132261)
 LOCALITY King George's Sound. WA
 LAT 35 Deg 3 Min 0.000 Sec S LONG 117 Deg 58 Min 0.000 Sec E
 Previous det.: *Thomasia solanacea* Gay

Thysanotus isantherus
 R.Br. (Anthericaceae)
 CONSERVATION STATUS:P3
 Coll.: N.H. Brittan 53/20 Date: 28 10 1953 (PERTH 02981041)
 LOCALITY N summit Mount Clarence WA
 LAT 35 Deg 1 Min 42.000 Sec S LONG 117 Deg 53 Min 41.000 Sec E
 In thin humus layer over granite. Low grass etc vegetation.
 Previous det.: *Thysanotus* sp.

Thysanotus isantherus
 R.Br. (Anthericaceae)
 CONSERVATION STATUS:P3
 Coll.: G.J. Keighery 905 Date: 10 11 1976 (PERTH 1053523)
 LOCALITY Mount Clarence slopes, Albany WA

LAT 35 Deg 1 Min 42.000 Sec S LONG 117 Deg 53 Min 42.000 Sec E
 Perennial herb, flowers purple. Shallow soil over granite.
 Previous det.: *Thysanotus isantherus* R. Br.
 Frequency:rare.

Thysanotus isantherus
 R.Br. (Anthericaceae)
 CONSERVATION STATUS:P3
 Coll.: P. Foreman 224 Date: 29 10 2000 (PERTH 06102891)
 LOCALITY Mount Melville, Albany WA
 LAT 35 Deg 1 Min 0.000 Sec S LONG 117 Deg 53 Min 0.000 Sec E
 Caespitose perennial herb to 8cm in height, with tuberous root, filiform leaves, 1 to 5 flowered umbels and purple flowers. West facing hillside with burnt bare brown gravelly loam over granite.
 New growth of low heath with *Tetraria octandra*, *Stypantra glauca* and *Opercularia hispidula*.
 Frequency:occasional.

Thysanotus isantherus
 R.Br. (Anthericaceae)
 CONSERVATION STATUS:P3
 Coll.: Col. Goadby B 2049 Date: 11 1900 (PERTH 1011421)
 LOCALITY King George's Sound. WA
 LAT 35 Deg 0 Min Sec S LONG 117 Deg 52 Min Sec E
 Previous det.: *Thysanotus isantherus* R. Br.

Thysanotus isantherus
 R.Br. (Anthericaceae)
 CONSERVATION STATUS:P3
 TYPE STATUS: NEO *
 Coll.: N.H. Brittan 77/09 Date: 24 11 1977 (PERTH 1011391)
 LOCALITY Near summit of Mount Melville, Albany WA
 LAT 35 Deg 1 Min Sec S LONG 117 Deg 53 Min Sec E
 On granite. In moss swards.
 Previous det.: *Thysanotus isantherus* R. Br.

Thysanotus isantherus
 R.Br. (Anthericaceae)
 CONSERVATION STATUS:P3
 Coll.: E.M. Sandiford EMS 432 Date: 08 10 1999 (PERTH 05708494)
 LOCALITY SE corner of Mount Martin Regional Botanical Park, Albany, WA
 LAT 35 Deg 0 Min 25.600 Sec S LONG 117 Deg 58 Min 23.500 Sec E
 Growing in chocolate brown clay loam on a gentle northfacing slope of a granite outcrop.

Low open shrubland over moss. Growing in association with *Schoenus discifer*, *Borya nitida*, *Schoenus odontocarpus*, *Hydrocotyle alata*, *H. callicarpa*, *Aphelia cyperoides*.
Frequency:locally frequent.

Previous det.: *Verticordia acerosa*

Thysanotus isantherus
R.Br. (Anthericaceae)
CONSERVATION STATUS:P3
Coll.: N.H. Brittan 77/09 Date: 24 11 1977 (PERTH 06238858)
LOCALITY Mount Melville WA
LAT 35 Deg 1 Min Sec S LONG 117 Deg 52 Min Sec E
In fruit. In moss sward with *Borya*.

Thysanotus isantherus
R.Br. (Anthericaceae)
CONSERVATION STATUS:P3
Coll.: K. Baker 77 Date: 17 09 2001 (PERTH 06099769)
LOCALITY Apex Drive carpark, Albany, about 20m down slope below toilet block WA
LAT 35 Deg 1 Min 26.600 Sec S LONG 117 Deg 53 Min 56.500 Sec E
Herb 0.1m high by 0.1m wide. Hillside reserve, burnt Dec.2000 in brown loam. Medium trees of *Corymbia calophylla*, *Agonis marginata*, *Gastrolobium bilobium*, *Calytrix acutifolia*, *Xanthorroea preissii*.
Frequency:over 50 plants.

Thysanotus isantherus
R.Br. (Anthericaceae)
CONSERVATION STATUS:P3
Coll.: E.M. Sandiford EMS 456 Date: 17 10 1999 (PERTH 05713277)
LOCALITY Gneiss exposure near beach west of Mount Martin, Mount Martin Regional Botanical Reserve WA
LAT 35 Deg 0 Min 50.600 Sec S LONG 117 Deg 57 Min 2.500 Sec E
Tufted herb to 10cm tall growing through moss. Growing in grey sand over gneiss on a flat rise behind the beach.
Open mixed shrubland and moss sward. Growing in association with *Andersonia sprengeloides*, *Lepidosperma* sp., *Rulingia cygnorum*, *Drosera menziesii* and mosses.

Verticordia endlicheriana
var. *angustifolia* A.S.George (Myrtaceae)
CONSERVATION STATUS:P2
Coll.: W. Baxter s.n. Date: 1828 (PERTH 01558358)
LOCALITY King George's Sound WA
LAT 35 Deg 2 Min 53.000 Sec S LONG 117 Deg 53 Min 47.000 Sec E

**DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT
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SPECIES / TAXON	CONS CODE	CALM REGION	DISTRIBUTION	FLOWER PERIOD
<i>Acacia ataxiphylla</i> subsp. <i>ataxiphylla</i>	3	SC,WB	Albany, Cranbrook, Jingalup, Kojonup, Chillerup, Bokal	Dec
<i>Acacia prismifolia</i>	X	SC	Albany, Stirling Range N.P.	Sep
<i>Adenanthos cunninghamii</i> x	4	SC	Albany	Mar,Sep- Oct
<i>Agrostocrinum scabrum</i> subsp. <i>littorale</i>	2	SR,SC	Mutton Bird Is., Mt Manypeaks, Cape Leeuwin	Oct-Nov
<i>Amperea protensa</i>	3	SW,WA,S R,SC	Perth, Walpole, Scott River, Albany, Gardner Lake	Jan
<i>Andersonia setifolia</i>	3	SC,WB	Manypeaks, Gordon River, Albany, Cape Le Grande NP, Two Peoples Bay, Ongerup,	Jul-Aug
<i>Anthotium junciforme</i>	4	SR,SW,S C	Wattle Grove, Midland, Bayswater, Serpentine, Upper Swan, Kenwick, Busselton, Scott River Plain, Albany	Dec-Mar
<i>Asplenium obtusatum</i> subsp. <i>northlandicum</i>	R	SC,WA,*	Albany-Walpole, Chatham Is.	Oct
<i>Astartea arbuscula</i> ms	4	SC,WA	Albany, D'Entrecasteaux, Wilson Inlet	Jan-Dec
<i>Astroloma</i> sp. Grass Patch (AJG Wilson 110)	2	SC	Grass Patch, Cascade, Albany	May-Sep
<i>Austrofestuca littoralis</i>	1	WA,SC	Warren Beach, Albany	
<i>Banksia brownii</i>	R	SC	Albany-Stirling Range	Jan-Jul
<i>Banksia goodii</i>	R	SC	Albany, Narricup, Redmond	Nov-Dec
<i>Banksia verticillata</i>	R	SC,WA	Albany-Walpole	Jan-Apr
<i>Boronia crassipes</i>	3	SC	Albany, Millbrook	Aug-Dec
<i>Caladenia granitora</i>	2	SC	Mt Manypeaks, Mt Gardner	Nov
<i>Caladenia harringtoniae</i>	R	SC,SR,W A	Nannup-Albany, Lake Muir	Oct-Nov
<i>Calectasia cyanea</i>	R	SC	Albany	Aug-Dec
<i>Chordifex abortivus</i>	R	SC	Mt Manypeaks	
<i>Chordifex leucoblepharus</i>	2	SC	NE of Albany, Stirling Range area, Wellstead	Oct
<i>Chorizema reticulatum</i>	3	SC,WA,S R	Albany, Mt Barker, Porongurups, Manypeaks, Denbarker, Denmark, Cowaramup, Meelup-Eagle Bay	
<i>Conospermum quadripetalum</i>	2	SR,SC	Scott River, Albany, Torndirrup	Nov
<i>Corybas limpidus</i>	4	SC,WA	Albany-Broke Inlet, Stirling Range, Ledge Point	Sep-Oct
<i>Daviesia ovata</i>	4	SC	Mt Manypeaks	Sep-Oct
<i>Diuris heberlei</i>	2	SC,WA,S R	Lake Seppings, Albany, Two Peoples Bay, D'Entrecasteaux, Scott Plains	Sep
<i>Dodonaea trifida</i>	3	SC	Albany to Munglinup, Bandalup Hill	-
<i>Drakaea elastica</i>	R	SR,SW,M W,SC	Gingin-Busselton, Lake Guraga, East of Albany, Narrikup, Gull Rock NP	Oct-Nov
<i>Drakaea micrantha</i> ms	R	SC,SR,W A,SW	Perth-Augusta-Albany, Denmark, Margaret River	Sep-Oct
<i>Drosera fimbriata</i>	4	SC,WA,S R	NE of Manypeaks, Lake William, Albany, Leeuwin Naturaliste NP	Oct
<i>Dryandra serra</i>	4	SC,WA	Bow River, Mt Manypeaks, Denmark, Millbrook, South Sister NR, Redmond	Sep
<i>Eucalyptus buprestium</i> x <i>staeri</i>	4	SC	N of Albany	-
<i>Gonocarpus pusillus</i>	3	SR,WA,S C	Albany, Walpole-Nornalup, Mt Frankland, Augusta, Scott River, Yelverton, Scotsdale	Nov-Dec

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SPECIES / TAXON	CONS CODE	CALM REGION	DISTRIBUTION	FLOWER PERIOD
<i>Goodenia filliformis</i>	3	SC	Millbrook, Albany, Hassel Hwy, Gingilup Swamp	Oct-Feb
<i>Goodenia</i> sp. South Coast (AR Annels 1846)	3	SC,WA	Albany, Nanarup, Porongurup NP, Kentdale, Mt Lindsay	Jul-Jan
<i>Isopogon uncinatus</i>	R	SC	Albany	
<i>Jacksonia calycina</i>	4	SC	Stirling Range, Geekabee Hill, Mt Manypeaks	Jul-Nov
<i>Juncus meianthus</i>	2	WA,SC	West Cape Howe, Porongurup NP, Nornalup, Albany	Nov,Jan
<i>Laxmannia jamesii</i>	4	SC,WA,S R	Albany-Mt Barker, Narrikup, Denmark, Busselton, Yelverton	May-Jul
<i>Lepidium pseudotasmanicum</i>	4	SW,WB,S C,WA	Yanchep, Wongan Hills, Denmark, Albany, Porongurup R, Jerramungup, Munglinup, Stirling Range, Lake Clifton	
<i>Leucopogon bracteolaris</i>	2	SC	Stirling Range N.P., Albany	Jan-May
<i>Leucopogon cymbiformis</i>	2	SC	Mt Manypeaks, Porongurup NP, Cheynes Beach	-
<i>Leucopogon rotundifolius</i>	3	SC	Albany, Lucky Bay, Recherche Archipelago, Cape Le Grand NP, Mt Ragged, Esperance	Nov-Jan
<i>Lysinema lasianthum</i> Sep,J	4	SC,WA	Porongurup Range, Albany, Collis Block, Millbrook, Nornalup, Cheyne Beach, West Cape Howe	July-an
<i>Melaleuca diosmifolia</i>	3	SC,WA	Albany, Bald Island, Two Peoples Bay, D'Entrecasteaux, Broke Inlet	Sep,Oct
<i>Meziella trifida</i>	R	SR,WA,(SC)	Scott River Plains, Pingerup Plains, Black Pt Road, Mt Roe, (Albany), D'Entrecasteaux NP, Northcliffe, Windy Harbour	Oct
<i>Microtis globula</i>	R	SC,WA	Walpole-Albany	Dec-Jan
<i>Microtis media</i> subsp. <i>quadrata</i>	4	SC,WA,S R,SW	Albany-Augusta, Pinjarra, Jandakot	Dec-Jan
<i>Microtis pulchella</i>	4	WA,SC	Northcliffe, Walpole, Albany, Donnelly River	Nov-Dec
<i>Muiriantha hassellii</i>	4	SC	Stirling Range N.P., Mt Manypeaks	Apr-Sep
<i>Petrophile longifolia</i>	3	SC	Stirling Range, Mt Willyung, Cheyne Beach, Albany	Aug-Nov
<i>Pilostyles collina</i>	4	SC	Fitzgerald peaks, Albany, Bluff Knoll	Jab-Mar
<i>Pleurophascum occidentale</i>	4	SC,WA	Two Peoples Bay, N of Albany, Cape Le Grand NP, Hay River, Walpole, Mt Lindesay, Gull Rock, Mt Frankland NP, Granite Hill NR	-
<i>Pomaderris grandis</i>	4	SC	Mt Manypeaks	Jul-Oct
<i>Prasophyllum paulineae</i>	1	SC	Albany	Sep-Nov
<i>Sphaerolobium pubescens</i>	3	WA,SC	Walpole, Albany, Mt Lindsay, Ledge Beach	Oct-Nov
<i>Sphenotoma parviflorum</i>	3	SC,SR,W A	Albany, Millbrook, Scott River, Esperance, Mt Lindesay	-
<i>Sphenotoma</i> sp. Stirling Range (PG Wilson 4235)	3	WA,SC	Stirling Range, Mt Lindesay, Two Peoples Bay, Mt Manypeaks	Aug-Dec
<i>Spyridium spadiceum</i>	2	SC	Porongurup Range, Albany	Oct-Feb
<i>Stylidium articulatum</i>	2	SC	Albany, Mermaid Point	Dec
<i>Stylidium lepidum</i>	3	WB,SC	Wagin, Albany, Kojonup, Mt Barker	Sep-Nov
<i>Stylidium plantagineum</i>	4	SC	Between Stirling Range, Albany and Two Peoples Bay	Nov-Dec

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SPECIES / TAXON	CONS CODE	CALM REGION	DISTRIBUTION	FLOWER PERIOD
Synaphea incurva	1	SC	Albany, Denmark, Cheyne Beach	Sep-Oct
Synaphea preissii	3	WB,SC,W A	Torndirrup NP, Albany, Mt Barker, Stirling Range NP, Gnowangerup, Narrikup, Rocky Gully	Aug-Sep
Thomasia discolor	3	SC	Albany area	Oct-Nov
Thomasia multiflora	1	SC	Albany, Warriup Hill	Oct
Thomasia purpurea x solanacea	1	SC	Albany	Nov-Dec
Thomasia quercifolia	2	SC,WA	Albany, Torndirrup NP, Walpole, Denmark	
Thomasia solanacea	3	SC	Albany, Two Peoples Bay, Cape Riche, Stirling Range	Jun
Thysanotus isantherus	3	SC	Mt Melville, Mt Clarence, Torndirrup NPK, Albany	Nov
Tribonanthes purpurea	R	WB,SW,S C	Pingaring, Hillman T/S, Mt Dale, Albany	Aug
Verticordia fimbriolepis subsp. australis	R	SC,WA	Kent River, Albany	
Xanthorrhoea brevistyla	4	WB,SC	Narrogin, Albany	Oct-Nov



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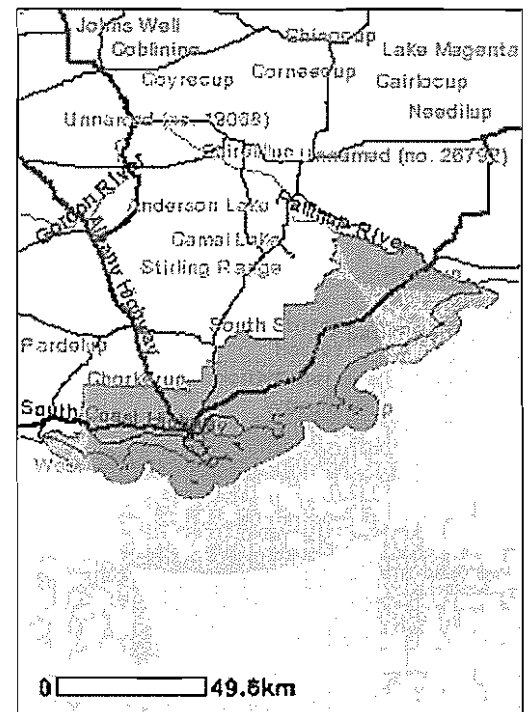
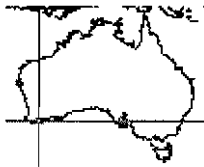
EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Information on the coverage of this report and qualifications on data supporting this report are contained in the [caveat](#) at the end of the report.

You may wish to print this report for reference before moving to other pages or websites.

The Australian Natural Resources Atlas at <http://www.environment.gov.au/atlas> may provide further environmental information relevant to your selected area. Information about the EPBC Act including significance guidelines, forms and application process details can be found at <http://www.environment.gov.au/epbc/assessmentsapprovals/index.html>

Search Region: Albany, City Of, WA



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Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance - see <http://www.environment.gov.au/epbc/assessmentsapprovals/guidelines/index.html>.

World Heritage Properties: None

<u>National Heritage Places:</u>	1
Wetlands of International Significance: (Ramsar Sites)	None
<u>Commonwealth Marine Areas:</u>	Relevant
Threatened Ecological Communities:	None
<u>Threatened Species:</u>	62
<u>Migratory Species:</u>	29

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place and the heritage values of a place on the Register of the National Estate. Information on the new heritage laws can be found at <http://www.environment.gov.au/heritage/index.html>.

Please note that the current dataset on Commonwealth land is not complete. Further information on Commonwealth land would need to be obtained from relevant sources including Commonwealth agencies, local agencies, and land tenure maps.

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species. Information on EPBC Act permit requirements and application forms can be found at <http://www.environment.gov.au/epbc/permits/index.html>.

<u>Commonwealth Lands:</u>	2
Commonwealth Heritage Places:	None
<u>Places on the RNE:</u>	42
<u>Listed Marine Species:</u>	54
<u>Whales and Other Cetaceans:</u>	31
Critical Habitats:	None
Commonwealth Reserves:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

<u>State and Territory Reserves:</u>	49
Other Commonwealth Reserves:	None
<u>Regional Forest Agreements:</u>	1

Details

Matters of National Environmental Significance

Stirling Range National Park WACommonwealth Marine Areas [[Dataset Information](#)]

Approval may be required for a proposed activity that is likely to have a significant impact on the environment in a Commonwealth Marine Area, when the action is outside the Commonwealth Marine Area, or the environment anywhere when the action is taken within the Commonwealth Marine Area. Generally the Commonwealth Marine Area stretches from three nautical miles to two hundred nautical miles from the coast.

Within 12 Nautical Mile Limit

Within 3 Nautical Mile Limit

Threatened Species [[Dataset Information](#)]

Status Type of Presence

Birds

<u><i>Atrichornis clamosus</i></u> * Noisy Scrub-bird	Vulnerable	Species or species habitat likely to occur within area
<u><i>Calyptorhynchus baudinii</i></u> * Baudin's Black-Cockatoo, Long-billed Black-Cockatoo	Vulnerable	Species or species habitat likely to occur within area
<u><i>Calyptorhynchus latirostris</i></u> * Carnaby's Black-Cockatoo, Short-billed Black-Cockatoo	Endangered	Species or species habitat likely to occur within area
<u><i>Dasyornis longirostris</i></u> * Western Bristlebird	Vulnerable	Species or species habitat likely to occur within area
<u><i>Diomedea amsterdamensis</i></u> * Amsterdam Albatross	Endangered	Species or species habitat may occur within area
<u><i>Diomedea dabbenena</i></u> * Tristan Albatross	Endangered	Foraging may occur within area
<u><i>Diomedea exulans</i></u> * Wandering Albatross	Vulnerable	Species or species habitat may occur within area
<u><i>Diomedea gibsoni</i></u> * Gibson's Albatross	Vulnerable	Species or species habitat may occur within area
<u><i>Halobaena caerulea</i></u> * Blue Petrel	Vulnerable	Species or species habitat may occur within area
<u><i>Leipoa ocellata</i></u> * Malleefowl	Vulnerable	Species or species habitat likely to occur within area
<u><i>Macronectes giganteus</i></u> * Southern Giant-Petrel	Endangered	Species or species habitat may occur within area
<u><i>Macronectes halli</i></u> * Northern Giant-Petrel	Vulnerable	Species or species habitat may occur within area
<u><i>Pezoporus wallicus flaviventris</i></u> * Western Ground Parrot	Endangered	Species or species habitat likely to occur within area
<u><i>Psophodes nigrogularis nigrogularis</i></u> * Western Whipbird (western heath)	Endangered	Species or species habitat likely to occur within area
<u><i>Psophodes nigrogularis oberon</i></u> * Western Whipbird (western mallee)	Vulnerable	Species or species habitat likely to occur within area
<u><i>Pterodroma mollis</i></u> * Soft-plumaged Petrel	Vulnerable	Species or species habitat may occur within area
<u><i>Thalassarche carteri</i></u> * Indian Yellow-nosed Albatross	Vulnerable	Foraging may occur within area
<u><i>Thalassarche cauta</i></u> * Shy Albatross	Vulnerable	Species or species habitat may occur within area
<u><i>Thalassarche chrysostoma</i></u> *	Vulnerable	Species or species habitat may occur

Grey-headed Albatross		within area
<i>Thalassarche melanophris</i> *	Vulnerable	Species or species habitat may occur within area
Black-browed Albatross		
Mammals		
<i>Balaenoptera musculus</i> *	Endangered	Species or species habitat may occur within area
Blue Whale		
<i>Dasyurus geoffroyi</i> *	Vulnerable	Species or species habitat likely to occur within area
Chuditch, Western Quoll		
<i>Eubalaena australis</i> *	Endangered	Breeding known to occur within area
Southern Right Whale		
<i>Megaptera novaeangliae</i> *	Vulnerable	Species or species habitat likely to occur within area
Humpback Whale		
<i>Myrmecobius fasciatus</i> *	Vulnerable	Species or species habitat likely to occur within area
Numbat		
<i>Neophoca cinerea</i> *	Vulnerable	Breeding known to occur within area
Australian Sea-lion		
<i>Parantechinus apicalis</i> *	Endangered	Species or species habitat likely to occur within area
Dibbler		
<i>Phascogale calura</i> *	Endangered	Species or species habitat may occur within area
Red-tailed Phascogale		
<i>Potorous gilbertii</i> *	Critically Endangered	Species or species habitat likely to occur within area
Gilbert's Potoroo		
<i>Pseudocheirus occidentalis</i> *	Vulnerable	Species or species habitat likely to occur within area
Western Ringtail Possum		
<i>Setonix brachyurus</i> *	Vulnerable	Species or species habitat may occur within area
Quokka		
Ray-finned fishes		
<i>Galaxias truttaceus hesperius</i> *	Critically Endangered	Species or species habitat known to occur within area
Western Trout Minnow		
<i>Nannatherina balstoni</i> *	Vulnerable	Species or species habitat likely to occur within area
Balston's Pygmy Perch		
Sharks		
<i>Carcharias taurus (west coast population)</i> *	Vulnerable	Species or species habitat may occur within area
Grey Nurse Shark (west coast population)		
<i>Carcharodon carcharias</i> *	Vulnerable	Species or species habitat known to occur within area
Great White Shark		
<i>Rhincodon typus</i> *	Vulnerable	Species or species habitat may occur within area
Whale Shark		
Plants		
<i>Adenanthos pungens subsp. pungens</i> *	Vulnerable	Species or species habitat likely to occur within area
<i>Andersonia pinaster Lemson ms.</i> *	Vulnerable	Species or species habitat likely to occur within area
<i>Banksia brownii</i> *	Endangered	Species or species habitat likely to occur within area
Brown's Banksia, Feather-leaved Banksia		
<i>Banksia goodii</i> *	Vulnerable	Species or species habitat likely to occur within area
Good's Banksia		
<i>Banksia verticillata</i> *	Vulnerable	Species or species habitat likely to occur within area
Granite Banksia, Albany Banksia, River Banksia		
<i>Caladenia bryceana subsp. bryceana</i> *	Endangered	Species or species habitat likely to occur within area
Dwarf Spider-orchid		

<u><i>Caladenia harringtoniae</i></u> Hopper & A.P.Brown ms. *	Vulnerable	Species or species habitat likely to occur within area
<u><i>Calectasia cyanea</i></u> * Blue Tinsel Lily	Critically Endangered	Species or species habitat likely to occur within area
<u><i>Centrolepis caespitosa</i></u> *	Endangered	Species or species habitat likely to occur within area
<u><i>Chordifex abortivus</i></u> * Manypeaks Rush	Endangered	Species or species habitat likely to occur within area
<u><i>Conostylis misera</i></u> * Grass Conostylis	Endangered	Species or species habitat likely to occur within area
<u><i>Diuris drummondii</i></u> * Tall Donkey Orchid	Vulnerable	Species or species habitat likely to occur within area
<u><i>Drakaea micrantha</i></u> Hopper & A.P.Brown ms. *	Vulnerable	Species or species habitat likely to occur within area
<u><i>Drosera fimbriata</i></u> * Manypeaks Sundew	Vulnerable	Species or species habitat likely to occur within area
<u><i>Grevillea maxwellii</i></u> * Maxwell's Grevillea	Endangered	Species or species habitat likely to occur within area
<u><i>Isopogon uncinatus</i></u> * Hook-leaf Isopogon	Endangered	Species or species habitat likely to occur within area
<u><i>Kennedia glabrata</i></u> * Northcliffe Kennedia	Vulnerable	Species or species habitat likely to occur within area
<u><i>Lambertia orbifolia</i></u> * Roundleaf Honeysuckle	Endangered	Species or species habitat likely to occur within area
<u><i>Microtis globula</i></u> * South-Coast Mignonette Orchid	Vulnerable	Species or species habitat likely to occur within area
<u><i>Pleurophascum occidentale</i></u> * Western Giant-leaved Moss	Vulnerable	Species or species habitat likely to occur within area
<u><i>Sphenotoma drummondii</i></u> *	Endangered	Species or species habitat likely to occur within area
<u><i>Thelymitra psammophila</i></u> * Sandplain Sun-orchid	Vulnerable	Species or species habitat likely to occur within area
<u><i>Tribonanthes purpurea</i></u> * Granite Pink	Vulnerable	Species or species habitat likely to occur within area
<u><i>Verticordia carinata</i></u> * Stirling Range Featherflower	Vulnerable	Species or species habitat likely to occur within area
<u><i>Verticordia fimbrialepis subsp. australis</i></u> * Southern Shy Featherflower	Vulnerable	Species or species habitat likely to occur within area
<u><i>Verticordia helichrysantha</i></u> * Coast Featherflower	Vulnerable	Species or species habitat likely to occur within area
Migratory Species [Dataset Information]	Status	Type of Presence
Migratory Terrestrial Species		
Birds		
<u><i>Haliaeetus leucogaster</i></u> White-bellied Sea-Eagle	Migratory	Species or species habitat likely to occur within area
<u><i>Leipoa ocellata</i></u> Malleefowl	Migratory	Species or species habitat likely to occur within area
<u><i>Merops ornatus</i></u> Rainbow Bee-eater	Migratory	Species or species habitat may occur within area
<u><i>Pezoporus wallicus flaviventris</i></u> Western Ground Parrot	Migratory	Species or species habitat likely to occur within area

Migratory Wetland Species

Birds

<u><i>Calidris ruficollis</i></u> Red-necked Stint	Migratory	Species or species habitat likely to occur within area
<u><i>Pluvialis squatarola</i></u> Grey Plover	Migratory	Species or species habitat likely to occur within area
<u><i>Tringa nebularia</i></u> Common Greenshank, Greenshank	Migratory	Species or species habitat likely to occur within area

Migratory Marine Birds

<u><i>Diomedea amsterdamensis</i></u> Amsterdam Albatross	Migratory	Species or species habitat may occur within area
<u><i>Diomedea dabbenena</i></u> Tristan Albatross	Migratory	Foraging may occur within area
<u><i>Diomedea exulans</i></u> Wandering Albatross	Migratory	Species or species habitat may occur within area
<u><i>Diomedea gibsoni</i></u> Gibson's Albatross	Migratory	Species or species habitat may occur within area
<u><i>Macronectes giganteus</i></u> Southern Giant-Petrel	Migratory	Species or species habitat may occur within area
<u><i>Macronectes halli</i></u> Northern Giant-Petrel	Migratory	Species or species habitat may occur within area
<u><i>Puffinus carneipes</i></u> Flesh-footed Shearwater, Fleshy-footed Shearwater	Migratory	Breeding known to occur within area
<u><i>Sterna caspia</i></u> Caspian Tern	Migratory	Breeding known to occur within area
<u><i>Thalassarche cauta</i></u> Shy Albatross	Migratory	Species or species habitat may occur within area
<u><i>Thalassarche chrysostoma</i></u> Grey-headed Albatross	Migratory	Species or species habitat may occur within area
<u><i>Thalassarche melanophris</i></u> Black-browed Albatross	Migratory	Species or species habitat may occur within area

Migratory Marine Species

Mammals

<u><i>Balaenoptera bonaerensis</i></u> Antarctic Minke Whale, Dark-shoulder Minke Whale	Migratory	Species or species habitat may occur within area
<u><i>Balaenoptera edeni</i></u> Bryde's Whale	Migratory	Species or species habitat may occur within area
<u><i>Balaenoptera musculus</i></u> * Blue Whale	Migratory	Species or species habitat may occur within area
<u><i>Caperea marginata</i></u> Pygmy Right Whale	Migratory	Species or species habitat may occur within area
<u><i>Eubalaena australis</i></u> * Southern Right Whale	Migratory	Breeding known to occur within area
<u><i>Lagenorhynchus obscurus</i></u> Dusky Dolphin	Migratory	Species or species habitat may occur within area
<u><i>Megaptera novaeangliae</i></u> * Humpback Whale	Migratory	Species or species habitat likely to occur within area
<u><i>Orcinus orca</i></u> Killer Whale, Orca	Migratory	Species or species habitat may occur within area
<u><i>Physeter macrocephalus</i></u> Sperm Whale	Migratory	Species or species habitat may occur within area

Sharks

Carcharodon carcharias
Great White Shark

Migratory Species or species habitat known to occur within area

Rhincodon typus
Whale Shark

Migratory Species or species habitat may occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species [[Dataset Information](#)]

Status Type of Presence

Birds

Apus pacificus
Fork-tailed Swift

Listed - overfly marine area Species or species habitat may occur within area

Ardea alba
Great Egret, White Egret

Listed - overfly marine area Species or species habitat may occur within area

Ardea ibis
Cattle Egret

Listed - overfly marine area Species or species habitat may occur within area

Calidris ruficollis
Red-necked Stint

Listed - overfly marine area Species or species habitat likely to occur within area

Catharacta skua
Great Skua

Listed Species or species habitat may occur within area

Diomedea amsterdamensis
Amsterdam Albatross

Listed Species or species habitat may occur within area

Diomedea dabbenena
Tristan Albatross

Listed Foraging may occur within area

Diomedea exulans
Wandering Albatross

Listed Species or species habitat may occur within area

Diomedea gibsoni
Gibson's Albatross

Listed Species or species habitat may occur within area

Eudyptula minor
Little Penguin

Listed Breeding known to occur within area

Haliaeetus leucogaster
White-bellied Sea-Eagle

Listed Species or species habitat likely to occur within area

Halobaena caerulea
Blue Petrel

Listed Species or species habitat may occur within area

Larus novaehollandiae
Silver Gull

Listed Breeding known to occur within area

Larus pacificus
Pacific Gull

Listed Breeding known to occur within area

Macronectes giganteus
Southern Giant-Petrel

Listed Species or species habitat may occur within area

Macronectes halli
Northern Giant-Petrel

Listed Species or species habitat may occur within area

Merops ornatus
Rainbow Bee-eater

Listed - overfly marine area Species or species habitat may occur within area

Pelagodroma marina

Listed Breeding known to occur within area

White-faced Storm-Petrel		
<u>Pluvialis squatarola</u> Grey Plover	Listed - overfly marine area	Species or species habitat likely to occur within area
<u>Pterodroma macroptera</u> Great-winged Petrel	Listed	Breeding known to occur within area
<u>Pterodroma mollis</u> Soft-plumaged Petrel	Listed	Species or species habitat may occur within area
<u>Puffinus assimilis</u> Little Shearwater	Listed	Breeding known to occur within area
<u>Puffinus carneipes</u> Flesh-footed Shearwater, Flesh-footed Shearwater	Listed	Breeding known to occur within area
<u>Sterna bergii</u> Crested Tern	Listed	Breeding known to occur within area
<u>Sterna caspia</u> Caspian Tern	Listed	Breeding known to occur within area
<u>Thalassarche carteri</u> Indian Yellow-nosed Albatross	Listed	Foraging may occur within area
<u>Thalassarche cauta</u> Shy Albatross	Listed	Species or species habitat may occur within area
<u>Thalassarche chlororhynchos</u> Yellow-nosed Albatross, Atlantic Yellow-nosed Albatross	Listed	Species or species habitat may occur within area
<u>Thalassarche chrysostoma</u> Grey-headed Albatross	Listed	Species or species habitat may occur within area
<u>Thalassarche melanophris</u> Black-browed Albatross	Listed	Species or species habitat may occur within area
<u>Tringa nebularia</u> Common Greenshank, Greenshank	Listed - overfly marine area	Species or species habitat likely to occur within area
Mammals		
<u>Arctocephalus forsteri</u> New Zealand Fur-seal	Listed	Breeding known to occur within area
<u>Neophoca cinerea</u> Australian Sea-lion	Listed	Breeding known to occur within area
Ray-finned fishes		
<u>Acentronura australe</u> Southern Pygmy Pipehorse	Listed	Species or species habitat may occur within area
<u>Campichthys galei</u> Gale's Pipefish	Listed	Species or species habitat may occur within area
<u>Heraldia nocturna</u> Upside-down Pipefish	Listed	Species or species habitat may occur within area
<u>Hippocampus breviceps</u> Short-head Seahorse, Short-snouted Seahorse	Listed	Species or species habitat may occur within area
<u>Histiogamphelus cristatus</u> Rhino Pipefish, Macleay's Crested Pipefish	Listed	Species or species habitat may occur within area
<u>Leptoichthys fistularius</u> Brushtail Pipefish	Listed	Species or species habitat may occur within area
<u>Lissocampus caudalis</u> Australian Smooth Pipefish, Smooth Pipefish	Listed	Species or species habitat may occur within area

<u><i>Lissocampus runa</i></u> Javelin Pipefish	Listed	Species or species habitat may occur within area
<u><i>Maroubra perserrata</i></u> Sawtooth Pipefish	Listed	Species or species habitat may occur within area
<u><i>Nannocampus subosseus</i></u> Bony-headed Pipefish	Listed	Species or species habitat may occur within area
<u><i>Notiocampus ruber</i></u> Red Pipefish	Listed	Species or species habitat may occur within area
<u><i>Phycodurus eques</i></u> Leafy Seadragon	Listed	Species or species habitat may occur within area
<u><i>Phyllopteryx taeniolatus</i></u> Weedy Seadragon, Common Seadragon	Listed	Species or species habitat may occur within area
<u><i>Pugnaso curtirostris</i></u> Pug-nosed Pipefish	Listed	Species or species habitat may occur within area
<u><i>Solegnathus lettiensis</i></u> Indonesian Pipefish, Gunther's Pipehorse	Listed	Species or species habitat may occur within area
<u><i>Stigmatopora argus</i></u> Spotted Pipefish	Listed	Species or species habitat may occur within area
<u><i>Stigmatopora nigra</i></u> Wide-bodied Pipefish, Black Pipefish	Listed	Species or species habitat may occur within area
<u><i>Urocampus carinirostris</i></u> Hairy Pipefish	Listed	Species or species habitat may occur within area
<u><i>Vanacampus margaritifer</i></u> Mother-of-pearl Pipefish	Listed	Species or species habitat may occur within area
<u><i>Vanacampus phillipi</i></u> Port Phillip Pipefish	Listed	Species or species habitat may occur within area
<u><i>Vanacampus poecilolaemus</i></u> Australian Long-snout Pipefish, Long-snouted Pipefish	Listed	Species or species habitat may occur within area
Whales and Other Cetaceans [Dataset Information]	Status	Type of Presence
<u><i>Balaenoptera acutorostrata</i></u> Minke Whale	Cetacean	Species or species habitat may occur within area
<u><i>Balaenoptera bonaerensis</i></u> Antarctic Minke Whale, Dark-shoulder Minke Whale	Cetacean	Species or species habitat may occur within area
<u><i>Balaenoptera edeni</i></u> Bryde's Whale	Cetacean	Species or species habitat may occur within area
<u><i>Balaenoptera musculus</i></u> * Blue Whale	Cetacean	Species or species habitat may occur within area
<u><i>Berardius arnuxii</i></u> Arnoux's Beaked Whale	Cetacean	Species or species habitat may occur within area
<u><i>Caperea marginata</i></u> Pygmy Right Whale	Cetacean	Species or species habitat may occur within area
<u><i>Delphinus delphis</i></u> Common Dolphin	Cetacean	Species or species habitat may occur within area
<u><i>Eubalaena australis</i></u> * Southern Right Whale	Cetacean	Breeding known to occur within area
<u><i>Feresa attenuata</i></u> Pygmy Killer Whale	Cetacean	Species or species habitat may occur within area
<u><i>Globicephala macrorhynchus</i></u> Short-finned Pilot Whale	Cetacean	Species or species habitat may occur within area
<u><i>Globicephala melas</i></u> Long-finned Pilot Whale	Cetacean	Species or species habitat may occur within area

<u><i>Grampus griseus</i></u> Risso's Dolphin, Grampus	Cetacean	Species or species habitat may occur within area
<u><i>Kogia breviceps</i></u> Pygmy Sperm Whale	Cetacean	Species or species habitat may occur within area
<u><i>Kogia simus</i></u> Dwarf Sperm Whale	Cetacean	Species or species habitat may occur within area
<u><i>Lagenorhynchus obscurus</i></u> Dusky Dolphin	Cetacean	Species or species habitat may occur within area
<u><i>Lissodelphis peronii</i></u> Southern Right Whale Dolphin	Cetacean	Species or species habitat may occur within area
<u><i>Megaptera novaeangliae</i></u> * Humpback Whale	Cetacean	Species or species habitat likely to occur within area
<u><i>Mesoplodon bowdoini</i></u> Andrew's Beaked Whale	Cetacean	Species or species habitat may occur within area
<u><i>Mesoplodon densirostris</i></u> Blainville's Beaked Whale, Dense-beaked Whale	Cetacean	Species or species habitat may occur within area
<u><i>Mesoplodon grayi</i></u> Gray's Beaked Whale, Scamperdown Whale	Cetacean	Species or species habitat may occur within area
<u><i>Mesoplodon hectori</i></u> Hector's Beaked Whale	Cetacean	Species or species habitat may occur within area
<u><i>Mesoplodon layardii</i></u> Strap-toothed Beaked Whale, Strap-toothed Whale, Layard's Beaked Whale	Cetacean	Species or species habitat may occur within area
<u><i>Mesoplodon mirus</i></u> True's Beaked Whale	Cetacean	Species or species habitat may occur within area
<u><i>Orcinus orca</i></u> Killer Whale, Orca	Cetacean	Species or species habitat may occur within area
<u><i>Peponocephala electra</i></u> Melon-headed Whale	Cetacean	Species or species habitat may occur within area
<u><i>Physeter macrocephalus</i></u> Sperm Whale	Cetacean	Species or species habitat may occur within area
<u><i>Pseudorca crassidens</i></u> False Killer Whale	Cetacean	Species or species habitat may occur within area
<u><i>Stenella coeruleoalba</i></u> Striped Dolphin, Euphrosyne Dolphin	Cetacean	Species or species habitat may occur within area
<u><i>Tursiops aduncus</i></u> Spotted Bottlenose Dolphin	Cetacean	Species or species habitat likely to occur within area
<u><i>Tursiops truncatus s. str.</i></u> Bottlenose Dolphin	Cetacean	Species or species habitat may occur within area
<u><i>Ziphius cavirostris</i></u> Cuvier's Beaked Whale, Goose-beaked Whale	Cetacean	Species or species habitat may occur within area

Commonwealth Lands [[Dataset Information](#)]

Defence

Unknown

Places on the RNE [[Dataset Information](#)]

Note that not all Indigenous sites may be listed.

Historic

Albany Cottage Hospital (former) WA

Albany Courthouse WA

Albany Forts WA

[Albany House WA](#)
[Albany Post Office \(former\) WA](#)
[Arpenteur Ship Wreck WA](#)
[Breaksea Island Lighthouse WA](#)
[Desert Mounted Corps Memorial WA](#)
[Gardens of Strawberry Hill WA](#)
[Heritage Park WA](#)
[Hillside WA](#)
[House WA](#)
[Lady Lyttleton Wreck WA](#)
[Norman House Cottage WA](#)
[Offices WA](#)
[Old Gaol WA](#)
[Patrick Taylor Cottage WA](#)
[Point King Lighthouse WA](#)
[Possession Point and Vancouvers Cairn WA](#)
[Quaranup Complex WA](#)
[Residency \(former\) WA](#)
[Rotunda WA](#)
[Sealers Oven WA](#)
[Sir Richard Spencers Grave WA](#)
[St John the Evangelist Anglican Church WA](#)
[St Johns Anglican Church Hall \(part of complex\) WA](#)
[St Johns Anglican Church Rectory WA](#)
[St Josephs Convent WA](#)
[Taxi Rank and Womens Rest Room WA](#)
[The Old Farm Strawberry Hill WA](#)
[The Rocks WA](#)
[Town Hall WA](#)

Indigenous

[Oyster Harbour Fish Trap Site WA](#)

Natural

[Basil Road Nature Reserve WA](#)
[Bettys Beach / Boulder Hill Natural Area WA](#)
[Islands near Albany WA](#)
[Lake Powell Nature Reserve WA](#)
[Millbrook Reserve WA](#)
[Stirling Range National Park WA](#)
[Torndirrup National Park WA](#)
[Two Peoples Bay Wildlife Sanctuary WA](#)
[West Cape Howe Area WA](#)

Extra Information

State and Territory Reserves [[Dataset Information](#)]

Arpenteur Nature Reserve, WA
Bakers Junction Nature Reserve, WA
Bald Island Nature Reserve, WA
Basil Road Nature Reserve, WA
Blue Gum Creek Nature Reserve, WA
Bon Accord Road Nature Reserve, WA
Breaksea Island Nature Reserve, WA
Cheyne Island Nature Reserve, WA
Cheyne Road Nature Reserve, WA
Down Road Nature Reserve, WA
Eclipse Island Nature Reserve, WA
Gledhow Nature Reserve, WA
Granite Hill Nature Reserve, WA
Green Island Nature Reserve, WA
Hassell National Park, WA
Lake Pleasant View Nature Reserve, WA
Lake Powell Nature Reserve, WA
Mailalup Nature Reserve, WA
Marbelup Nature Reserve, WA
Mettler Lake Nature Reserve, WA
Michaelmas Island Nature Reserve, WA
Mill Brook Nature Reserve, WA
Mistaken Island Nature Reserve, WA
Mount Manypeaks Nature Reserve, WA
Mount Mason Nature Reserve, WA
Napier Nature Reserve, WA
North Sister Nature Reserve, WA
Pallinup Nature Reserve, WA
Phillips Brook Nature Reserve, WA
Seal Island Nature Reserve, WA
Shelter Island Nature Reserve, WA
Sleeman Creek Nature Reserve, WA
South Sister Nature Reserve, WA
South Stirling Nature Reserve, WA
Stirling Range National Park, WA
Takenup Road Nature Reserve, WA
Tennessee North Nature Reserve, WA
Tinkelelup Nature Reserve, WA
Torndirrup National Park, WA
Two Peoples Bay Nature Reserve, WA
Un-named (No. 1998) Nature Reserve, WA
Un-named (No. 23850) Nature Reserve, WA
Un-named (No. 23923) Nature Reserve, WA

Un-named (No. 25705) Nature Reserve, WA

Un-named (No. 30791) Nature Reserve, WA

Waychinicup National Park, WA

West Cape Howe National Park, WA

West Mount Mason Nature Reserve, WA

White Lake Nature Reserve, WA

Regional Forest Agreements [[Dataset Information](#)]

Note that all RFA areas including those still under consideration have been included.

South-west WA RFA, Western Australia

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the *Environment Protection and Biodiversity Conservation Act 1999*. It holds mapped locations of World Heritage and Register of National Estate properties, Wetlands of International Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

For species where the distributions are well known, maps are digitised from sources such as recovery plans and detailed habitat studies. Where appropriate, core breeding, foraging and roosting areas are indicated under "type of presence". For species whose distributions are less well known, point locations are collated from government wildlife authorities, museums, and non-government organisations; bioclimatic distribution models are generated and these validated by experts. In some cases, the distribution maps are based solely on expert knowledge.

Only selected species covered by the migratory and marine provisions of the Act have been mapped.

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites;
- seals which have only been mapped for breeding sites near the Australian continent.

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Acknowledgments

This database has been compiled from a range of data sources. The Department acknowledges the following custodians who have contributed valuable data and advice:

- [New South Wales National Parks and Wildlife Service](#)
- [Department of Sustainability and Environment, Victoria](#)
- [Department of Primary Industries, Water and Environment, Tasmania](#)
- [Department of Environment and Heritage, South Australia Planning SA](#)
- [Parks and Wildlife Commission of the Northern Territory](#)
- [Environmental Protection Agency, Queensland](#)
- [Birds Australia](#)
- [Australian Bird and Bat Banding Scheme](#)
- [Australian National Wildlife Collection](#)
- [Natural history museums of Australia](#)
- [Queensland Herbarium](#)
- [National Herbarium of NSW](#)
- [Royal Botanic Gardens and National Herbarium of Victoria](#)
- [Tasmanian Herbarium](#)
- [State Herbarium of South Australia](#)
- [Northern Territory Herbarium](#)
- [Western Australian Herbarium](#)
- [Australian National Herbarium, Atherton and Canberra](#)
- [University of New England](#)
- Other groups and individuals

[ANUCLiM Version 1.8, Centre for Resource and Environmental Studies, Australian National University](#) was used extensively for the production of draft maps of species distribution. Environment Australia is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Last updated:

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APPENDIX 2

Regolith and Hydrological Logs

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

Project		Site Assessed by	L Stephens
Location	UPPER KALGAN TOWNSITE	Date of Inspections	31 August to 2 Sept 2006

The soil test holes ended where the yellow silty sands and clay of the Eocene Plantagenet Group were encountered. This subsoil extends to depth and grades into the weathered sedimentary sequence which is similar to the overlying weathered subsoils. The deepest soil horizon encountered can normally be expected to continue below 2 000 mm.

Holes where further information was required were continued deeper.

Test Hole Number	1	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 100 mm	Grey sand		
100 – 400 mm	Cream sand with gravel cobbles and iron oxide induration		
400 - 820 mm	Yellow orange sand, earthy with cobbles and iron oxide induration		
820 – 1100 mm	Yellow brown loam to clay loam with minor darker yellow brown iron oxide induration		
1100 – 1900 mm	White sandy clay with minor red brown mottles		
Groundwater	Not intersected		
Comment			

Test Hole Number	2	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 90 mm	Grey sand		
90 – 320 mm	Cream sand		
320 - 560 mm	Yellow brown sand, indurated with yellow brown iron oxide mottles		
560 – 114000 mm	Yellow brown sand , hard and ferricreted		
1100 – 1900 mm	Earthy yellow brown clay sand		
Groundwater	Not intersected		
Comment			

Test Hole Number	3	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 180 mm	Naturalised soil fill		
180 – 1300 mm	Yellow orange loamy sand with minor lighter and darker red brown mottles increasing with depth	Weathered Eocene Plantagenet sediments	
Groundwater	Not intersected		
Comment			

Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany)
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 Phone 9397 5145 Fax 9397 5350

Project		Site Assessed by	L Stephens
Location	UPPER KALGAN TOWNSITE	Date of Inspections	31 August to 2 Sept 2006

Test Hole Number	4	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 200 mm	Grey sand			
200 – 380 mm	Light grey sand			
380 – 530 mm	Cream sand			
530 – 550 mm	Dark brown sandy organoferricrete			
550 – 1200	Yellow brown ferricreted sandy clay			
1200 – 1300 mm	Fine yellow silty clay	Planagenet sediments		
Groundwater	Not intersected			
Comment				

Test Hole Number	5	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 400 mm	Grey sand			
400 – 750 mm	Cream sand			
750 – 1850 mm	Yellow brown gravelly sandy			
Groundwater	Not intersected			
Comment				

Test Hole Number	6	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 300 mm	Grey sand, paler with depth			
300 – 860 mm	Yellow silty clay			
860 – 1130 mm	White – yellow brown mottled silty clay			
820 – 1100 mm	Yellow brown loam to clay loam with minor darker yellow brown iron oxide induration			
Groundwater	Not intersected			
Comment				

Regolith and Hydrological Logs

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Project		Site Assessed by	L Stephens
Location	UPPER KALGAN TOWNSITE	Date of Inspections	31 August to 2 Sept 2006

Test Hole Number	7	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 90 mm	Grey sand			
90 – 380 mm	Light brown sand			
380 – 780 mm	Yellow earthy to clayey sand			
780 – 1500 mm	Weathered granite saprolite, white to cream with yellow and red mottles.			
Groundwater	Not intersected			
Comment				

Test Hole Number	8	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 80 mm	Dark grey brown peaty soil			
80 – 640 mm	Grey sand			
640 – 1300 mm	Yellow silty clay with lighter mottles			
Groundwater	Not intersected			
Comment				

Test Hole Number	9	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 150 mm	Grey sand			
150 – 230 mm	Light brown sand			
230 – 500 mm	Pisolitic yellow brown gravel developed on silty sand			
500 mm	Could not penetrate			
Groundwater	Not intersected			
Comment				

Test Hole Number	10	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 100 mm	Dark grey sand			
100 – 300 mm	Grey sand			
300 – 550 mm	Pale grey sand			
550 – 650 mm	Dark brown organic ferricrete			
650 – 850 mm	Yellow brown sandy indurated cobbles coated with organic matter			
Groundwater	Not intersected			
Comment				

Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany)
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Project	UPPER KALGAN TOWNSITE	Site Assessed by	L Stephens
Location		Date of Inspections	31 August to 2 Sept 2006

Test Hole Number	11	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 50 mm	Dark brown loam		
50 – 600 mm	Dark brown gravelly loam		
600 - 1250 mm	Cream silty clay with yellow brown mottles		
Groundwater	Not intersected		
Comment			

Test Hole Number	12	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 150 mm	Grey sand		
150 – 870 mm	Brown gravelly indurated sand		
870 - 1400 mm	White clayey sandy granite saprolite with red and yellow mottles		
Groundwater	Not intersected		
Comment			

Test Hole Number	13	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 210 mm	Grey sand		
210 – 780 mm	Cream sand		
780 – 1400 mm	Cream to yellow silty clay with red brown iron oxide induration		
Groundwater	Not intersected		
Comment			

Test Hole Number	14	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 330 mm	Grey sand		
330 – 740 mm	Cream sand		
740 – 1400 mm	Yellow brown cream silt	Plantagenet Group	
Groundwater	Not intersected		
Comment			

Regolith and Hydrological Logs

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Project		Site Assessed by	L Stephens
Location	UPPER KALGAN TOWNSITE	Date of Inspections	31 August to 2 Sept 2006

Test Hole Number	15	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 300 mm	Grey very fine sand			
300 – 1200 mm	Yellow very plastic impermeable clay			
1200 – 1500 mm	Yellow free draining silt			
Groundwater	Not intersected			
Comment				

Test Hole Number	16	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 300 mm	Grey sand			
300 – 400 mm	Brown grey sand			
400 - 800 mm	Yellow silt			
Groundwater	Not intersected			
Comment				

Test Hole Number	17	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 50 mm	Grey silty sand			
100 – 1000 mm	Brown silty sand			
1000 - 1150 mm	Yellow clay			
1150 – 1400 mm	Yellow silt with traces of yellow and red brown mottles			
Groundwater	Not intersected			
Comment				

Test Hole Number	18	Natural Surface		
Location	North west	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 – 100 mm	Dark grey black sand			
100 – 250 mm	Fine grey sand			
250 – 900 mm	Cream sand with water seeping in at 900 mm			
900 – 1650 mm	Green grey silt	Indicates permanently wet subsoils		
Groundwater	900 mm			
Comment				

Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany)
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Project		Site Assessed by	L Stephens
Location	UPPER KALGAN TOWNSITE	Date of Inspections	31 August to 2 Sept 2006

Test Hole Number	19	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 240 mm	Dark grey black sand		
240 – 490 mm	Grey sand		
490 - 1050 mm	Cream sand		
1050 - 1300	Brown organoferricrete, with distinct smell	This layer should not be disturbed or dewatered.	
1100 – 1900 mm	Bearing sand becoming lighter with depth	Probably less acid sulfate risk	
Groundwater	Not intersected		
Comment			

Test Hole Number	20	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 100 mm	Brown loam gravel		
100 – 440 mm	Yellow brown gravel		
440 - 1200 mm	Yellow weathered granite saprolite		
1200 – 1400 mm	Yellow weathered granite saprock		
Groundwater	Not intersected		
Comment			

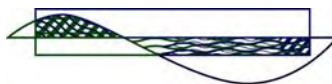
Test Hole Number	21	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 150 mm	Grey loamy sand		
150 – 480 mm	Light brown loamy sand from granite saprolite		
480 - 1400 mm	Yellow brown granite saprolite loam with yellow and red mottles		
Groundwater	Not intersected		
Comment			

Test Hole Number	22	Natural Surface	
Location	North west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 – 80 mm	Fine grey sand		
80 – 460 mm	Fine brown sand		
460 - 1000 mm	yellow brown gravel developed on the fine silty sand		
1000 – 1300 mm	Yellow clay with minor pink mottles on a silt base	Water seeping in at 1050 mm	
1300 – 1800 mm	Yellow silt		
Groundwater	1050 mm		
Comment			

KALGAN RURAL SETTLEMENT INDICATIVE STRUCTURE PLAN



Prepared
by



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November 2008

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Preliminary

1. INTRODUCTION

1.1 The Purpose of the Indicative Structure Plan

The purpose of this document is to provide a brief overview of the background and issues relating to the Kalgan Rural Settlement and to present relevant extracts from the draft Structure Plan Report in support of Amendment 290 to Town Planning Scheme No.3.

Following the decision of Council on 21 October 2008 to support the Scheme Amendment Request to rezone Kalgan to 'Rural Settlement' the rezoning application has been prepared. The proposed zone is a similar planning device other Development zones which currently operate under TPS3. Furthermore Kalgan is seen as suitable 'pilot' project the rural villages throughout the City of Albany.

Considerable progress has been made in addressing the planning issues relevant to the Kalgan Rural Settlement, based on detailed environmental capability assessment, through the community workshops and dialogue with relevant service authorities. The local characteristics have been identified, preferred lot sizes established and the boundary of the settlement has been nominated.

This Indicative Structure Plan has been prepared which nominates development requirements and sets the framework for future growth and consolidation of Kalgan, based on capability and community expectations. The proposed rezoning and Indicative Structure Plan accord with Albany Local Planning strategy and with the Lower great Southern Strategy. This Indicative Structure Plan is consistent with the objectives of the State Sustainability Strategy and SPPs 1, 2 and 3 as well as relevant Development Policies. The notion of identifying Kalgan as a 'Rural Settlement' and issues associated with its development have been extensively canvassed through the preparation and advertising of ALPS and recent community workshops. Preliminary advice has been obtained from Western Power, Main Roads and the DPI. The Strategic direction for Kalgan is clearly set out and the Settlement Structure Plan will provide the mechanism to fulfil the relevant Actions contained in ALPS.

1.2 The Process

The full report which supports the Kalgan Rural Settlement Structure Plan analyses the local and regional context of Kalgan, the issues, opportunities and constraints relative to the existing settlement and potential future development and then synthesises these considerations into a development strategy. Community consultation was an integral component of the preliminary stages of the process and public advertising will be undertaken once the Structure Plan is finalised and formally presented to the Council and Western Australian Planning Commission.

Following rezoning of the subject land and finalisation of the Structure Plan, implementation will be achieved via subdivision and development applications and in dealings with other agencies and organisations as a product of conventional Local Government activities. Subdivision and/or development may then proceed in the form prescribed by the adopted plan.

The new Rural Village Zone and the associated Structure Plan serve as an appropriate mechanism for providing a flexible planning framework to guide future development in Kalgan. The zoning and Scheme provisions, coupled with the Structure Plan, Rural Village Zone Objectives and Performance Standards will ensure the area is comprehensively planned and developed in accordance with agreed standards and community expectations.

2. LOCATION

The Kalgan Rural Village is located approximately 27km north east of the Albany City centre at a point where the South Coast Highway crosses the Kalgan River.

While there is evidence that the locality was inhabited by indigenous people up to 19,000 years ago, the area was first settled by non-indigenous people around 1831 when Governor Stirling granted land to Geake with its northern boundary running up to Riverside Drive. In 1837 the area was gazetted as a townsite and called Wyndham Town. The townsite consisted of 1, 280 acres (518ha) and encompassed land from Riverside Drive northwards. The townsite area was subsequently reduced in size to 225ha in 1889 and in 1912 the name was changed to Kalgan Townsite.

3. STUDY AREA

The study boundary, as established by the planning process, is a logical basis within which to prepare the required Rural Settlement structure plan. The area contains the majority of natural and man made features which contribute to the identity of the Kalgan Village, while at the same time allowing for further development and designation of appropriate buffers to the surrounding agricultural areas.

As the existing townsite boundary does not reflect the historic development of the locality or relate to the natural topography a study area has been defined which encompasses the existing gazetted townsite and immediate surrounding land holdings. The study area rationale was based on a number of considerations;

- The historic development of the area
- The existing gazetted townsite
- Incorporation of development and small lot subdivision in the immediate locality.
- Significant topography and vegetation which helps to contain and define the townsite.
- Provision for sufficient buffer areas to the surrounding rural areas.
- Discussion with the Local community at two workshops.
- Incorporation of areas currently zoned Residential under the provisions of Town Planning Scheme No. 3.

The study area map outlines the key components that contribute to an understanding of the physical boundaries and makeup of the Kalgan Rural Settlement.

Ridgelines to the south, east and west, together with significant areas of remnant vegetation provide a sense of containment and buffer to surrounding broad acre farming. The boundary to the north is less defined by the topography and more by the transition to larger landholdings and the significant area of remnant vegetation associated with the recreation reserve. The core of the village is located around the two main bridges over the Kalgan and this is also where the shop and community hall are located. Dwellings and associated smaller land parcels are also concentrated along Church Lane Road, Hunton Road and Riverside Drive. In terms of landuse, the Alpaca farm and craft centre at the northern gateway to the village, the aquaculture farm at the eastern gateway, Montgomery Hill winery and vineyard at the western gateway the smaller vineyard, holiday accommodation and orchard on Riverside Drive and the Hobbs Hoist shed and Chris Andrews rural contracting on Hunton Road are all closely associated with the Kalgan Village.

The Study Area, as defined in the document provides the basis for the Rural Village zone and the Indicative Structure Plan. Within this zone, the Structure Plan will determine the extent of development, lot sizes and landuses considered appropriate.

4. CONSULTATION AND WORKSHOP FINDINGS

Community participation was seen as critical to the development of this structure plan, particularly with regard to establishing the character of the area and the social aspirations of residents.

Workshops were held in January and March 2008. Meetings were advertised and well attended and participants were invited to provide input on issues including Kalgan and its future, the character of the area, community use, (and need) for facilities and determining the extent of the study area.

The results gathered from these two workshops and subsequent meetings with landholders, City of Albany officers and representatives from Government agencies and service providers were incorporated into the development of the Kalgan Rural Settlement Structure Plan.

5. PLANNING CONTEXT

This proposal accords with relevant State and Regional Strategic and Policy Documents, in particular:

- SPP 1 State Planning Framework Policy
- SPP 2 Environment and Natural Resources
- SPP 2.5 Agriculture and Rural Land Use Planning
- SPP 3 Urban Growth and Settlement
- DC 1.1 Subdivision of Land – General principles
- DC 3.4 Subdivision of Rural Land
- DC 3.7 Fire Planning
- Lower Great Southern Strategy (2007)

The Lower Great Southern Strategy (LGSS) aims to encourage development around existing nodal settlements and provides a presumption in favour of consolidating settlements. This represents an efficient use of resources such as land, infrastructure and energy and also assists in supporting social services. The LGSS identifies Kalgan as a Rural Village and advocates that “for Rural Villages identified for expansion Local Governments need to prepare and have endorsed by the WAPC a townsite strategy and/or conceptual structure plan”.

This proposal is consistent with ALPS which was endorsed by the City of Albany in August 2007. Part 8.3.6 of ALPS deals with Rural Villages and contains the following Strategic Objective:

“Facilitate and promote the retention and sustainable expansion of existing rural settlements”.

As specified on page 143 of ALPS, “these villages are seen as becoming sustainable nodes offering a rural lifestyle based around an existing historical node.” ALPS supports the retention of the existing rural villages such as Kalgan and recognises the opportunity for development of rural settlements as a focal point for the local community.

6. COMMUNITY

6.1 Population and Community Profile

The study area contains 54 residential and rural lots, 40 of which contain dwellings. Based on an average occupancy rate of 2.5 persons per dwelling, the estimated population of the study area is 100 persons.

The settlement and hinterland provides services including a general store, cafe and bookshop, tourist accommodation, cellar sales, a community hall and volunteer bushfire brigade depot. The size of land holdings is variable and infill subdivision has, to date, been ad-hoc and incremental.

Kalgan is a small community served by a number of active community groups including the Kalgan Settlers Association, Kalgan River Conservation Community Group and Bush Fire Brigade.

The area accommodates a variety of land uses including agriculture (livestock grazing, mixed cropping), animal husbandry (stud farms, alpacas, and stables), plantation tree farms, viticulture, orchards, aquaculture, tourist related enterprises and short stay accommodation, cafe and limited retail gravel and sand extraction, rural contracting services and rural living.. Due to the visual amenity of the area and provision of tourist related facilities the area is an important tourist destination in its own right. Previously the area has supported, light manufacturing, a restaurant, bakery, fruit growing and horticulture.

6.2 Heritage

The rich heritage of the Kalgan area is of local, state and national importance. The Noongar sites adjacent to the Kalgan Hall, the exploration of the area by French navigator Nicholas Baudin in 1803 and the subsequent settlement of the area by Europeans all contribute to the significance of the area.

Traditionally river and estuarine environments were important food sites in Aboriginal culture. It is estimated that the Albany region was home to indigenous people up to 19,000 years before European settlement. The oldest evidence of habitation in the area comes from an area adjacent to the Kalgan Hall (DIA, Site ID number 5523) where an archaeological investigation in 1978 revealed material from a campsite over 18,850 years old. The Department of Indigenous Affairs Register of Aboriginal Sites also contains an entry relating to fish traps to the south of the Upper Kalgan Bridge (Site ID 5746). The ford and a number of graves, including one believed to be that of Mokare's brother Nakina, are also of significance. The recent heritage survey recommends that any works in the area should be subject to community consultation and section 18 consent.

The known non-indigenous history of the area dates back to 1803, with the arrival of the French explorer Nicholas Baudin, in February of that year, when he named the river flowing into the Northern end of Oyster Harbour 'Riviere des Francaises'. He is considered to be the first European to explore the Kalgan River.

Baudin was followed by French Commander Dumont D'Urville, who arrived in October 1826 aboard the *Astrolabe* and explored the Kalgan River. Following the arrival of the Brig *Amity* later that year, and the establishment of the NSW Garrison at Frederickstown, Lockyer commenced the English exploration of the River. Captain Joseph Wakefield, the successor to Lockyer as commander of the settlement, charted and mapped the Kalgan River in June 1828.

Settlement of the Kalgan area commenced soon after the establishment of Frederickstown. The first leasehold land was granted to George Cheyne in 1831. By 1837 the townsite, Wyndham, was designated at what is now Kalgan.

There are several heritage buildings of note within the study area including the Kalgan Hall, built in 1912, which is listed on the Albany Municipal Heritage Inventory and Douglas House. Several other buildings, the orchard remnants, and jetties, though not included on the Municipal Heritage Inventory, contribute to the rich heritage of the area.

6.3 Local Character

The analysis of the character of the Kalgan village is particularly important as a basis for planning for the future development of the village. An understanding of the essential elements and structure of the area will enable those elements to be protected and where possible enhanced in any future development.

The dominant elements that give the Kalgan Village its unique character include;

- The deeply incised and heavily vegetated banks of the Kalgan River, together with its associated tributaries.
- With the exception of views to the Porongurup Range from Hunton Road and adjoining properties, the landscape is predominantly enclosed by surrounding ridgelines and remnant vegetation.
- Road verges are heavily vegetated emphasising the natural and rural environment, with Riverside Drive being particularly attractive.
- The predominance of large lots sizes, most of which range from 1ha up to 10ha. A number of larger lots again, up to and over 20ha are also mixed through the area emphasising the low key agricultural character of the townsite. This is further emphasised with the majority of buildings being discretely located from the road and screened from full view by vegetation.
- Unlike many other rural villages in the south west, which are based on a relatively compact grid street layout of the traditional quarter acre, half and acre lots, the Kalgan village is very much more dispersed, with development separated by the river, creeks, roads and pockets of remnant vegetation. The shop, community hall and recreation area, which are usually co-located to create a focal point for such communities, are in the case of the Kalgan Village separated by the river and the South Coast Highway.
- Links with the past such as the Kalgan Hall, early settler's cottages, remnant orchards and old bridges also contribute to the character of the area. Many of the more recent houses have been constructed using traditional materials such as timber, stone and earth, complementing the older historic buildings.
- Tourist attractions such as the Luke Pen walk, aboriginal fish traps, holiday cottages, vineyards, alpaca farm and orchards add another dimension of interest to the area.

7. ECONOMIC BASE

The Kalgan was once a thriving fruit growing area and has, in more recent times, supported a diverse range of economic activities such as light manufacturing, contracting, tourist associated ventures, bakery and bookstore, and agricultural activity including viticulture, animal husbandry (horse and cattle studs, alpacas, beef cattle and sheep) aquaculture and horticulture. Based on land uses across the study area, observations would indicate that income is currently derived from agriculture, tourism, raw materials extraction and contracting.

The Great Southern region's economy is largely based on the agricultural production of wool, grain and livestock (worth in excess of \$810 million in 2003/04). However, primary production enterprises such as vineyards, horticultural crops and timber plantations have been established, and concerted efforts are being made to add value and diversify. The region has a growing reputation for cool climate premium wine production. These trends are evident in the study area.

The LGSS (p41) notes there has been considerable diversification of agricultural production in recent years, with viticulture being the most prominent, and crops such as cut flowers and berries also being produced in greater volumes. Because of the high set-up cost it is important that when preparing local planning strategies and schemes, local governments consider opportunities for diversification and further subdivision of broadacre farms in areas where the land is suitable for more intensive agricultural pursuits and adequate water supplies are available.

The existing small scale sand and gravel mining activities within the study area represent an important contribution to the local economy. These Raw Materials are used in the construction industry and the activity provides employment opportunities. The LGSS recognises that mineral resources and the supply of basic raw materials to the agricultural, construction and mining industries are important contributors to economic development in the region. The Strategy aims to maximise opportunities to enable mineral exploration and extraction in accordance with acceptable environmental standards. Extraction sites and existing mining operations should be identified and protected through land use planning. Notably, the LGSS states "Local planning strategies should identify known deposits on private property or Crown land and retain an agriculture zone in local planning schemes to allow for exploration or extraction, where this is deemed environmentally acceptable."

Within the Study area gravel occurs on the higher hills and remnants of the old erosion surfaces. Sand occurs as thicker sheets on some valley slopes, particularly in the north west in the soil type nominated as Deep Sand. The gravel resource is predominantly used for road construction sub-bases. The associated laterite duricrust is not normally crushed for construction materials but this may change in the future and represents an opportunity to rework some of the old gravel pits and therefore minimise the area required for gravel extraction.

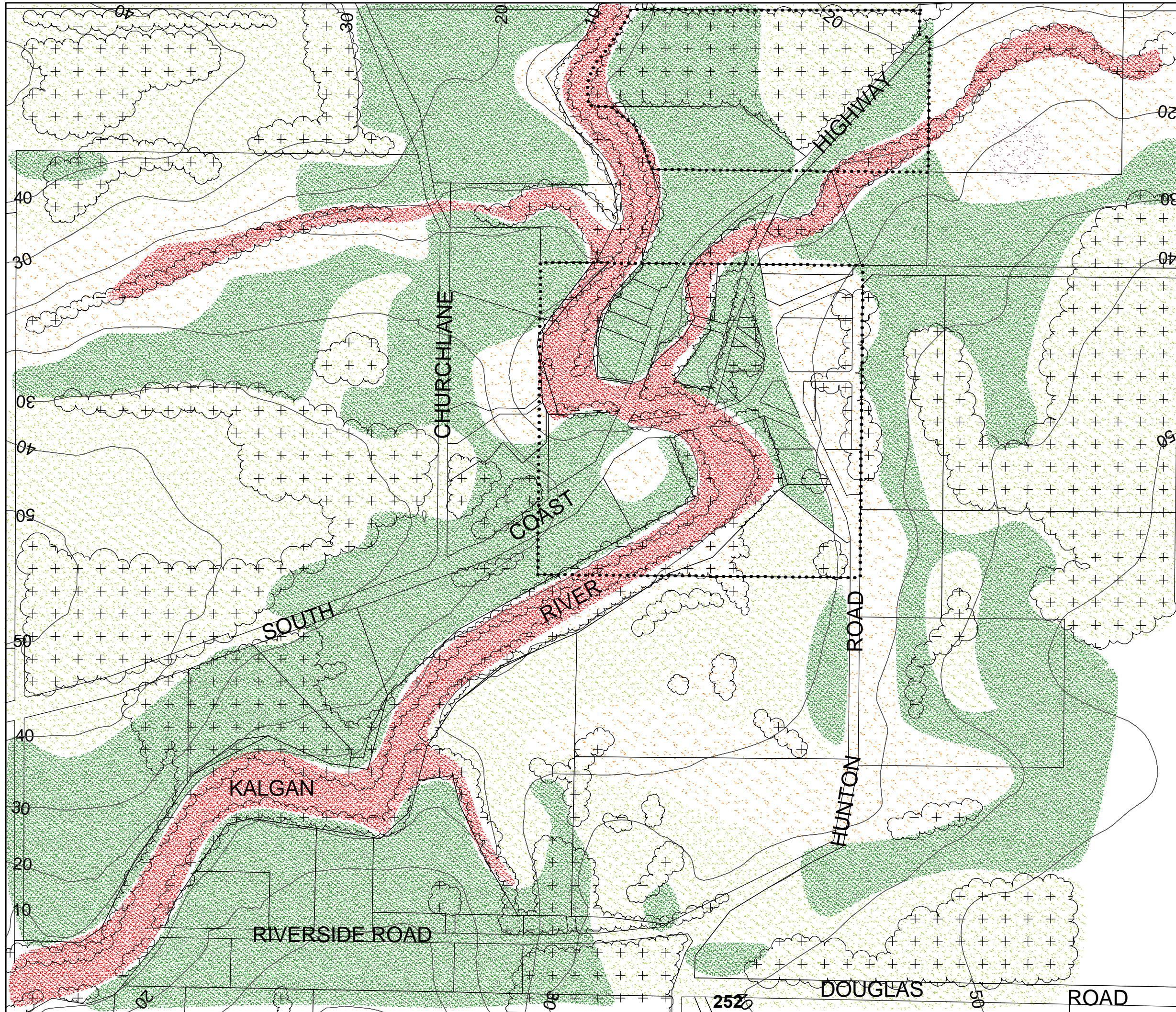
The LGSS (p63) recognises that Heritage Places, historical sites and Aboriginal culture are an attraction in the region and there is significant potential for tourism in the future. To realise the potential of cultural tourism and ecotourism, informative, attractive, site-specific interpretive material needs to be developed. Given the cultural significance of Kalgan (both Indigenous and European) and the richness of the Heritage sites, there are considerable opportunities for cultural tourism.

8. PHYSICAL CHARACTERISTICS

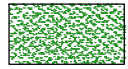
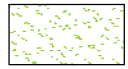

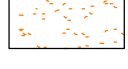

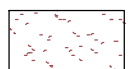

A Land Capability and Geotechnical Analysis of the Study Area was undertaken by Land Assessment Pty Ltd in July/Aug 2006 and January 2007. The field work involved extensive land surveys and test holes to assess soil profile and depth to ground water. The resultant report and mapping includes relevant information on soils, geology, vegetation, hydrology and land capability. The spatial scale of the mapping and the level of detail are appropriate for this Structure Plan. In some instances, further site testing and vegetation surveys on individual properties may be warranted. The land capability and geotechnical analysis has been used to inform the Structure Plan. The full report is included as Attachment A of the Amendment document. Key elements of the geotechnical analysis for site are depicted on the attached Land Capability Plan.

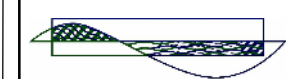
The Land Capability and Geotechnical Assessment categorises much of the Study Area as High or Very High capability for Dwellings. Land immediately to the eastern side of Hunton Road is Fair Capability with moderate physical limitations, as is the seepage area north west of Douglas Rd. One small area of Low Capability land is identified west of the aquaculture operation. No property within the Study area is categorised Very Low Capability. The areas immediately adjacent to Kalgan River, Chelgiup Creek and Baudin Stream are Not Acceptable for Development because of significant environmental or geographical issues. The Capability Assessment confirms that the gravel based soils of the upper slopes are well suited to urban and rural living development and comply with all guidelines for conventional septic systems.

LAND CAPABILITY KALGAN RURAL SETTLEMENT



LEGEND

-  Very high capability with few physical limitations
-  High capability with some physical limitations that can be overcome by planning and minor site modifications
-  Fair capability with moderate physical limitations which may affect development. Careful planning and site modifications may be required.
-  Low capability with physical limitations
-  Very low physical capability or with significant limitations
-  Development not acceptable because of significant environmental or geotechnical issues
-  Existing vegetation



SCALE
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The soils of the lower slopes, including some of the existing Residential zoned areas, are potentially more wet in winter. These Fair capability areas can be developed using nutrient adsorbing waste water systems to overcome any deficiencies.

The vegetation assessment and flora study conducted as part of the land capability and geotechnical analysis for the Kalgan identified 70 species and following three main vegetation communities:

- Jarrah – Marri Low Forest
- Taxandria Shrubland
- Riverine Forest

In general the remnant vegetation lies on soils that are less suitable for agriculture and therefore were never cleared during the long occupation of the area. The main remnants occur on the laterite gravel – duricrust ridges in the west and east, in winter wet areas through the lower elevations and along the banks of the Kalgan River and tributaries.

No Declared Rare, Priority or Significant Taxa, or Threatened Ecological Communities were observed during the site investigations. In addition no unusual or unidentified species were recorded. No species or communities listed on databases held under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 were encountered.

The remnant vegetation on site is generally classified Good or above, including areas of remnant vegetation into which stock have access. The vegetation is mostly weed free and worthy of protection. There are some areas of degraded vegetation and some vegetation which is subject to edge effects from exotic pasture and weed species. For example parts of the fringing vegetation of the Kalgan River adjacent to pasture and Chelgiup Creek adjacent to the Townsite.

The land capability and geotechnical Assessment concluded that all remnant vegetation should be retained where possible and that regrowth can be used to allow or enhance wildlife corridors

Vegetation along the Kalgan River is generally in good condition. Remnant vegetation through the study area is fragmented and of varying condition and quality, however is of critical importance to the local residents' sense of place. Coral Pepper, in her discussion paper "Sustainability of Cultural Heritage and Landscapes", states "Cultural landscapes are...considered to be about people gaining and maintaining a 'sense of place' in their community.... Our recognition of a site as being pleasant or important is a first step in planning how it can be preserved and managed for the enjoyment of people."

A key characteristic of the Kalgan area is the natural environment. The river, remnant vegetation and topography all contribute to attractiveness of the location and its desirability as a place to live. The quality and extent of these attributes contribute to the high landscape amenity and biodiversity values of the area. This was confirmed in the results gathered from the two community workshop sessions.

Retaining and enhancing the local character and sense of place has been a key driver in the preparation of the Structure Plan; in particular the need to retain and protect remnant vegetation, visual amenity and cultural heritage values.

9. ROADS

Key roads in the study area are South Coast Hwy (Hassell Hwy) and Hunton Road, which connect the village to the Albany City centre to the south west, to the south coast and interstate to the east. South Coast Highway is a sealed two lane national highway which divides the settlement and is a significant constraint. There are several closed or unconstructed roads within the currently designated townsite boundary. This plan recognises the opportunity to rationalise the existing road network and to develop a road hierarchy and legible movement networks.

Through the course of this project there has been ongoing dialogue with engineering consultants and representatives from Main Roads WA in regard to Highway function, road design, traffic safety and intersection treatments.

Preliminary discussions occurred with representatives from Main Roads during 2005 and 2006. More recently at a meeting held 7 March 2008 the implications and expectations in relation to Kalgan settlement were considered. Issues raised included the function of the Highway as a State freight route, traffic speed and volumes, intersection treatments, bridge widening, turning lanes, access and egress to individual lots, pedestrian access, sight distances and safety.

It is understood that the Settlers Association forwarded correspondence direct to Main Roads WA and the City regarding, amongst other things, traffic speed within the Kalgan Settlement. This issue and related matters were discussed at community meeting attended by officers from Main Roads WA.

Preliminary advice from the Engineering consultants was obtained in May 2008 in regard to compliance with NAASRA standards, road geometry, sight distances and vertical curves, traffic speed, emergency access and the opportunity to review to road hierarchy within the settlement and consider the introduction of a 40km/h "share zone".

Specific advice on traffic volumes for the sections of South Coast Highway and the local roads within Kalgan Settlement was provided by Main Roads WA in March 2008. The SAR was referred to Main Roads WA in July 2008. As reported to the Council in October 2008, the Department has indicated it has no objections to the proposal and has identified a number of issues which are to be addressed through the formal Amendment process and finalisation of the Structure Plan. It is anticipated that any written comment from Main Roads will be provided during the formal advertising of the Amendment and Structure Plan.

Whilst acknowledging the function of South Coast Highway as a significant State haulage route, this needs to be balanced against safety and amenity. Given the topography and road geometry through the village, a case can be built for reviewing the speed limit. The combination of curves, limited sight lines and road camber result in substandard intersections at Wheeldon and Hunton Roads. This matter was not adequately resolved when South Coast Highway was realigned.

With intensification of development, some improvements to the road, upgrading of appropriate intersections and reduction of speed and other traffic calming techniques may be required. It should however be noted that preliminary response from Main Roads WA is that it would not support a reduction in the posted traffic speed on South Coast Highway.

Options for intersection treatments, rationalisation of movement networks, closure of redundant reserves and road upgrading are explored in more detail in the report on the Structure Plan. Key elements are incorporated into the Indicative Structure Plan.

10. PROPOSED STRUCTURE PLAN

A number of broad aims and guidelines have been compiled to assist in the preparation of the Structure Plan. As not all of these aims and guidelines are mutually compatible, and a certain degree of compromise has inevitably been required. For example, the requirement to prepare a consolidated "walkable" plan based on the 'Liveable Neighbourhoods' 400m "ped shed" and minimum/maximum lot sizes of 1000m²/2000m² cannot be achieved given the topography, vegetation, heritage sites and varied land capability within the study area. A highly compact layout would entail significant loss of remnant vegetation within the freehold hold lots, Crown land and unmade road reserves in the historic core of the settlement. The vegetation forms a strong element of the existing character of Kalgan and clearing of remnant vegetation is undesirable. Feedback from the community also indicated a desire for larger lots more in keeping with the current lot sizes which are predominantly over 1 hectare. The emphasis of the structure plan is therefore to achieve a balance between these varied requirements.

A number of Options were considered during the preparation of the Indicative Structure Plan, including:

- Concentrating development to the north of the River and South Coast Highway.
- Concentrating development to the south of the River.
- Concentrating development both to the north and south of the highway.

The analysis of alternatives is discussed in detail in the draft Report. The overall Aims and Design Guidelines used in this process, together with the rationale for the preferred option are outlined below.

Broad Aims

- To facilitate and promote the retention and sustainable expansion of the village.
- To develop the village as a focal point for the local community with sufficient size to support a local store, community and recreational facilities.
- To retain and enhance the existing character of the area.
- To have regard to feedback from the local community in relation to the expansion of the village.

Design Guidelines

- To consolidate the village so that it is a 'walkable' community as set out in 'Liveable Neighbourhoods'.
- Growth via urban lots staged as per Country Sewerage Policy, with a minimum lot size of 1000m² and a maximum of 2000m².
- Provision for limited rural residential development.
- Lot sizes and development to be based on the land capability assessment.
- Retention and protection of remnant vegetation, particularly adjacent to the Kalgan River, creek lines and wetlands.
- Maintain appropriate development setbacks from the Kalgan River and creek lines.
- Subdivision and development to comply with bush fire management requirements.
- Provide for appropriate buffers between the smaller village lots and surrounding agricultural area.

Given the existing layout of the Kalgan settlement and physical characteristics of the area, a conventional consolidated plan predominantly contained within a 400 metre walkable catchment cannot be achieved.

The central core of the village is intersected by the Kalgan River, the Chelgiup Creek, South Coast Highway, other roads & reserves, which together comprise over 50% of the area. Freehold lot sizes range from 2915m² to 3.5ha with an average of over 1ha. Unlike many rural townsites the layout is not based on a grid street pattern which usually facilitates infill development. Further consolidation is constrained by the need for buffers to the river and creek, land capability, the need to retain significant vegetation, heritage sites and safe access to and from the South Coast Highway.

The development of a village centre is also a challenge given that the existing shop, community hall and recreation ground are located in three separate locations separated by the South Coast Highway & the River. Outside of the central core, the remainder of the settlement is dispersed along Hunton Road & Riverside Drive to the south of the river and Churchlane Road to the north of the river. The combination of larger lots, varied topography and associated vegetation are the key elements which create the unique character of the Kalgan rural settlement. It is essentially a rural residential development as opposed to the rural/urban townsite model. It is the dispersed, larger & well vegetated lots which the community values rather than a conventional compact urban form.

In terms of creating a focal point for the village, it would be preferable for the shop, community hall and recreational area to be co-located. Because each element is located separately, consideration has been given the whether any of these uses can be relocated. It is concluded that the shop must remain in its current location on the highway as any other location off the highway would render it unviable. Alternative locations on the highway are not considered suitable.

Consolidation/development of the existing community hall site is constrained by its significance as an archaeological site and by extensive remnant vegetation. There is insufficient area to accommodate new recreational facilities such as an oval/tennis courts and recreation centre/facilities.

The option of developing the existing recreation reserve on the northern side of the South Coast Highway has been considered, however this has been discounted due to the extent of vegetation, its isolation and difficulties in providing safe pedestrian, bicycle and vehicular access. The preferred option is to develop a new oval and recreation centre more centrally located within the future development area.

The settlement is divided by both the Kalgan River and South Coast Highway. This is a significant constraint to the form of the settlement and a barrier to north south movement. Options for concentrating development either to the north or south of the Highway were considered and it was concluded that development to the south is preferable. Land to the south of the Highway and River can be more effectively integrated with the original core of the village and it is not dissected by major roads or waterways.

Improvements to the Hunton Road/South Coast Highway intersection are also recommended to facilitate safer vehicular access to and from the Highway and the shop. Provision for a pedestrian cycleway path over the old bridge and a one lane access for vehicles is recommended to improve local movement networks.

While the Albany Local Planning Strategy recommends lot sizes between 1000-2000m², land capability and the desirability of retaining significant trees suggests larger lots with a minimum of 2000m² are preferable. Slightly larger lots, with the ability to screen proposed housing and retain the existing character of the area were strongly supported by the local community.

A particular advantage associated with the southern option is the opportunity to develop a recreational oval and recreation facilities on Lot 1730 which is located between the River and Hunton Road. This lot contains one of the few flat sites in the area and has the additional benefit of good access to water if needed for irrigation. The oval and recreation facilities can be centrally located within the proposed development, creating a focal point for the community which will be within walking distance of most housing.

The Indicative Structure Plan is based on the southern development option.

11. IMPLEMENTATION

ALPS and the subsequent Community Planning Scheme (CPS) are the key local planning devices relevant to this proposal. Together these devices provide the strategic direction and framework for future development, the rationale for the zonings and the mechanism for implementation.



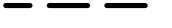
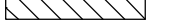








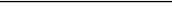
The proposed 'Rural Settlement' zoned together with the endorsed Kalgan Rural Settlement Structure Plan will serve to guide decisions on subdivision, land use and individual development proposals. Allowance has been made for staged, incremental development. The Structure Plan will provide the framework to ensure coordination of major infrastructure, particularly roads, trails and strategic fire break linkages and will facilitate the establishment of flora and fauna corridors. Individual owners will be able to proceed independently, but only in the form prescribed by the final endorsed Structure Plan.

Amendment 290 proposes to rezone the subject land to 'Rural Settlement' and to rationalise the Parks and Recreation reserves on various Crown lots. The rezoning will follow the required statutory process which includes referral to the Environmental Protection Authority and formal public advertising. It is anticipated that once the Amendment has been initiated by the Council, the Structure Plan will be completed and presented to Council for consideration. In the interim, this Indicative Structure Plan has been provided to supplement the Rezoning.

A copy of the Indicative Structure Plan and draft Objectives and Performance Standards for the Kalgan Rural Settlement are attached.

KALGAN RURAL SETTLEMENT INDICATIVE STRUCTURE PLAN

LEGEND

-  Study Area Boundary
-  Gazetted Townsite Boundary
-  Rural Settlement Zone Boundary
-  Crown Land/Reserve
-  Historic Village Core - Precinct 1
-  Rural Settlement - Precinct 2
-  Rural Settlement - Precinct 3
-  Existing Vegetation
-  South Coast Highway
-  Proposed Subdivision Road
-  Site of Cultural / Heritage Significance
-  Proposed Multi-Use Trail
-  Vegetation Corridor

NOTATIONS FOR INDICATIVE STRUCTURE PLAN

Opportunities exist for subdivision and development, in accordance with the endorsed Structure Plan for the Kalgan Rural Settlement. In assessing proposals, the decision making authorities shall give consideration to the principles of:

- Ecologically Sustainable Development;
- Social Advancement; and
- Economic Prosperity.

Proposals for subdivision and/or changes in land use within Kalgan shall be evaluated against the KEY OBJECTIVES and PERFORMANCE STANDARDS for the Kalgan Rural Settlement.

PRECINCT 1 - HISTORIC VILLAGE CORE

Infill and consolidation through the subdivision of freehold lots (formerly zoned Residential) is supported subject to further capability assessment and detailed design to address the following additional specific constraints and Management Issues:

- Preferable lot size is 1000 – 2000sqm, subject to detailed soil testing to verify capability for on-site effluent disposal
- Protection of Cultural Heritage Assets
- Review and rationalisation of Reserve boundaries, tenure and purpose
- Establishment of a road hierarchy, review of traffic safety, access and intersection treatments
- Impact on riparian and remnant vegetation

PRECINCT 2 - RURAL SETTLEMENT, Village Expansion Area

Consolidation of the settlement south of the Kalgan River and Highway is supported through subdivision and development, subject to the following constraints and Management Issues being addressed:

- Preferable lot size is 2000 – 5000sqm, based on vegetation & site characteristics
- Foreshore/Creekline Setbacks, Care and Control
- Conservation of Cultural and Natural Heritage
- Visual Amenity and Identified Local Character
- Provision of subdivisional roads and review of Highway access, safety and intersection treatment
- Upgrading/extension of Infrastructure and provision of community facilities
- Fire Protection

PRECINCT 3 - RURAL SETTLEMENT, Existing Fringe

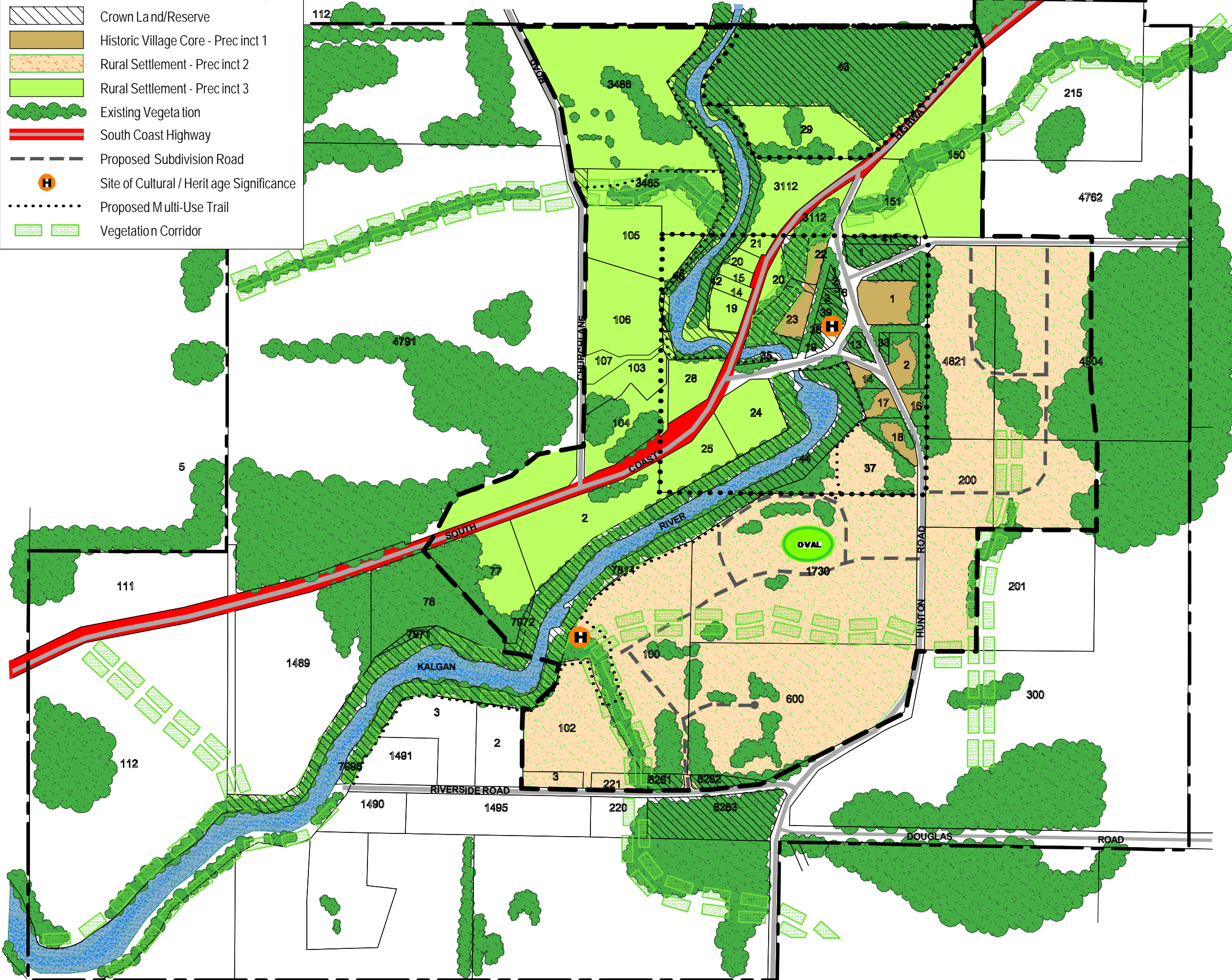
In recognition of existing lot sizes, land uses and the constraints of the highway, limited subdivision and boundary rationalisation will be considered. Development proposals shall address the following constraints and Management Issues:

- Controlled access onto South Coast Highway and no additional access without the prior approval of Main Roads WA;
- Coordinated movement networks (Multi-use trail/SFB);
- Ultimate lot sizes to be based on capability;
- Provision of stock proof fencing of areas of Riparian and Remnant Vegetation.

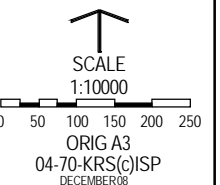
FRAME

To provide context for the Rural Settlement and transition through to the surrounding Rural Areas, boundary rationalisation, limited subdivision, survey strata and/or cluster development will be considered for land on the periphery of the Settlement Zone, within the Study Area. In addition to satisfying the Key Objectives development proposals shall address the following constraints and Management Issues:

- Coordinated movement networks (Multi-use trail/SFB);
- No additional direct access onto South Coast Highway;
- Ultimate lot sizes to be based on capability, but generally not below 2ha;
- Rural Small Holdings to be located in areas suitable and capable of supporting agriculture/horticulture; and
- Tree planting within vegetation corridors and provision of stock proof fencing of Remnant Vegetation.



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Your Ref: AMD271/PA26881/AMD271(3)
Our Ref: Grange 4386333
Enquiries: G Wright
Telephone: 98424230

Doc No. City of Albany Records
File: ICR8074671
AMD271
Date: 03 FEB 2009
Officer: PLAN16
Attach

February 02, 2009

City of Albany
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ALBANY WA 6331



Great Southern Regional Office
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ALBANY WA 6330
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ALBANY WA 6331
Tel (08) 9842 4211
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www.watercorporation.com.au

Attention: Mr Jan Van Der Mescht

**CITY OF ALBANY
APPLICATION TO RE-ZONE LOT 55 LANCASTER ROAD, McKAIL**

Dear Jan,

I refer to your letter of December 23, 2009 regarding an application to re-zone Lot 55 Lancaster Road, McKail from Rural to Residential Development.

The Water Corporation advises that the southern portion of Lot 55 is within the odour buffer for the Albany Wastewater Treatment Plant (A2WWTP). This means that this portion of that land is likely to be subject to impact from odours associated with the treatment of wastewater at the A2WWTP and therefore residential use of any kind is unsuitable for this portion of the land. Exposure of housing to odour is likely to give rise to complaints about the operation of the A2WWTP, which in turn may cause the operation or capacity of the plant to be curtailed. The A2WWTP is important to the future growth and sustainable development of Albany town. It is for this reason that the Water Corporation objects to the proposed Amendment.

The Water Corporation has advised the City of Albany previously that the buffer requires protection in the local planning strategy and town planning scheme.

The Statement of Planning Policy SPP 4.1 - State Industrial Buffers Policy requires that the Western Australian Planning Commission and local government act to ensure that the buffers of industry and strategic infrastructure are not compromised by poor planning. The City of Albany is required to have regard for this policy. Subject to this Policy land situated within the buffer may only be used for activities which are not sensitive to odour such as rural pursuits, industry, some forms of recreation, conservation and open space. In respect to subdivision it is important that there are no lots created entirely within the buffer unless there are sufficient controls in place under the Scheme to prevent use and development of land for sensitive land uses.

In addition to advising that it does not support the amendment, the Water Corporation requests that the City of Albany progresses a special control area or equivalent control

restriction to the town planning scheme to identify, protect and control the buffer and surrounding land uses into the future.

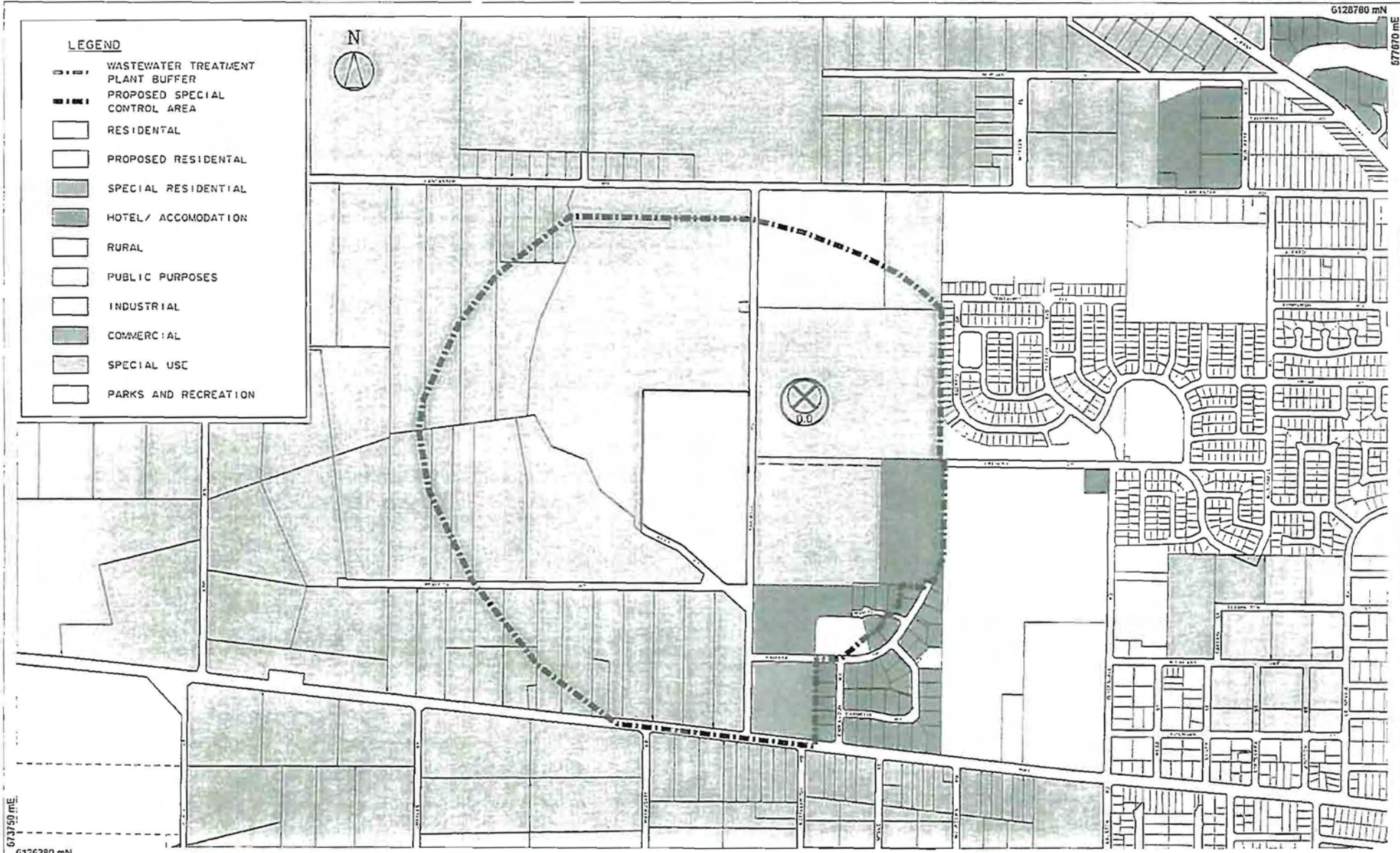
The Corporation has no objection to the re-zoning proposal for that part of Lot 55 that is outside the WWTW buffer area however the proponents will need to engage a consulting engineer to discuss with the Corporation, the servicing of the area with water and wastewater services at the appropriate development planning stage.

The attached plan indicates the approximate location of the buffer area surrounding the A2WWTP.

Yours sincerely



Graham Wright
Senior Asset Planner
Great Southern Region
Asset Management Division



City of Albany
TPS No 1A & 3

ALBANY WASTEWATER TREATMENT PLANT
TOWN PLANNING SCHEME PROPOSAL.

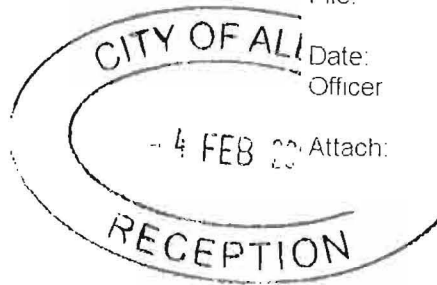
ATTACHMENT 1





2 February, 2009

Jan Van Der Mescht
City of Albany
102 North Road
Albany WA
6330



Date:
Officer

05 FEB 2009
PLAN16

Attach:

Attention: Jan Van Der Mescht

OBJECTION TO REZONE PORTION OF LOT 55 LANCASTER ROAD, MCKAIL FROM 'RURAL' ZONE TO 'RESIDENTIAL DEVELOPMENT' ZONE.

Dear Jan Van Der Mescht

I write to object to the proposal to rezone Lot 55 Lancaster Road from rural to residential development zone.

I moved out here to 150 (Lot 5) Lancaster Road 8 years ago to get away from the built up residential area's and have loved being here ever since for it's quiet life style, block size and it's close to town.

But since I have been here I have watch the development's get increasingly closer to our place of residents and think there is currently enough vacant block's on the market and there should be a more of a buffer between rural and residential in the form of public space (parks) or larger block sizes not the current proposed development plans.

But by looking at the plans already drawn up your minds have already been made up. It shows a 75m buffer zone to the trotting track. But this will be removed at a later date along with house on the site

I think at least the 75m buffer zone should remain along with the existing house on Lot 55 with the other part to be zoned Park and gardens.

After Saying this I believe I have wasted my time writing this letter, your minds have already been made up. But if this rezoning for residential development goes ahead it will ruin the current environment / wildlife that we both have become accustom to and one of the main reasons we moved here in the first place.

My last point is my wife was sent the letter about the proposal for rezoning, but as a joint rate payer I must object that my name was not on the letter.

Yours sincerely

Peter & Jean Cooksey
150 Lancaster Rd
Albany WA
6330

A/H 98411549

Craig McMurtrie

From: Jan Van Der Mescht
Sent: Friday, 6 February 2009 7:29 AM
To: Craig McMurtrie
Subject: FW: Proposal to rezone portion of Lot 55 Lancaster road, McKail

From: WIJAYAKHANTHAN Sharmini [Asset& Administrative Services] [mailto:Sharmini.Wijay@det.wa.edu.au]
Sent: Thursday, 5 February 2009 5:22 PM
To: Jan Van Der Mescht
Subject: Proposal to rezone portion of Lot 55 Lancaster road, McKail

Hi Jan,

Thank you for the opportunity to comment on the Proposal to rezone portion of Lot 55 Lancaster road, McKail from "Rural" zone to "Residential" zone.

The subject land (5.57ha) lies in the area covered by the McKail local structure plan. As you are aware a proposed primary school site is located close to Clydsdale Street in the McKail local structure plan area.

The Department of Education and Training has no objections to this rezoning proposal.

If you require further information please do not hesitate to contact me on 9264 4183 at the Asset Planning Branch.

Regards,

Sharmini Wijay

Senior Consultant Asset Planning

Department of Education and Training

151 Royal Street

East Perth 6004

Ph 9264 4183

Fax 9264 4882

Jan Van Der Mescht

From: Karen Hughes-More [karen.hughesmore@westernpower.com.au] on behalf of Customer Contact Centre [customer.contact.centre@westernpower.com.au]
Sent: Tuesday, 27 January 2009 9:38 AM
To: Jan Van Der Mescht
Subject: FYI: NCSW-09-01481 - JAN VAN DER MESCHT (CITY OF ALBANY) - PROPOSAL TO REZONE PORTION OF LOT 55 LANCASTER ROAD, MCKAIL



Locked Bag 2511, Perth WA 6001 | T: 13 10 87 | F: (08) 9225 2660 | E: enquiry@westernpower.com.au

To:	Jan Van Der Mescht	From:	Karen Hughes-More
Organisation:	City of Albany	Section:	Customer Service Centre
Email / Fax:	janv@albany.wa.gov.au	Our Ref:	NCSW-09-01481
Our Ref:	AMD271/PA26881/AMD271(3)		
Date:	27/01/09	No of pages: (including this page)	1

Re: PROPOSAL TO REZONE PORTION OF LOT 55 LANCASTER ROAD, MCKAIL

Western Power, wish to advise that there are no objections to the rezoning you propose to carry out for the above-mentioned project.

1. Perth One Call Service (Phone 1100 or 9424 8117) must be contacted and location details (of Western Power's underground cable) obtained prior to any excavation commencing.
2. Work Safe requirements must be observed when excavation work is undertaken in the vicinity of Western Power's assets.

Western Power is obliged to point out that the cost of any changes to the existing (power) system, if required, will be the responsibility of the individual developer.

Please consider the environment before you print this e-mail.

=====
 Electricity Networks Corporation, trading as Western Power
 ABN: 18 540 492 861

 DAYLIGHT SAVING: Any automatically generated time reference, for example the time on this email, may be in Western Standard Time (WST) and not Western Daylight Saving Time (WDST). Western Power's computers, electricity meters, SCADA equipment and the Wholesale Electricity Market generally operate on WST. However, Western Power's office hours and staff working hours will generally be in accordance with WDST.

CHECK ALL TIMES CAREFULLY, PARTICULARLY IN RELATION TO PLANNED ELECTRICITY OUTAGE OPERATION OF ELECTRICAL EQUIPMENT.

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TO THE ADDRESSEE - this email is for the intended addressee only and may contain information that is confidential. If you have received this email in error, please notify us immediately by return email or by telephone. Please also destroy this message and any electronic or hard copies of this message.

Any claim to confidentiality is not waived or lost by reason of mistaken transmission of this email.

Enquiries: Don Parker on 9892 0559
Our Ref: 04/13070-09
Your Ref: AMD271/PA26881/AMD271(3)

22 January 2009



Planning Division
City of Albany
PO Box
ALBANY WA 6330

Doc No City of Albany Records
File. ICR8074200
AMD271

Date: 24 JAN 2009
Officer: PLAN16

ATTENTION: Senior Planning Officer
Jan Van Der Mescht

Attach:

Dear Sir,

**PROPOSAL TO REZONE PORTION OF LOT 55 LANCASTER ROAD, MCKAIL FROM
"RURAL" ZONE TO "RESIDENTIAL DEVELOPMENT" ZONE.**

Thank you for your letter dated 23 December 2008 regarding the above location.

Main Roads raises no objection to the proposal at this location.

If you require any further information please contact Don Parker on (08) 9892 0559.
In reply please quote file reference 04/13070-09.

Yours faithfully,



TP White
A/REGIONAL MANAGER





City of Albany Records

Doc No. ICR8069659
 File AMD271
 Date 12 NOV 2008
 Officer. PLAN16
 Attach

The Atrium,
 58 St Georges Terrace,
 Western Australia 6000.
 Phone: (08) 6364 6500.
 Facsimile: (08) 6467 5557.
 Address: Locked Bag 33,
 Western Australia 6850.
 Website: www.epa.wa.gov.au

AMD 271
Plan 16

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

Our Ref CRN221787
 Enquiries Alice O'Connor

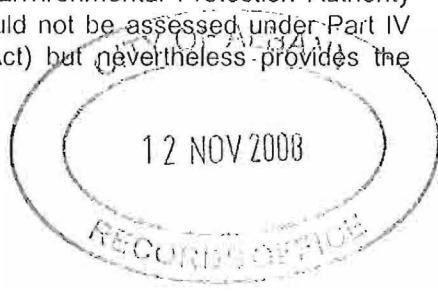
Att: Jan van der Mescht

Dear Sir/Madam

SCHEME AMENDMENT TITLE: City of Albany TPS 3 Amendment 271 rezoning from Rural to Residential Development
SCHEME AMENDMENT LOCATION: Lot 55 Lancaster Road
LOCALITY: McKail
RESPONSIBLE AUTHORITY: City of Albany
LEVEL OF ASSESSMENT: Scheme Amendment Not Assessed - Advice Given Under Section 48A(1)(a) (no appeals)

Thank you for your letter of 28 August 2008 referring the above proposed scheme amendment.

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



ADVICE AND RECOMMENDATIONS

1. Environmental Issues

- Noise

2. Advice and recommendations regarding Environmental Issues

Noise

From an environmental perspective the EPA's preferred position lies with the initial proposal (as advised in Amendment Report p.3) to rezone only that portion of land outside the 75 metre noise spill buffer to the Harold Reid Paceway for harness racing.

Lloyd Acoustics conducted noise measurements at various locations across the western part of the subject land during a harness race meeting at the Harold Reid Paceway on 30 March 2007. The noise sources assessed included the horses racing, the PA system and the water cart. The results were compared with the assigned levels under the noise regulations. It is reasonable to infer from the Lloyd Acoustics assessment that compliance with the noise regulations would be achieved at this distance without further noise reduction measures being applied to the harness racing facility. Therefore the proposed 75m buffer should be adequate for the harness racing activities to be able to be managed to comply with the noise regulations at the nearest residential locations in the proposed residential development area (that is, Area A).

However, the EPA recognises that there may be potential planning advantages if Lot 55 Lancaster Road, McKail is rezoned in its entirety. Should Council continue with rezoning the entire site, then the EPA expects that the following advice will be implemented.

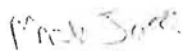
The Lloyd Acoustics assessment indicated that the noise from harness racing would exceed the L_{A10} assigned level during the period 7-10pm by 3dB(A) when determined at a distance of 50 metres from the western boundary of the subject land (in Area B). Therefore, as identified in the planning report (p.5), the Outline Development Plan (ODP) for Lot 55 should strongly and clearly specify that, in the absence of noise reduction measures, residential development of land in Area B cannot occur until the harness racing activity at the Harold Reid Paceway is discontinued. It is also preferable that lots not be shown in Area B of the ODP.

However, the Lloyd Acoustics report also identified broad measures that may reduce noise emissions sufficiently so that compliance could be achieved at 50m and possibly at lesser distances in Area B. These measures included modifications to the PA system, a noise barrier to reduce racing noise, and noise reduction on the water cart. To provide for the eventuality of a reduction in noise spill, the ODP should specify that a fresh noise assessment be prepared and approved, identifying that noise levels for the area of proposed development comply with the requirements of the regulations.

3. General Advice

- For the purposes of Part IV of the EP Act, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision on the level of assessment of scheme amendments.
- A copy of this advice will be sent to the relevant authorities and will be available to the public on request.

Yours faithfully



Mark Jefferies
A/Director
Environmental Impact Assessment Division

10 November 2008

cc: Department for Planning & Infrastructure

Craig McMurtrie

From: Jan Van Der Mescht
Sent: Wednesday, 7 January 2009 2:55 PM
To: Craig McMurtrie
Subject: FW: Rezone Portion of Lot 55 Lancaster Road, McKail - AMD271

Hi this is yours

From: Nuttall, Paul [mailto:Paul.Nuttall@team.telstra.com]
Sent: Wednesday, 7 January 2009 2:24 PM
To: Jan Van Der Mescht
Subject: Rezone Portion of Lot 55 Lancaster Road, McKail - AMD271

Rezone Portion of Lot 55 Lancaster Road, McKail

. regard to the above proposal

Telstra has no negative comment to make

regards

Paul Nuttall BA (Urb & Reg Planning)

Strategic Forecaster
Forecasting & Area Planning - South Western Access
Network & Technology
Location: 3/80 Stirling St
Perth WA
Postal: Locked Bag 2525
Perth WA 6001
Phone: 08 9491 6255
Fax: 08 9221 5730
E-Mail: paul.nuttall@team.telstra.com

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Your Ref: A203832, SER141/LT8022527
Our Ref: Grange 4397044
Enquiries: G Wright
Telephone: 98424230



January 07, 2009

City of Albany
PO Box 484
ALBANY WA 6331



Attention: Ms Deb Delury

**CITY OF ALBANY
LOT 302 HOUGHTON BOULEVARD ROAD DEDICATION
LOWER KING**

Dear Deb,

I refer to your letter of January 02, 2009 regarding the proposal to dedicate Lower King Houghton Boulevard, Lower King as a public road.

The Water Corporation has both water and sewer mains within this parcel and it is understood that this proposal is simply formalizing the dedication of a road that was created as part of an adjoining subdivision.

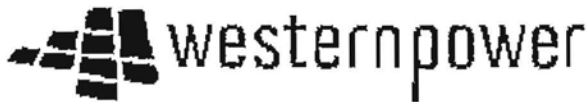
You are advised that the Water Corporation has no objection to this proposal.

Yours sincerely

Graham Wright
Senior Asset Planner
Great Southern Region
Asset Management Division

Deb Delury

From: Ilka Tiedemann [ilka.tiedemann@westernpower.com.au] or Centre [Customer.Contact.Centre@westernpower.com.au]
Sent: Thursday, 29 January 2009 8:37 AM
To: Deb Delury
Subject: FYI: NCSW-09-01713 - DEB DELURY (CITY OF ALBANY) DEDICATING LOT 302 HOUGHTON BOULEVARD, BAYC (BERLINER STREET)



Locked Bag 2511, Perth WA 6001 | T: 13 10 87 | F: (08) 9225 2660 | E: enquiry@westernpower.com.au

To:	DEB DELURY	From:	Karen Hughes-More
Organisation:	CITY OF ALBANY	Section:	Customer Service Centre
Email / Fax:	debd@albany.wa.gov.au	Our Ref:	NCSW-09-01713
Your Ref:	A203832, SER141 / LT8022527		
Date:	29/01/2009	No of pages: (including this page)	1

Re: COMMENTS REGARDING DEDICATING LOT 302 HOUGHTON BOULEVARD, BAYONET HEAD AS A PUBLIC ROAD (BERLINER STREET)

Western Power, wish to advise that there are no objections to the changes you propose to carry out for the above-ment

1. Perth One Call Service (Phone 1100 or 9424 8117) must be contacted and location details (of Western Power) must be provided before any excavation commencing.
2. Work Safe requirements must be observed when excavation work is undertaken in the vicinity of Western Power equipment.

Western Power is obliged to point out that the cost of any changes to the existing (power) system, if required, is the responsibility of the individual developer.

Please consider the environment before you print this e-mail.

Electricity Networks Corporation, trading as Western Power
ABN: 18 540 492 861

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CHECK ALL TIMES CAREFULLY, PARTICULARLY IN RELATION TO PLANNING AND OPERATION OF ELECTRICAL EQUIPMENT.

Facsimile

12-14 The Esplanade
PERTH WA 6000

**Postal
Address**
P.O. Box 8491
Perth BC 6849

**Contact
Numbers**
Ph (08) 6213 7000
Fx (08) 6213 7400

 **WestNetEnergy**
A division of Alinta Asset Management Pty Ltd
ABN 52 104 352 650

To: Deb Delury
City of Albany

Fax No: 08 9841 4099

From: Eileen Gillibrand
Business Support Officer

No. of pages: 2 (including this page)

Date: 28 January 2009

For any queries regarding the transmission of this facsimile please telephone: 6213 7000

Please reply on facsimile number: 6213 7400

Our Ref:LT8022527

Your Ref: LT8022527

**RE:COMMENTS REGARDING DEDICATING LOT 302 HOUGHTON BOULEVARD,BAYONET
HEAD, AS A PUBLIC ROAD (BERLINER STREET)**

Thank you for your letter dated 2 January, 2009 concerning the above mentioned proposal.

A plan will be attached to this fax if there are gas mains in the area. In any case you or the developer must contact Dail Before You Dig (1100) to reference Gas Network changes immediately prior to the proposal going ahead.

If the Gas Network is affected by the proposal and WestNet Energy works are required, then the following conditions must be met.

- *All work carried out on WAGas Networks existing Network to accommodate the proposed subdivision /amalgamation or any development will be at the proponents expense.*
- *WestNet Energy requires one month's notice prior to the commencement of the work on site. Notice should be given to the Project Coordinator on Ph.9499 5166.*

Should you have any further queries, please do not hesitate to contact our office.

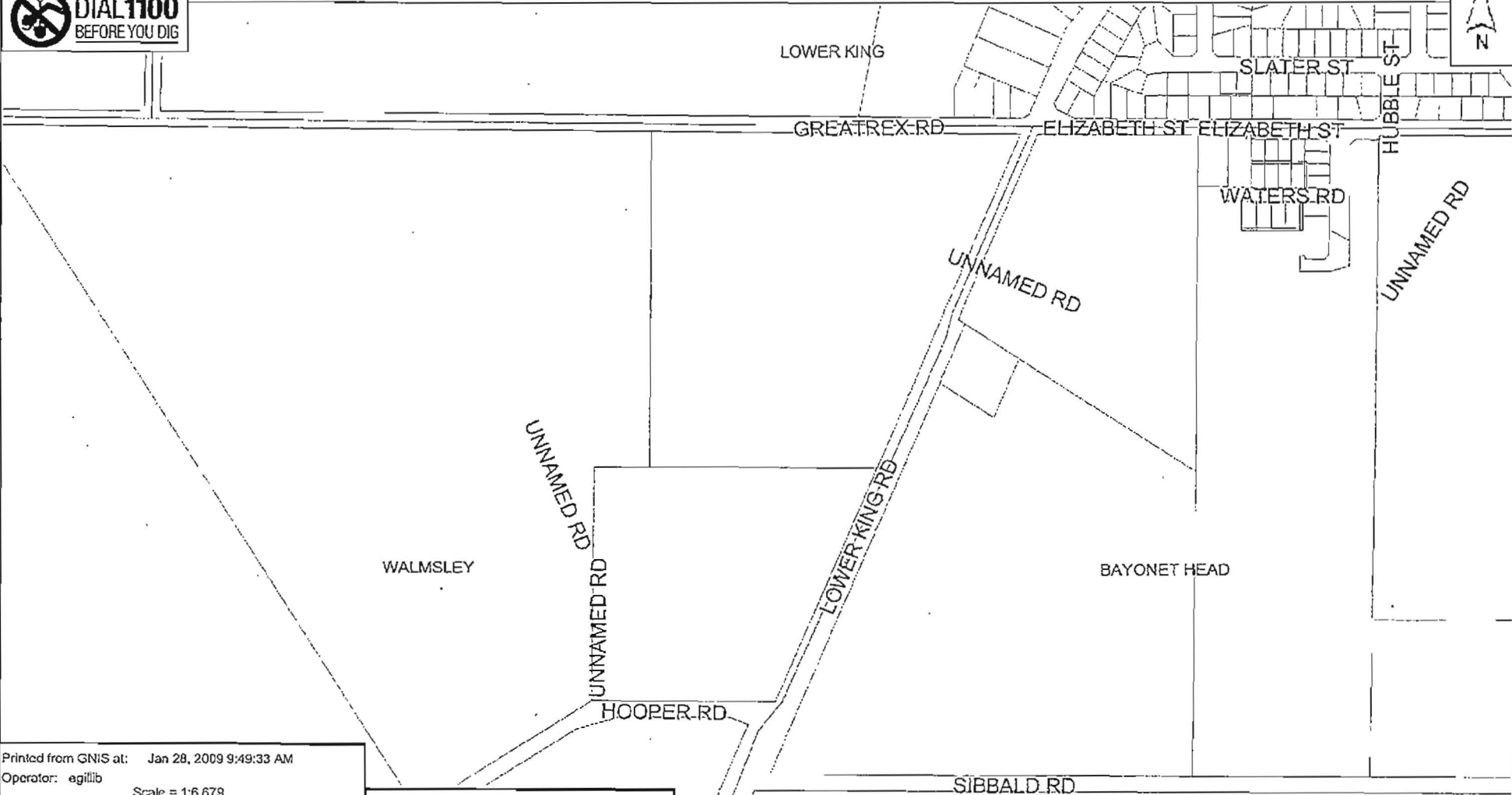
Yours Faithfully



Eileen Gillibrand
Business Support Officer



Lot 302 Houghton Boulevard, Bayonet Head



From: +61 8 6231 7075 Page: 2/2 Date: 28/01/2009 11:00:50 AM

Printed from GNIS at: Jan 28, 2009 9:49:33 AM
 Operator: egilib
 Scale = 1:6 679
 10 Metres

WARNING BEWARE
 The location of pipes and services are approximate only, and show an indicative position at time of construction. No guarantee can be given to the accuracy or completeness of information due to the age of some pipes and records. Refer to "Occupational Health & Safety" Regulation 3.21 and Utility Providers "Code of Practice" for further useful information.

Copyright 2008 WA Gas Networks Datum GDA94

WARNING !
 Refer to WA Gas Networks Cover Sheet for Further Information



Government of **Western Australia**
Department for **Planning and Infrastructure**

Great Southern Region

Your ref:A203832, SER141/LT8022527

Our ref: 402/5/21/1PV2

Enquiries: Georgina Folvig

6 January 2009



City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No: ICR8073351
File: A203832

Attention: Deb Delury - Planning Assistant

Date: 12 JAN 2009
Officer: PA

Attach:

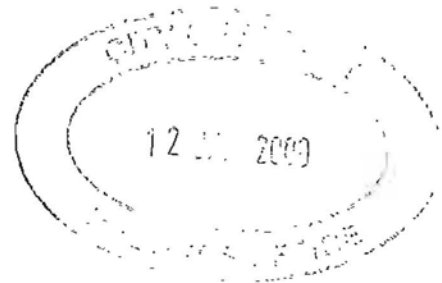
Dear Deb

DEDICATION OF LOT 302 HOUGHTON BOULEVARD, BAYONET HEAD AS A PUBLIC ROAD

In reply to your letter dated 2 January 2009, the dedication of Lot 302 and the creation of Berliner Street will provide connectivity between the two existing subdivisions in this locality and are strongly supported. Similar arrangements to connect Walters Road and link Price Street to Houghton Boulevard should also be expedited.

Yours sincerely

STEPHEN PETERSEN
MANAGER, REGIONAL PLANNING
SOUTHERN REGION - ALBANY OFFICE
STATE AND REGIONAL POLICY DIVISION



PA
SER 111
A 01/092

14th January 2009

Attention: Ms D Delury
City of Albany
PO Box 484
Albany WA 6331

heath
DEVELOPMENT GROUP

Suite 6, Cottesloe Chambers
132 - 136 Railway Street
Cottesloe WA 6011

PO Box 381, Cottesloe WA 6911
mail@heathdevelopment.com

+ 61 8 9385 1300
+ 61 8 9385 1320

Dear Ms Delury,

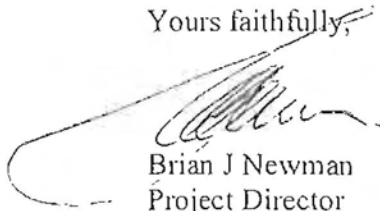
Dedicating Right Of Way – Berliner Street

Thankyou for your letter of the 2nd January 2009 regarding the abovementioned matter.

We have reviewed the process and the effect on our development and therefore advise that we are supportive of the dedication.

Thank you for the opportunity to comment on this issue.

Yours faithfully,


Brian J Newman
Project Director

COPY





Council Policy

Development Guidelines Scheme 1A

© City of Albany, 2007

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

102 North Road, Yakamia WA 8330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

Guideline 1: Authority To Issue Planning Consents

- 1.1 For the purposes of Schedule 1 to Council's Delegated Authority notice, authority to issue planning consents or refusals, with or without conditions shall be restricted to those uses nominated in Appendix 1 - Zoning Table in the Town of Albany Town Planning Scheme, but excluding:
- (a) Educational Establishments except where incidental uses
 - (b) Fuel Depot (except where incidental)
 - (c) Hazardous/Noxious Industry
 - (d) Hospital
 - (e) Licensed Premises (only where the serving of alcohol would be the predominant use)
 - (f) Institutional Building/Home
 - (g) Reformative Institution
 - (h) Night Club
 - (i) Restricted Premises
 - (j) Stockyards/Stock Saleyards
 - (k) Wind turbines
 - (l) Port Facilities (except where incidental)
 - (m) Projects exceeding \$1.5 million in value other than those involving the subdivision of land.
 - (n) Where more than 5 amusement machines are to be installed within a building.
 - (o) Reapplication for Planning Scheme Consents which have already been granted approval via Council resolution be delegated to staff where no major variations (more than 10% departure) are experienced and the Scheme provisions relating to that land parcel have not been amended.
- 1.2 The provisions of 1.1 shall not apply to development applications for minor works associated with existing lawful land uses.
- 1.3 Notwithstanding that an officer has received an appropriate delegation of authority from Council, the officer may refer a matter to Council where in his/her opinion it is considered appropriate, it is contrary to Council's Policy or it is contrary to the proper and orderly planning of the municipality.
- 1.4 All uses listed as "AA" uses in the Zoning Table may be approved by the delegated officer, unless in the opinion of that officer approval of the use would detrimentally impact upon the amenity and proper planning of the locality (wherein the application can be refused).
- 1.5 All uses listed as "SA" uses in the Zoning Table shall be advertised prior to a determination. Delegated officers may advertise in accordance with the provisions of the Scheme, unless in their opinion the proposed development would detrimentally impact upon the amenity and proper planning of the locality, in which case the application can be refused prior to advertising.
- 1.6 All uses listed as "X" uses in the Zoning Table shall be refused.

- 1.7 For the purposes of the Residential Design Codes, delegated authority extends to permit the relaxation the Acceptable Criteria and approve developments that utilise the Performance Criteria.
- 1.8 Where an application is advertised pursuant to Town Planning Scheme 1A and
- (a) no submissions were received, the delegated officer may assess the application on its merits.
 - (b) submissions objecting to the proposal were lodged, but with non-substantive arguments against the proposal, then the delegated officer shall liaise with the person who lodged the submission prior to determining the application. If the person lodging the submission requires that the matter be determined by Council, then the matter shall be referred to the *Executive Director – Development Services* to determine if it warrants Council's consideration.
 - (c) submissions were lodged with substantive arguments against the proposal then the delegated officer shall refer the application for Council for determination.

Guideline 2: Residential Development

2.1 Special Provisions

2.1.1 John Street, (Mount Clarence) - developments upon lots fronting John Street shall be restricted to single dwellings until appropriate traffic management and/or calming is initiated to accommodate anticipated traffic volumes.

2.1.2 Burt/Hare/Roberts Street – within an area defined by Hare Street, Burt Street, Reserve A2682 and King Street, dwelling units shall have low pitch, non reflective roofs, be no higher than 7.5 metres from natural ground level to the apex of the roof and incorporate generous front setback landscaping to preserve and enhance the amenity of the locality.

2.2 Ancillary Accommodation

Ancillary Accommodation shall be permitted within the Residential, Tourist Residential and Rural zones, and shall comply with the definition and standards set-out within the Residential Design Codes, (including the additional criteria set out under this policy). Ancillary Accommodation means self contained living accommodation on the same site as a single house and may be attached or detached from the single house existing on the lot and will only be approved on a lot where-:

- (a) the applicant agrees to enter into a legal agreement, which shall bind the owner, his heirs and successors in title, requiring that the occupier of the ancillary accommodation shall be a family member of the occupier of the main dwelling.

- (b) the unit does not exceed 75m² internal floor area and contains only one purpose designed bedroom (in order to avoid exploitation of Council's concession; but a dual function of lounge/bed-sitting room, given to another room, would not be precluded by this requirement).
- (c) the principal dwelling and the additional unit exhibit architectural sympathy and consistency in terms of design, textures and colours or the proposed dwelling unit is of a transportable nature and does not adversely affect the amenity of the area in terms of building material, effluent disposal, access and vegetation.
- (d) the proposal does not require the installation of a second complete effluent disposal system.

2.3 Relocated Dwelling

A relocated dwelling means a residential dwelling which has been previously constructed on a building site whether occupied or not and does not include a new house which has been specifically designed as a transportable dwelling. These can only be approved on a lot where:-

- (a) the land is zoned Residential, Future Urban or Rural.
- (b) it is a caretakers' dwelling in an Industrial Zone.
- (c) a bond of \$5,000 is to be deposited with Council to ensure satisfactory refurbishment of the dwelling within 4 months of its relocation to the lot.

2.4 Consulting Rooms in Residential Zones

Where a purpose built Consulting Rooms is proposed in the Residential Zone the following shall apply:

- (a) the bulk, scale and appearance of the development shall be in keeping with the existing residential character of the area.
- (b) the building shall be setback in accordance with the prevailing setback of buildings in the locality.
- (c) car parking areas are to be positioned behind the building.
- (d) the road servicing the development shall be a local distributor road that is capable of supporting the additional traffic generated by the development.
- (e) preference shall be given to development which is located on a corner lot to allow for improved traffic distribution, provide a buffer to surrounding residences and to reduce the impact on the streetscape.

Guideline 3: Variations to the Residential Design Codes

3.1 Setbacks of Garages and Carports (6.2.3)

Additional Acceptable Development Criteria

A3.6 Carports setback 3m from the primary street and 1.5m from a secondary street.

3.2 Excavation or fill (6.6.1)

Additional Acceptable Development Criteria

A1.5 - Retaining walls on the side or rear lot boundaries that adjoin reserved land, not exceeding 1.0m in height from natural ground level.

Additional Performance Criteria

P2 - Retaining walls that will not detrimentally affect the character and/or amenity of the streetscape or from reserve areas.

P3 - Where adjacent to reserved land walls that do not facilitate a decrease in the direct visual surveillance of a public area.

Guideline 4: Home Based Business

4.1 Bed and Breakfast Accommodation

Bed and Breakfast Accommodation is where a maximum of two rooms of a dwelling house are made available for short stay accommodation for a maximum of five guests at any one time and will only be approved on a lot where:-

- (a) the land is not zoned Industry.
- (b) the land is zoned Rural, Residential or Tourist Residential.
- (c) if the land is zoned Commercial, the proposal is consistent with surrounding land use activities.
- (d) the proposal is within reasonable proximity to a sealed access road.
- (e) the proposal provides 1 car parking bay per room.
- (f) affected parties have been consulted pursuant to Clause 7.5 of the Scheme, and regard to any expressed views have been undertaken prior to Council making its determination.

Guideline 5: Industrial and Commercial Sites

5.1 Building Facades

The front facades of any new building or a refurbished building in the industrial zone shall be designed to enhance the visual appearance of the building from the street. A combination of building materials is encouraged however the use of metal sheeting on the front façade should not be the substantial material used.

5.2 Restricted Premises

Restricted Premises shall be restricted to "Industrial" zoned land except those lots which front Lockyer Avenue or Barker Street.

5.3 Landscaping Provisions

The landscaping requirement set out in Appendix III and IV of the Scheme may be reduced by up to 50% of the area required where a developer can demonstrate that the reduced landscaping will not reduce the visual or general amenity of the locality. Where relaxation of the landscaping provision is made, the area shall predominantly be developed and/or retained with vegetation, with paving being restricted to the minimum requirements to provide for pedestrian access through the landscaped area.

5.4 Driveway Construction

For developments upon properties with frontage to primary district or local distribution roads, the vehicle crossover and internal property access road shall be constructed with a stable impervious surface with stormwater runoff being controlled to eliminate the deposit of sand, silt or gravel on the road carriage way.

5.5 Bulky Goods Outlets (Location in Industrial Zones)

Applications for bulky goods outlets located within industrial zoned land shall only be approved where they:

- (a) are located within the locality of Centennial Park; or
- (b) on lots having direct frontage to Chester Pass Road or Albany Highway.

5.6 Bulky Goods Outlets (General)

No more than 20% of the Gross Floor Area shall be made available for the sale and display of incidental smaller items that are not bulky in nature, where such items are not specifically excluded under the definition of 'Bulky Goods Outlet' set out by the Scheme.

Guideline 6: Central Area

6.1 Traffic Impact

Traffic management and impact studies are required as a condition of any large retail, development in the Central Area zone.

6.2 Carparking Standards

(a) Upon lots zoned "Central Area" carparking shall be provided at the following rates:

USE	MINIMUM CAR PARKING SPACES FOR PUBLIC PARKING
Supermarkets	1 per 16.7 sqm gross floor area
Other Retail	1 per 35 sqm gross floor area
Offices	1 per 30 sqm gross floor area
Public Uses	1 per 50 sqm gross floor area
Hotels/Motels (excluding bedrooms), Restaurants etc.	1 per 35 sqm gross floor area
Hotel/Motel Bedrooms	1 per bedroom
Other Residential	as per "R" Codes
Other Commercial	1 per 100 sqm gross floor area

(b) If, at the discretion of the assessing officer, a proposed use does not match a use stipulated in the Central Area Parking Requirement Table, the parking requirements of Appendix IV, or if not listed Appendix III, of Town Planning Scheme 1A shall prevail.

6.3 Landscaping Provisions

The landscaping requirements set out in Appendix III and IV of the Scheme may be reduced by up to 50% of the area required where a developer can demonstrate that he/she is incorporating building features that contribute to the overall well being of the Central Area Zone (e.g. high quality pedestrian access) and the vegetation is provided in a single mass adjacent to pedestrian traffic areas. Landscaping may be provided in the form of courtyards, plazas or landscaped areas.

6.4 Parking

Each development in the Central Area zone shall provide the required number of car parking bays, consistent with the proposed use as part of the development.

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Where it is not practical to provide the additional carparking, Council may accept a cash payment or the transfer of land (free of cost) for carparking to be provided on the site provided:

- (a) cash in lieu rates are calculated on the basis of 26sqm per parking bay and include the cost of land within the development site, asphalt paving on a suitable basecourse, drainage, linemaking, landscaping and, where applicable, lighting; and
- (b) the additional site coverage will not preclude the integration of access and car parking across lot boundaries.

6.5 Advertising Displays

Upon those lots with frontage to Stirling Terrace, Duke Street, Peels Place and York Street (Peels Place to Princess Royal Drive) which are zoned "Central Area", advertising displays should be; integrated into the building's facade; traditional materials (wood, etc) should be used in the fabric of the advertising display; heritage colour schemes and fonts should be used; roof, internally illuminated and pylon signs should not be utilised; and chasing lights should not be attached to the facades of buildings or to signs.

Guideline 7: Special Sites

7.1 Carparking Standards

Upon lots where a "Special Site" classification has been applied, carparking shall be provided at the following rates:

USE	NO. OF BAYS
Professional Office	3 bays per professional for the first 2 professionals and 2 bays per 20 sqm GFA thereafter
Medical Clinic	6 bays per consultant for the first 2 consultants plus 2 bays for each additional consultant
Massage Clinics	3 car bays for one practitioner and 2 car bays for each additional practitioner

Guideline 8: Public Art

9.1 Private Developments

Private developments involving commercial, non-residential and or mixed residential/commercial developments over the value of \$1,500,000 are required to allocate 1% of the estimated total project cost for the development of public artwork which reflect or enhance local cultural identity.

Guideline 9: Clearing of Vegetation

9.1 Clearing of Vegetation (after Planning Scheme Consent granted)

Where remnant vegetation is to be cleared as part of a development proposal, Council will require as a condition of Planning Scheme Consent that such vegetation not be removed until such time as a building licence has been issued.

Guideline 10: Planning Scheme Consent

10.1 Expiry of term

Planning Scheme Consent will be for a period of two years and if the development approved has been substantially commenced at the expiration of that term, the PSC will still be valid and further development on the site consistent with the PSC can be supported through the building licence process.

Substantially commenced is deemed to have occurred in the case of a building if the concrete pad of the structure has been laid on the site. If the development has not yet substantially commenced, a fresh application will need to be made and fees paid accordingly.



Council Policy

Development Guidelines Scheme No. 3

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Guideline 1 – Authority To Issue Planning Consent

- 1.1 For the purposes of Schedule 1 to Council's Delegated Authority notice, authority to issue planning consents or refusals, with or without conditions shall be restricted to those uses nominated in Table 1 of Clause 3.3 – Zoning Table in the City of Albany Town Planning Scheme No. 3 but excluding:-
- (a) Educational Establishments (except where incidental)
 - (b) Fuel Depot (except where incidental)
 - (c) Hazardous/Noxious Industry
 - (d) Hospital
 - (e) Licensed Premises (only where the serving of alcohol would be the predominant use)
 - (f) Institutional Building/Home
 - (g) Reformatory Institution
 - (h) Night Club
 - (i) Restricted Premises
 - (j) Stockyards/Stock Saleyards
 - (k) Wind turbines
 - (l) Projects exceeding \$1.5 million in value other than those involving the subdivision of land.
 - (m) Where more than five amusement machines are to be installed within a building.
 - (n) Reapplications for Planning Scheme Consents which have already been granted approval via Council resolution be delegated to staff where no major variations (more than 10% departure) are experienced and the Scheme provisions relating to that land parcel have not been amended.
- 1.2 The provisions of Clause 1.1 shall not apply to development applications for minor works, extensions and/or expansions associated with existing lawful land uses.
- 1.3 Notwithstanding that an officer has received an appropriate delegation of authority from Council, the officer may refer a matter to Council where in his/her opinion it is considered appropriate, it is contrary to Council's policy or it is contrary to the proper and orderly planning of the municipality.
- 1.4 All uses listed as "A", "IP" and "P" in the Zoning Table may be approved by the delegated officer, unless in the opinion of that officer approval of the use would detrimentally impact upon the amenity and proper planning of the locality (wherein the application can be refused).
- 1.5 All uses listed as "AA" in the Zoning Table shall be advertised prior to determination. Delegated Officers may advertise in accordance with the provisions of the Scheme, unless in their opinion, the proposed development would detrimentally impact upon the amenity and proper planning of the locality in which case the application can be refused prior to advertising.
- 1.6 All uses listed as "X" in the Zoning Table must be refused.

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- 1.7 For the purposes of the Residential Design Codes, delegated authority extends to permit the relaxation the Acceptable Criteria and approve developments that utilise the Performance Criteria.
- 1.8 Where an application is advertised pursuant to Town Planning Scheme No. 3 and:-
- (a) no submissions were received, the delegated Officer may assess the application on its merits.
 - (b) submissions objecting to the proposal were lodged, but with non-substantive arguments against the proposal, then the Delegated Officer shall liaise with the person(s) who lodged the submission prior to determining the application. If the person(s) lodging the submission requires the matter to be determined by Council, then the matter shall be referred to the Executive Director Development Services to determine if it warrants Council's consideration.
 - (c) submissions were lodged with substantive arguments against the proposal, then the Delegated Officer shall refer the application to Council for determination.

Guideline 2 – Residential Development

2.1 Ancillary Accommodation

Ancillary Accommodation shall be permitted within Tourist Residential, Rural and Special Rural, Special Residential or Conservation zone where the relevant provisions of a accommodate Ancillary Accommodation. The Ancillary Accommodation shall comply with the definition and standards set-out within the Residential Design Codes, (including the additional criteria set out under this policy). Ancillary Accommodation means self contained living accommodation on the same site as a single house and may be attached or detached from the single house existing on the lot and will only be approved on a lot where:-

- (a) the applicant agrees to enter into a legal agreement, which shall bind the owner, his heirs and successors in title, requiring that the occupier of the ancillary accommodation shall be a family member of the occupier of the main dwelling.
- (b) the unit does not exceed 75m² internal floor area and contains only one purpose designed bedroom (in order to avoid exploitation of Council's concession; but a dual function of lounge/bed-sitting room, given to another room, would not be precluded by this requirement).
- (c) the principal dwelling and the additional unit exhibit architectural sympathy and consistency in terms of design, textures and colours or the proposed dwelling unit is of a transportable nature and does not adversely affect the amenity of the area in terms of building material, effluent disposal, access and vegetation.

- (d) the proposal does not require the installation of a second complete effluent disposal system.

2.2. Relocated Dwelling

A relocated dwelling means a residential dwelling which has been previously constructed on a building site whether occupied or not and does not include a new house which has been specifically designed as a transportable dwelling. These will only be approved on a lot where:-

- (a) the land is zoned Residential, Residential Development or Rural.
- (b) the relevant provisions of a Special Rural and Special Residential Zone accommodate relocated homes.
- (c) it is a caretakers' cottage in an Industrial Zone.
- (d) the proposal complies with clauses 5.20 (b) and (c) of the scheme and a \$5,000 bond is to be deposited with Council to ensure satisfactory refurbishment of the dwelling within 4 months of its relocation to the lot.

2.3 Consulting Rooms & Places of Public Worship in Residential Zones

Where a purpose built consulting rooms or place of public worship is proposed in the Residential Zone the following shall apply:

- (a) the bulk, scale and appearance of the development shall be in keeping with the existing residential character of the area.
- (b) the building shall be setback in accordance with the prevailing setback of buildings in the locality.
- (c) car parking areas are to be positioned behind the building.
- (d) the road servicing the development shall be a local distributor road that is capable of supporting the additional traffic generated by the development.
- (e) preference shall be given to development which is located on a corner lot to allow for improved traffic distribution, provide a buffer to surrounding residences and to reduce the impact on the streetscape.

2.4 Grouped Dwellings On Rural Zoned Land

- (a) Definition -: Grouped Dwelling means one of two or more dwellings on the same lot.
- (b) A group dwelling comprising a maximum of two dwelling units will only be approved on a Rural zoned lot where:
 - i. the lot size is greater than 20 hectares.

- ii. the dwellings are to be used for farm management or private residential purposes.
 - iii. the development does not adversely affect rural character, landscape, agriculture, groundwater resources or future urban development.
 - iv. the proposal complies with part (d).
- (c) A group dwelling comprising more than 2 dwelling units will only be approved on a Rural zoned lot where the applicant can-:
- i. provide justification that the dwellings are needed for farm management purposes.
 - ii. demonstrate the suitability of the site for the intended development in respect to residential and rural land capability.
 - iii. ensure that the land will be included in an appropriate zone or special site with all relevant standards and controls, prior to the completion of building construction.
 - iv. ensure the development does not adversely impact on the rural amenity of the area.
- (d) The development of grouped dwellings will not be permitted in:
- i. an area which is undesirably low lying or wet.
 - ii. an area designated as future urban in the Residential Expansion Strategy where no comprehensive detailed Structure Plan has been proposed.
 - iii. areas within the Priority 1 Groundwater Zone identified by the Local Rural Strategy.
 - iv. positions upon properties which encourage the fragmentation of rural lots or the future subdivision of the land.
 - v. positions closer than 100 metres from any existing commercial tree plantation.

2.5 Special Residential – Location 488 South Coast Highway (Area No. 3)

The following setbacks shall apply to all dwellings and outbuildings in “Special Residential Area No. 3”-:

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Particulars	Setback - metres
From South Coast Highway	Minimum 30 (lot 100 –20)
Eastern boundary	Minimum 15
Front	Average 12
Second Street	Minimum 5
Side	Minimum 1.5 on one side or in accordance with the R Codes (whichever is the greater) And 5m on the other
Rear	Minimum 5

The setback standards for the R5 Density Code of the R-Codes shall apply unless otherwise specified above or in the outbuilding's guideline. In the case of any inconsistency the greater setback requirements shall apply.

Guideline 3: Variations to the Residential Design Codes

3.1 Setbacks of Garages and Carports (6.2.3)

Additional Acceptable Development Criteria

A3.6 - Carports setback 3m from the primary street and 1.5m from a secondary street.

3.2 Excavation or fill (6.6.1)

Additional Acceptable Development Criteria

A1.5 - Retaining walls on the side or rear lot boundaries that adjoin reserved land, not exceeding 1.0m in height from natural ground level.

Additional Performance Criteria

P2 - Retaining walls that will not detrimentally affect the character and/or amenity of the streetscape or from reserve areas.

P3 - Where adjacent to reserved land walls that do not facilitate a decrease in the direct visual surveillance of a public area.

Guideline 4 – Home Based Business

4.1 Bed and Breakfast Accommodation

Bed and Breakfast Accommodation is where a maximum of two rooms of a dwelling house are made available for short stay accommodation for a maximum of five guests at any one time and will only be approved on a lot where:-

- (a) the land is not zoned Industry.
- (b) the land is zoned Rural, Residential or Special Residential.
- (c) if the land is zoned Commercial, the proposal is consistent with surrounding land use activities.

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- (d) the relevant provisions of a Special Rural Zone accommodate Bed and Breakfast Accommodation.
- (e) the proposal is within reasonable proximity to a sealed access road.
- (f) the proposal complies with the carparking guidelines in Guideline 5 of this policy.
- (g) if the land is zoned Rural the proposal complies with GP46 & GP47 of the Local Rural Strategy.
- (h) Off street parking is to be provided at the ratio of one car bay for every guest room. Carparking bays should not interfere with vehicular access.
- (i) comments from residents of the locality will be sought in accordance with the provisions of Clause 3.2 of Town Planning Scheme 3.
- (j) consult the affected parties by following one or more of the provisions of advertising uses pursuant to Clause 3.2 of the Scheme, and have regard to any expressed views prior to making its determination.

4.2 Craft Studio

A Craft Studio will only be approved on a lot where:-

- (a) The proposal complies with the definition outlined in Table 1 of the City's Local Rural Strategy.
- (b) the land is zoned Rural or is within TPS 3.2 B Torbay Hill Special Rural Zone.
- (c) the relevant provisions of a Special Rural Zone accommodate a Craft Studio.
- (d) the proposal does not adversely affect the amenity of the area in terms of building materials, building design, access, parking, effluent disposal and positioning of buildings.
- (e) the proposal complies with GP46 and GP47 of the City's Local Rural Strategy.
- (f) comments from residents of the locality will be sought in accordance with the provisions of Clause 3.2 of Town Planning Scheme 3.

4.3 Home Occupation

Additional to the criteria set out under the definition outlined in Clause 1.6 of the Scheme, Home Occupation shall not involve any retail activity or display of goods on the site.

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4.4 Chalets

A Chalet will only be approved on a lot where-:

- (a) the proposal complies with the definition as outlined in Table 1 of the City's Local Rural Strategy.
- (b) the land is zoned Rural and;
 - the lot size is greater than 5 hectares.
 - the lot size is greater than 10 hectares if located within the Priority 1 or Priority 2 Groundwater area as defined by the Water Corporation.
 - the lots size is greater than that identified by the specific requirements of individual policy areas in the Local Rural Strategy.
- (c) in the special Rural Zone the relevant provisions of the zone accommodate chalets.
- (d) the proposal is for 3 or less chalets.
- (e) the proposal does not adversely affect the amenity of the area in terms of building materials, access parking, effluent disposal and positioning of buildings.
- (f) the proposal complies with the carparking guidelines in Guideline 5 of this policy.
- (g) the proposal complies with the Fire Control Measures guidelines (No. 6) of this policy.
- (h) an adequate potable water supply demonstrated to be of sufficient quality will be supplied and connected to each chalet. If the water supply is to consist of rainwater storage only then each chalet will be required to be served exclusively via a tank(s) of at least 55,000 litres (12,000 gallons) capacity or,

if the tank's water supply is proposed for firefighting in addition to chalet use, then the capacity must be increased to a minimum of 92,000 litres (20,000 gallons). In this event, each chalet shall be provided with a garden hose, served by the upper portion of the water tank, for landscape watering and rapid initial fire suppression.
- (i) the proposal complies with GP46 and GP47 of the City's Local Rural Strategy.
- (j) A minimum of 1 carparking bay shall be provided for each chalet in a suitable location that does not inhibit vehicular movement.
- (k) comments from residents of the locality will be sought in accordance with the provisions of Clause 3.2 of Town Planning Scheme 3.

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Guideline 5 – Fire Control Measures

5.1 Chalet Development

- (a) An adequate supply of water for fire fighting shall be provided in close proximity to chalets. Where water is supplied via rainwater tanks only, the tank shall be fitted with a dual tap system whereby the lower 27,600 litres (6,000 gallons) can be accessed only by fire fighters. The fitting shall be a bci 38mm female fitting coupling.
- (b) Other fire fighting precautions shall include a minimum 20 metre low fuel zone being maintained around each chalet, all eaves shall be enclosed, the ground below any raised chalet shall be kept clear of all flammable material.
- (c) The applicant should install gutter guards, downpipe plugs, fire extinguishers and an approved fire blanket as additional fire precautions.

Guideline 6 – Industrial and Commercial Sites

6.1 Building Facades

The front facades of any new building or a refurbished building in the industrial zone shall be designed to enhance the visual appearance of the building from the street. A combination of building materials is encouraged however the use of metal sheeting on the front façade should not be the substantial material used.

6.2 Driveway Construction

For developments upon properties with frontage to primary district or local distribution roads, the vehicle crossover and internal property access road shall be constructed with a stable impervious surface with stormwater runoff being controlled to eliminate the deposit of sand, silt or gravel on the road carriage - way.

6.2 Bulky Goods Outlets (Location in Industrial Zones)

Applications for bulky goods outlets located within industrial zoned land shall only be approved where they are on lots having direct frontage to Chester Pass Road or Albany Highway.

6.4 Bulky Goods Outlets (General)

No more than 20% of the Gross Floor Area shall be made available for the sale and display of incidental smaller items that are not bulky in nature, where such items are not specifically excluded under the definition of 'Bulky Goods Outlet' set out by the Scheme.

Guideline 7: Clearing of Vegetation

7.1 Clearing of Vegetation (after Planning Scheme Consent granted)

Where remnant vegetation is to be cleared as part of a development proposal, Council will require as a condition of Planning Scheme Consent that such vegetation not be removed until such time as a building licence has been issued.

Guideline 8: Public Art

8.1 Private Developments

Private developments involving commercial, non-residential and or mixed residential/commercial developments over the value of \$1,500,000 are required to allocate 1% of the estimated total project cost for the development of public artwork which reflect or enhance local cultural identity.

Guideline 9: Planning Scheme Consent

9.1 Expiry of term

Planning Scheme Consent will be for a period of two years and if the development approved has been substantially commenced at the expiration of that term, the PSC will still be valid and further development on the site consistent with the PSC can be supported through the building licence process.

Substantially commenced is deemed to have occurred in the case of a building if the concrete pad of the structure has been laid on the site. If the development has not yet substantially commenced, a fresh application will need to be made and fees paid accordingly.

DRAFT LOCAL LAW

CITY OF ALBANY

**PREVENTION AND ABATEMENT OF SAND
DRIFT LOCAL LAW 2009**

LOCAL GOVERNMENT ACT 1995

Local Government Act 1995

CITY OF ALBANY

PREVENTION AND ABATEMENT OF SAND DRIFT LOCAL LAW 2009

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City Of Albany resolved on xx/xxxx/2009 to make the following local law.

PART 1 – PRELIMINARY

Citation

1. This local law may be referred to as *City of Albany Prevention and Abatement of Sand Drift Local Law 2009*.

Commencement

2. This local law will come into operation on the fourteenth day after the day on which it is published in the *Government Gazette*.

Repeal

3. The *City of Albany Prevention and Abatement of Sand Drift Local Law* as published in the *Government Gazette* on 5 December 2000, including any amendments, is repealed on the day that this local law comes into operation.

Definitions

4. (a) In this local law unless the context otherwise requires:

“Act” means the *Local Government Act 1995*;

“authorised person” means a person authorised by the local government under section 9.10 of the Act to perform all or any of the functions of an authorised person under this local law;

“district” means the district of the City Of Albany and includes any area placed under the jurisdiction of the City pursuant to any Act or Regulation;

“land” includes any building or other structures on the land;

“local government” means the City Of Albany;

“occupier” includes any person who, at the time the notice is served, is in control of any place or part of any place or authorised by the owner, lessee, licensee or any other person empowered to exercise control in relation to a place to perform any work in relation to any place and without limiting the generality of the foregoing and for the avoidance of doubt includes a builder or contractor;

“sand” means any granular or particulate material consisting of small eroded fragments of rocks finer than gravel, and includes dust and organic matter.

- (b) Where in this Local Law a duty, obligation or liability is imposed on an “owner or occupier”, the duty, obligation or liability shall be deemed to be imposed jointly and severally on each of the owner and occupier.

- (c) Where, under this Local Law, an act is required to be done or forbidden to be done in relation to any land, the owner or occupier of the land has the duty of causing to be done the act so required to be done, or preventing from being done the act forbidden to be done.
- (d) Where this Local Law refers to the giving of a notice, other than the giving of an infringement notice, no particular form is prescribed and it will be sufficient that the notice be in writing giving sufficient details to enable the owner or occupier to know the offence committed and the measures required to be taken or conditions to be complied with, as the case may be.

PART 2 – APPLICATION OF LOCAL LAW

- 5. This local law applies to all land in the district.

PART 3 – PROHIBITED ACTIVITIES

- 6. An owner or occupier of land must take effective measures to:
 - (a) Stabilise sand on such land; and
 - (b) Ensure no sand is released or escapes from the land whether by means of wind, water or any other cause.
- 7. (1) Where the local government forms the opinion that:
 - (a) an owner or occupier has not complied with sub-section 6(a); or
 - (b) sand is released or has escaped from land and is such as to cause a nuisance, risk to health, hazard or environmental damage,

the local government may serve on the owner or occupier of the land a notice requiring the owner or occupier to:

 - (c) comply with sub-section 6(a) or 6(b); or
 - (d) clean up and make good any damage resulting from the release or escape; and
 - (e) take effective measures to stop any further release or escape of sand.

(2) the requirements set out in a notice issued under subsection (1) must be complied with within the time specified in the notice.
- 8. Where the local government is of the opinion that, as a result of an activity being carried on, or likely to be carried on from any land, sand may be released or escape, the local government may give to the owner or occupier a notice providing that the activity can only be carried on subject to conditions and specifying the conditions.

PART 4 - MISCELLANEOUS

- 9. Where a notice is served on the owner or occupier of any land and the owner or occupier satisfies the local government within 14 days from the date of the giving of the notice that:
 - (a) It was not responsible for the conduct in respect of which the notice was given pursuant to section 7, or the activity in respect of which conditions were imposed pursuant to section 8 as the case may be; and

- (b) It took all reasonable precautions to prevent the conduct or all reasonable steps to comply with, or cause the conditions to be complied with, as the case may be; and
- (c) Where another person was responsible for the conduct, it identifies the person responsible for the conduct sufficiently to enable the notice to be issued to that person;

the local government may cancel the notice.

- 10. A person must not prevent or impede a duly authorised officer or employee of the local government from carrying out his or her duties under this Local Law.
- 11. The local government may delegate any of its powers, functions and duties under this Local Law to an authorised person.
- 12. (a) A person who:
 - (i) fails to comply with a notice given under section 7;
 - (ii) carries on an activity without complying with a notice given under section 8; or
 - (iii) contravenes section 10.

commits an offence, in respect of which the local government may issue an infringement notice.

- (b) A person who commits an offence under sub-section 12(a) is liable to:
 - (i) a penalty which is not more than \$5,000.00 and not less than –
 - (a) in the case of a first offence, \$500.00;
 - (b) in the case of a second such offence, \$2,500.00; and
 - (c) in the case of a third or subsequent such offence, \$5,000.00, and
 - (ii) if the offence is of a continuing nature, a daily penalty not exceeding a fine of \$500.00 in respect of each day or part of a day for which the offence continues.
- 13. (a) An offence against any provision of this Local Law is a prescribed offence for the purposes of Section 9.16(1) of the Act.
- (b) The amount of the modified penalty for an offence against any provision of this Local Law is \$200.00.

PART 5 – INFRINGEMENT NOTICES

- 14. For the purpose of this Local Law:
 - (a) The form of the infringement notice referred to in section 9.17 of the Act is Form 2 in the first schedule of the Local Government (Functions and General) Regulations 1996; and
 - (b) The form of the infringement withdrawal notice referred to in section 9.20 of the Act is Form 3 in the First Schedule of the Local Government (Functions and General) Regulations 1996.
-

Dated this xxxx day of xxxxxx2009

The Common Seal of the City Of Albany was affixed by authority of a resolution of the Council in the presence of:

PAUL RICHARDS
Chief Executive Officer

MILTON EVANS, JP
MAYOR



Council Policy

Subdivision & Development – Munster Hill Drainage Catchment Area

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Adoption Date:
Adoption Reference:
Review Date: 30 June 2009
Maintained By: Executive Director of Development Services
Document Reference: NP072716

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1. Objective

The land within the Munster Hill Drainage Catchment is generally low lying, affected in parts by acid sulphate soils and has a series of drains which ultimately outfall into Princess Royal Harbour.

The Policy has been prepared to provide guidance on subdivision and development within the drainage catchment area.

The purpose of the Policy is to:

- (a) Ensure filling rather than dewatering is utilised in relation to development within the catchment;
- (b) Retain and enhance existing drainage lines within the catchment;
- (c) Ensure that industries that produce liquid effluent as part of the industrial process are connected to reticulated sewer;
- (d) Promote the creation of drainage reserves to facilitate a coordinated drainage solution in perpetuity; and
- (e) Identify the information that needs to be provided when developing or subdividing land within the catchment area.

2. Scope

This policy area includes all land within the Munster Hill Drainage Catchment area as defined in Figure One.

3. Definitions

“Wet Industry” – An industrial activity that produces liquid effluent as part of the industrial process.

“Dry Industry” – An industrial activity that produces no liquid effluent as part of the industrial process.

4. Policy Statement

4.1 General

- 4.1.1 Development shall only be accommodated by fill, rather than drainage and lowering of the existing groundwater level. As a general principle no drains should be introduced to the site that intercept groundwater movement, or reduce groundwater levels.
- 4.1.2 Any temporary dewatering should be accompanied by a dewatering plan, showing how downstream impacts will be managed. Such a plan shall not involve direct discharge into the drainage system, however infiltration and monitoring should be included.
- 4.1.3 Wet industries are required to be connected to reticulated sewer.

4.2 Land Affected by drainage lines

- 4.2.1 A minimum reserve width of 15 metres each side of a drainage/creek line is required to be ceded as drainage reserve.
- 4.2.2 A drainage management plan shall be submitted at the time of subdivision and/or development and shall address:
 - (a) Stormwater, and the need for management with no direct discharge to drains; and
 - (b) The 1:100 flood level and the need to develop above this level, and where the 1:100 year flood line cannot be accommodated within the drainage reserve identified in Clause 4.2.1, the reserve shall be increased accordingly.
- 4.2.3 A rehabilitation plan may be requested by Council as a condition of subdivision or development to stabilise or enhance the operation of the drainage line.
- 4.2.4 In order to retain and enhance waterway values, including drainage, nutrient management and flora/fauna habitat, existing and proposed drainage lines should be retained as surface waterways (ie. not piped).
- 4.2.5 Any domestic onsite effluent disposal shall be expected to meet the country sewerage policy. Given the high groundwater level and proximity to drains, alternative treatment units are a requirement.

5. Legislative and Strategic Context

Not Applicable.

6. Review Position & Date

Executive Director Development Services to review on or before 30/12/2011.

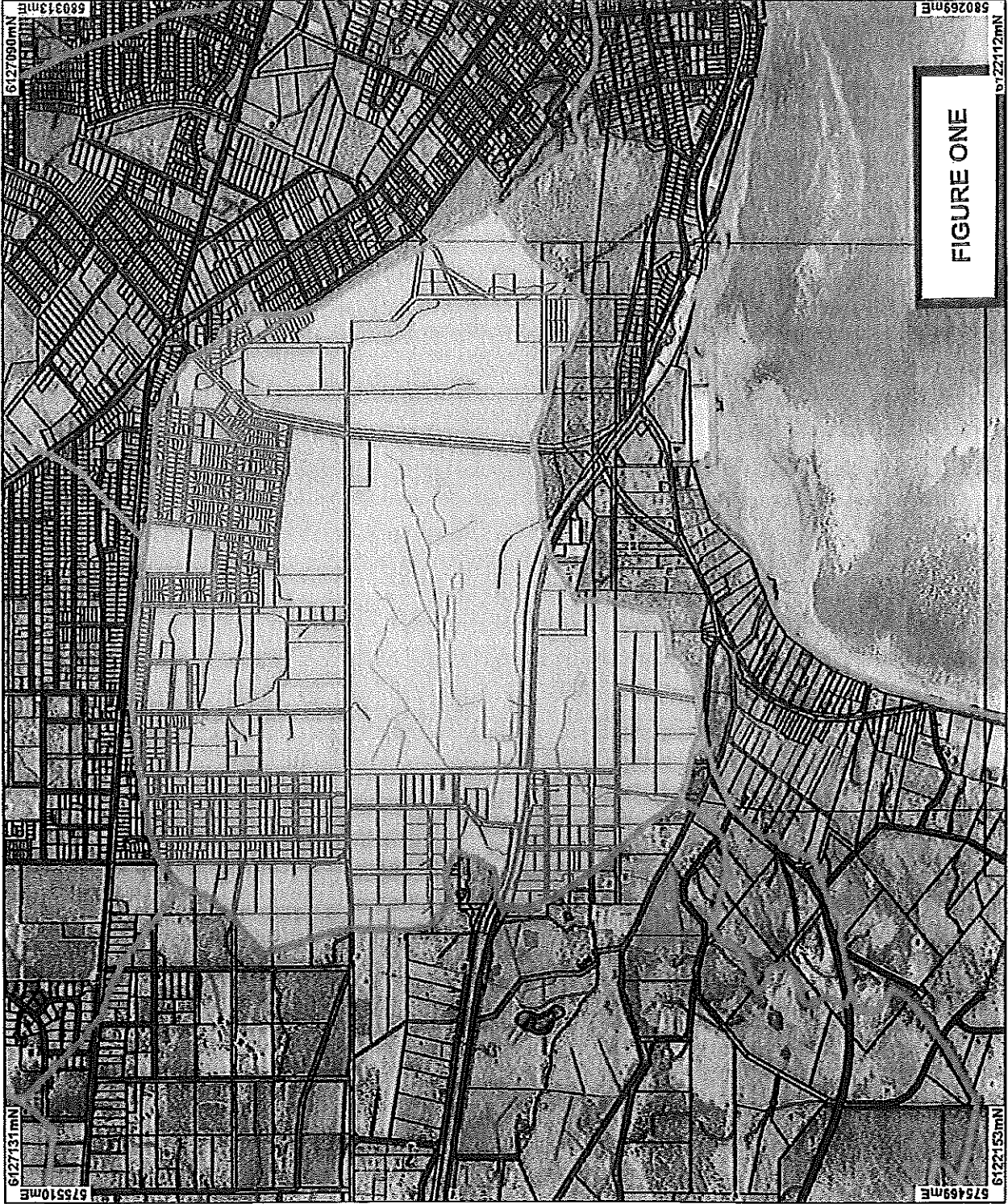
7. Associated Documents

- Country Sewerage Policy;
- Better Urban Water Management (Department of Water, October 2008).

CEO Authorisation: _____ Date: ___/___/___

Notwithstanding anything else in this policy, all subdivision proposals are still subject to the relevant planning, environmental and health assessment criteria and processes.

Munster Hill Drain Catchment boundary



LEGEND

- ⌘ Road Centreline - DLJ 1/15/04
- ⌘ Cadastre - DJJ
- Image Index
- Available in city viewer
- Hydrography, linear - DOE 1/2/04
- Hydrographic Catchments -
- Subcatchments - DOW



Scale 1:24605
 (Approximate when measured at 1:50K)

Geocentric Datum Australia 1904

Note: the data in this map have not been checked. This map is for general direction or measurement purposes.

Prepared by: hoptik
 Prepared for:
 Date: 2011/2/20 1:20:51 PM

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



Government of Western Australia
 Department of Water
 WA Green Certificate 2002

FIGURE ONE

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DETAILED AREA PLAN No. 1 - Village centre

OYSTER HARBOUR VILLAGE (LOCAL) CENTRE

INTRODUCTION: This Detailed Area Plan (DAP) applies to the Oyster Harbour Local Centre shown on the Bayonet Head Outline Development Plan.

It responds to the City of Albany's Detailed Area Plan Policy and seeks to facilitate its aims and objectives to the extent that these are applicable. It is to be read in conjunction with the Oyster Harbour Village Centre Design Guidelines.

The following provisions apply in supplement and, in some cases, in variance to the 'Acceptable Development' provisions of the R-Codes and the Planning Scheme. Development which complies with the provisions of the DAP is deemed 'Acceptable' and is not subject to consultation requirements which may otherwise apply under the Codes for that element.

PROVISIONS

Land Use

Land use permissibility shall be as per the 'Local Shopping' zone with the exception that Single House and Grouped Dwelling shall be 'A' and Multiple Dwellings shall be 'P'. Child Care Centre (unlisted in the Scheme) shall also be permitted.

The Residential Density Code which applies to the lots is R60 (Mixed Use).

Setbacks and Building Envelope

Buildings shall orient to and address the street or public open space they abut, and shall provide surveillance of all such spaces through the location of doors and windows.

Buildings shall comply with the setbacks nominated on the DAP and shall generally be contained within the notional lot boundaries.

All building footprints shown are notional only.

Vehicular & Pedestrian Access

Vehicular access points and cross easements are indicative only and shall be subject to detailed design and approval.

Any development shall also be required to demonstrate how access and easement provisions facilitate implementation of the plan and coordinated access for abutting sites.

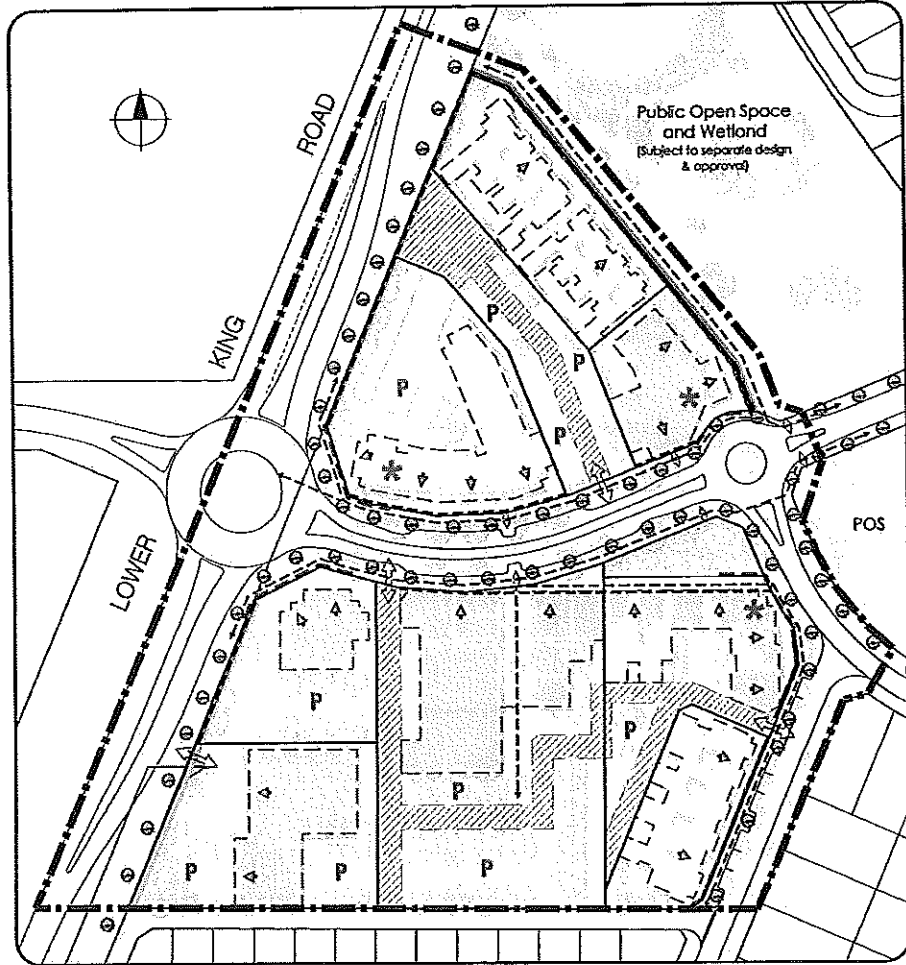
Pedestrian access shall generally be provided in accordance with the DAP. Exact location and design shall be subject to detailed design and approval. External pedestrian access shall be provided to all buildings and tenancies from the street.

Build Form & Services

Buildings fronting the street, Public Open Space or Optional Green Space and built within 1.5m of this boundary shall provide a canopy or verandah of a minimum depth of 2.5m along that frontage.

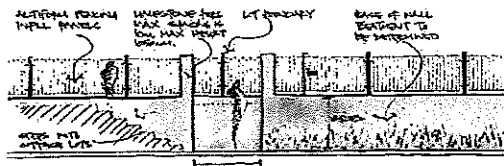
Service areas, bin enclosures, storage areas and drying courts are screened from view from the adjacent street.

Landmark features may include towers, additional storey heights, raised parapet features, projecting wall planes, projecting roof elements, double height fenestration or other architectural elements to mark the corner.

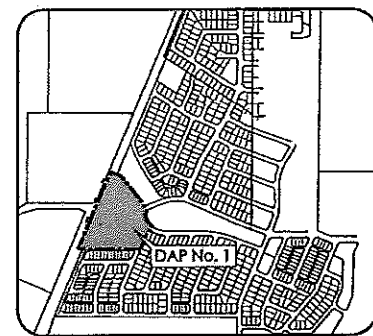


Scale 1:1500

Estate Fence Detail



Where provided, Estate Fencing may not be altered without the approval of the Council.



Location Plan (Not of Scale)

Legend

- | | | | |
|-----------------------------|--|---|---|
| DAP Boundary | Primary Building Orientation
Surveillance required | Preferred Access Point | Landmark Element |
| Notional Lot Boundary | Mandatory 18m Setback
to street or green space where provided, requires surveillance, primary access, articulated, continuous facade, owing over footpath | Designated Crossing Points | Indicative street trees locations
(subject to detailed design) |
| Notional Building Footprint | 18-4m Setback
to street or green space where provided, requires surveillance, primary access, articulated, continuous facade, owing over footpath | Landscaping Required | Indicative street parking
(subject to detailed design) |
| Notional Cross Easement | Secondary Street Setback: minimum 3m
no bare walls, requires surveillance, orientation required, services to be screened | Elevation 0.5-1.5m required above park
Open this space fencing and/or not to be closed without approval of the Council | Optional Green Space |
| Preferred Parking Location | Pedestrian connection | | |
| | Building to address corner | | |



CHAPPELL
LAMBERT
EVERETT

Plan No. 2036-56a

This Detailed Area Plan has been adopted by Council and signed by the Manager of Planning Services.

Manager, Planning Services _____ Date _____
City of Albany



DETAILED AREA PLAN No. 2

OYSTER HARBOUR R30 LOTS Lots 42 and 47 Lower King Road, Bayonet Head

INTRODUCTION: This Detailed Area Plan applies to Cottage (R30) lots and those abutting Public Open Space.

It responds to the City of Albany's Detailed Area Plan Policy and seeks to facilitate its aims and objectives.

The Residential Density Code which applies to the lots is R30.

The following provisions apply in supplement or, in some cases, in variance to the 'Acceptable Development' provisions of the Residential Design Codes (R-Codes). Development which complies with the provisions of the DAP is deemed 'Acceptable' and is not subject to consultation requirements which may otherwise apply under the Codes for that aspect.

PROVISIONS

Dwelling Design

- Dwelling design shall address all street frontages (including secondary street frontages) through the location of windows and doors.
- Large areas of blank wall facing streets (primary or secondary) are not permitted.
- Where two-storey dwellings are proposed, at least one major opening to a habitable room on the upper floor shall address the laneway to provide surveillance.
- The location of studio units and rooms above or beside rear garages is encouraged to provide surveillance of the laneway. Where provided, these must provide surveillance of the laneway from at least one major opening to a habitable room. Developments incorporating this element are subject to a reduced Open Space requirement of 25%.

Setbacks

Laneways

- Garage: Minimum / Maximum 1m.
- Other buildings abutting the laneway must be setback a minimum of 1m from the laneway.
- Laneway fencing to be consistent with garage setback Minimum / Maximum 1m.

Dwelling

- Front Setback: Minimum: 2m to dwelling, (1.5m to open sided porch or verandah), average (excluding open sided porch or verandah) 4m.
- Side Setback: In accordance with R-Codes, though walls on boundaries are to be located on nominated nil setback boundary shown. Consideration will be given to double-storey walls on boundaries abutting a nominated nil setback boundary on the adjoining lot based on the Performance Criteria of the R-Codes, though these should generally not exceed 12m in length and 6.5m in height.

Secondary Street & Green Space Setback

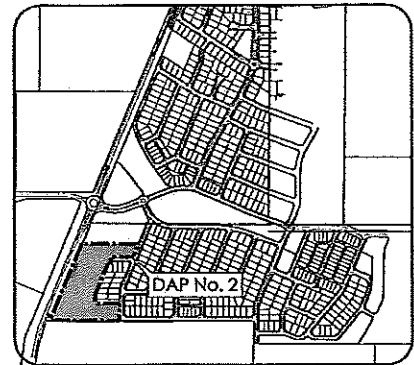
- Minimum 1.5m unless a front setback in which case, as above.

Lots abutting Public Open Space / Green Space

- Retaining and Estate fencing is to be provided by the developer along all lot frontages to public open space / green space. It is to be of a uniform design, 75% open style and may not be altered without the approval of the Council.
- Dwellings abutting public open space / green space must provide surveillance of the space through the location of direct view from a major opening (minimum 2m²) to a habitable room. Where a two storey dwelling is proposed, surveillance from at least one habitable room on the upper floor is required, in addition to the ground floor level.

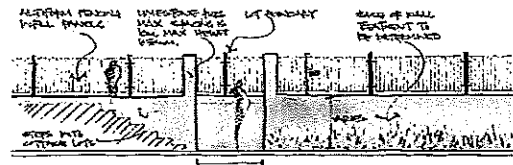
Corner Lots

- A minimum of 50% of the side boundary is to be unfenced, or visually permeable above 1.2m to a maximum of 1.6m.



Location Plan (Not to Scale)

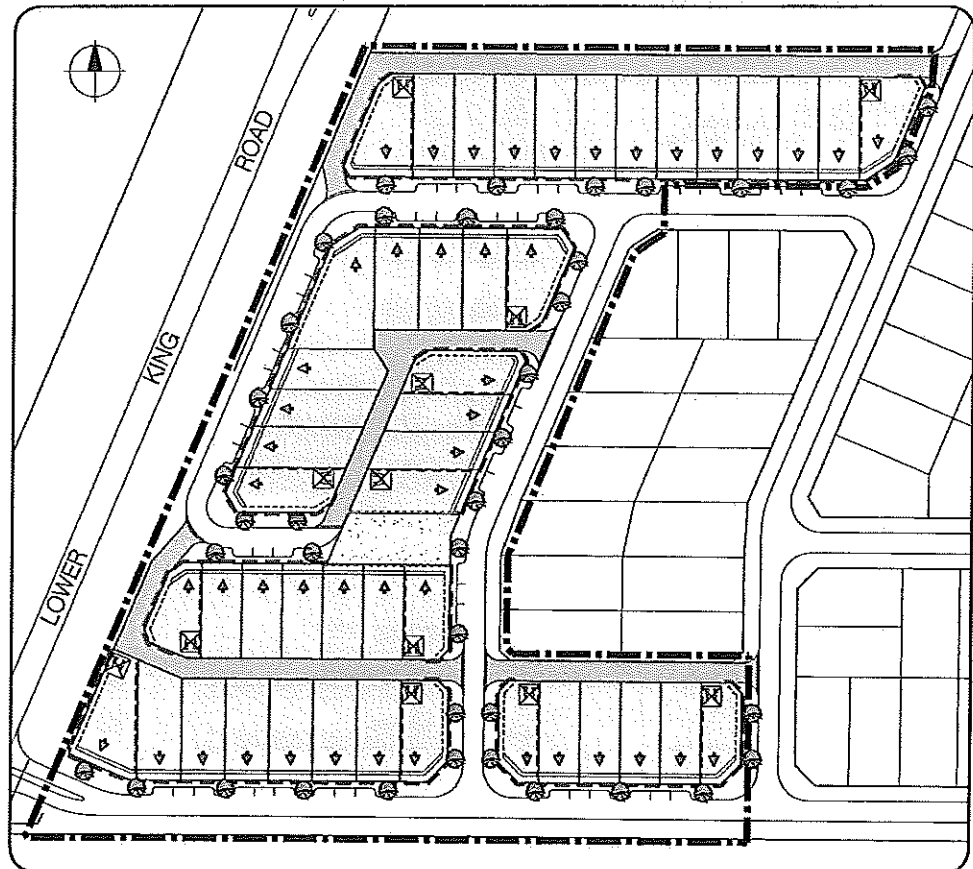
Estate Fence Detail



Where provided, Estate Fencing may not be altered without the approval of the Council.

Legend

- DAP Boundary
- R30
- Green Space
- Nominated Nil Setback Boundary
- No Vehicular Access
- Nominated Primary Street
Setback minimum 2m, average 4m.
Visually Permeable fencing only.
- Nominated Secondary Street
Setback minimum 1.5m.
50% boundary fencing to be visually permeable above 1.2m.
- Visually Permeable Estate Fencing
May not be altered without council approval.
Surveillance required, no blank wall permitted.
- Designated Garage Location
Min / Max 1m
- Nominated Building Orientation
- Indicative street trees locations
(Subject to detailed design)
- Indicative street parking
(Subject to detailed design)



Scale 1:1500



This Detailed Area Plan has been adopted by Council and signed by the
Manager of Planning Services.

Manager, Planning Services _____ Date _____
City of Albany



DETAILED AREA PLAN No. 3

OYSTER HARBOUR R30 LOTS Lots 42 and 47 Lower King Road, Bayonet Head

INTRODUCTION: This Detailed Area Plan applies to Cottage (R30) lots and those abutting Public Open Space.

It responds to the City of Albany's Detailed Area Plan Policy and seeks to facilitate its aims and objectives.

The Residential Density Code which applies to the lots is R30.

The following provisions apply in supplement or, in some cases, in variance to the 'Acceptable Development' provisions of the Residential Design Codes (R-Codes). Development which complies with the provisions of the DAP is deemed 'Acceptable' and is not subject to consultation requirements which may otherwise apply under the Codes for that aspect.

PROVISIONS

Dwelling Design

- Dwelling design shall address all street frontages (including secondary street frontages) through the location of windows and doors.
- Large areas of blank wall facing streets (primary or secondary) are not permitted.
- Where two-storey dwellings are proposed, at least one major opening to a habitable room on the upper floor shall address the laneway to provide surveillance.
- The location of studio units and rooms above or beside rear garages is encouraged to provide surveillance of the laneway. Where provided, these must provide surveillance of the laneway from at least one major opening to a habitable room. Developments incorporating this element are subject to a reduced Open Space requirement of 25%.

Setbacks

Laneways

- Garage: Minimum / Maximum 1m.
- Other buildings abutting the laneway must be setback a minimum of 1m from the laneway.
- Laneway fencing to be consistent with garage setback Minimum / Maximum 1m.

Dwelling

- Front Setback: Minimum: 2m to dwelling, (1.5m to open sided porch or verandah), average (excluding open sided porch or verandah) 4m.
- Side Setback: In accordance with R-Codes, though walls on boundaries are to be located on nominated nil setback boundary shown. Consideration will be given to double-storey walls on boundaries abutting a nominated nil setback boundary on the adjoining lot based on the Performance Criteria of the R-Codes, though these should generally not exceed 12m in length and 6.5m in height.

Secondary Street & Green Space Setback

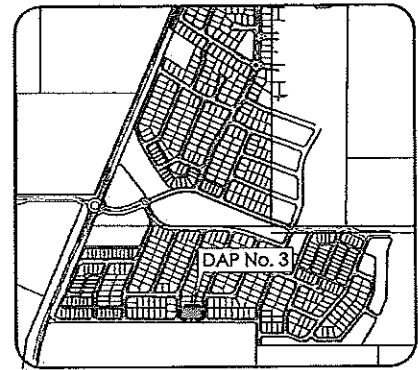
- Minimum 1.5m unless a front setback in which case, as above.

Lots abutting Public Open Space / Green Space

- Retaining and Estate fencing is to be provided by the developer along all lot frontages to public open space / green space. It is to be of a uniform design, 75% open style and may not be altered without the approval of the Council.
- Dwellings abutting public open space / green space must provide surveillance of the space through the location of direct view from a major opening (minimum 2m²) to a habitable room. Where a two storey dwelling is proposed, surveillance from at least one habitable room on the upper floor is required, in addition to the ground floor level.

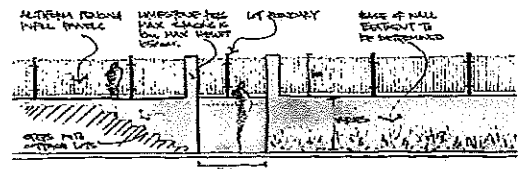
Corner Lots

- A minimum of 50% of the side boundary is to be unfenced, or visually permeable above 1.2m to a maximum of 1.8m.



Location Plan (Not of Scale)

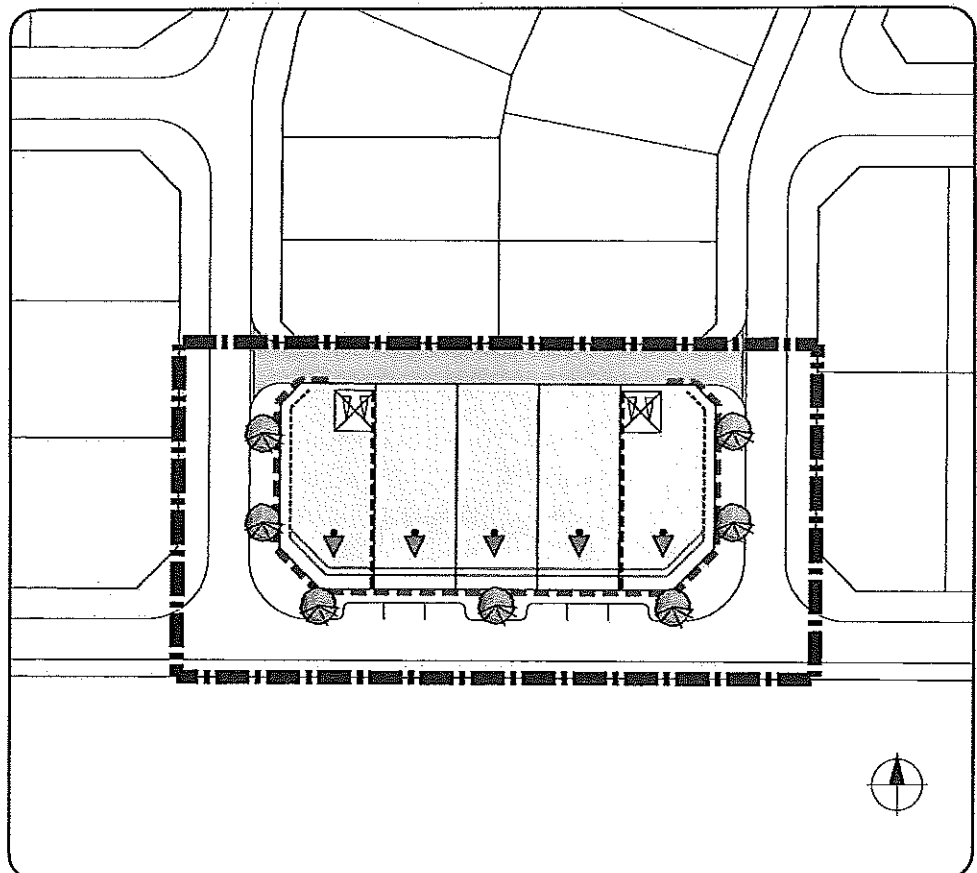
Estate Fence Detail



Where provided, Estate Fencing may not be altered without the approval of the Council.

Legend

- DAP Boundary
- R30
- Green Space
- Nominated Nil Setback boundary
- No Vehicular Access
- Nominated Primary Street Setback minimum 2m, average 4m. Visually permeable fencing only.
- Nominated Secondary Street Setback minimum 1.5m. 50% boundary fencing to be visually permeable above 1.2m.
- Visually Permeable Estate Fencing. May not be altered without council approval. Surveillance required, no blank walls permitted.
- ⊠ Designated Garage Location Min. / Max. 1m
- ▲ Nominated Building Orientation
- Indicative street trees locations (subject to detailed design)
- Indicative street parking (subject to detailed design)



Scale 1:750



CHAPPELL
LAMBERT
EVERETT

Plan No. 2036-58b

This Detailed Area Plan has been adopted by Council and signed by the
Manager of Planning Services.

Manager, Planning Services _____ Date _____
City of Albany



DETAILED AREA PLAN No. 4

OYSTER HARBOUR R30 LOTS

Lots 42 and 47 Lower King Road, Bayonet Head

INTRODUCTION: This Detailed Area Plan applies to Cottage (R30) lots and those abutting Public Open Space.

It responds to the City of Albany's Detailed Area Plan Policy and seeks to facilitate its aims and objectives.

The Residential Density Code which applies to the lots is R30.

The following provisions apply in supplement or, in some cases, in variance to the 'Acceptable Development' provisions of the Residential Design Codes (R-Codes). Development which complies with the provisions of the DAP is deemed 'Acceptable' and is not subject to consultation requirements which may otherwise apply under the Codes for that aspect.

PROVISIONS

Dwelling Design

- Dwelling design shall address all street frontages (including secondary street frontages) through the location of windows and doors.
- Large areas of blank wall facing streets (primary or secondary) are not permitted.
- Where two-storey dwellings are proposed, at least one major opening to a habitable room on the upper floor shall address the laneway to provide surveillance.
- The location of studio units and rooms above or beside rear garages is encouraged to provide surveillance of the laneway. Where provided, these must provide surveillance of the laneway from at least one major opening to a habitable room. Developments incorporating this element are subject to a reduced Open Space requirement of 25%.

Setbacks

Laneways

- Garages: Minimum / Maximum 1m.
- Other buildings abutting the laneway must be setback a minimum of 1m from the laneway.
- Laneway fencing to be consistent with garage setback Minimum / Maximum 1m.

Dwellings

- Front Setback: Minimum: 2m to dwelling, (1.5m to open sided porch or verandah), average (excluding open sided porch or verandah) 4m.
- Side Setback: In accordance with R-Codes, though walls on boundaries are to be located on nominated nil setback boundary shown. Consideration will be given to double-storey walls on boundaries abutting a nominated nil setback boundary on the adjoining lot based on the Performance Criteria of the R-Codes, though these should generally not exceed 12m in length and 6.5m in height.

Secondary Street

- Minimum 1.5m unless a front setback in which case, as above

Public Open Space

- Minimum 2m.

Lots abutting Public Open Space / Green Space

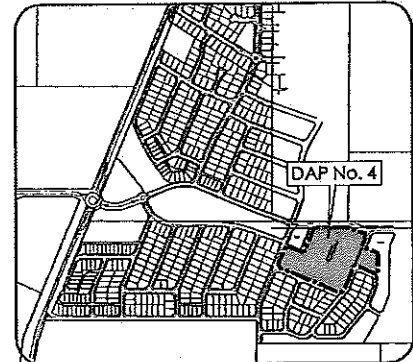
- Retaining and Estate fencing is to be provided by the developer along all lot frontages to public open space / green space. It is to be of a uniform design, 75% open style and may not be altered without the approval of the Council.
- Dwellings abutting public open space / green space must provide surveillance of the space through the location of direct view from a major opening (minimum 2m²) to a habitable room. Where a two storey dwelling is proposed, surveillance from at least one habitable room on the upper floor is required, in addition to the ground floor level.

Corner Lots

- A minimum of 50% of the side boundary is to be unfenced, or visually permeable above 1.2m to a maximum of 1.2m

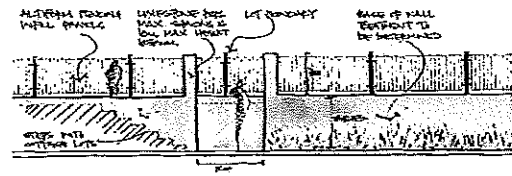
Legend

- DAP Boundary
- R30
- Green Space
- Nominated Nil Setback Boundary
- No Vehicular Access
- Nominated Primary Street Setback minimum 2m, average 4m, Visually Permeable fencing only.
- Front Setback 2m min, 3m avg. (Primary Street) Side Setback 1.5m (Secondary Street)
- Nominated Secondary Street Setback minimum 1.5m, 50% boundary fencing to be visually permeable above 1.2m.
- Nominated Side / Rear Setback (POS) minimum 2.0m, 50% boundary fencing to be visually permeable above 1.2m.
- Visually Permeable Estate Fencing May not be altered without council approval. Surveillance required, no blank walls permitted.
- Designated Garage Location Min. / Max. 1m
- Nominated Building Orientation
- Indicative street lines locations (subject to detailed design)
- Indicative street parking (subject to detailed design)
- Indicative crossover location (subject to detailed design)

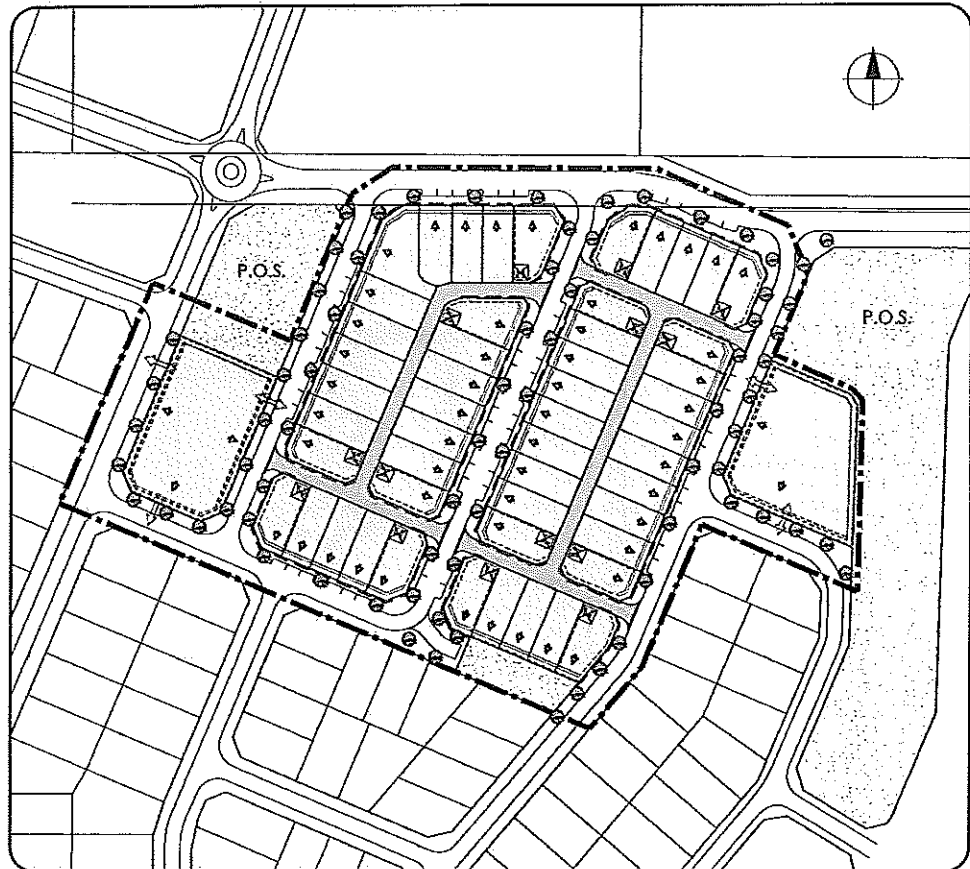


Location Plan (Not of Scale)

Estate Fence Detail



Where provided, Estate Fencing may not be altered without the approval of the Council.



Scale 1:2000





DETAILED AREA PLAN No. 5

OYSTER HARBOUR R30 LOTS Lots 42 and 47 Lower King Road, Bayonet Head

INTRODUCTION: This Detailed Area Plan applies to Cottage (R30) lots and those abutting Public Open Space. It responds to the City of Albany's Detailed Area Plan Policy and seeks to facilitate its aims and objectives.

The Residential Density Code which applies to the lots is R30.

The following provisions apply in supplement or, in some cases, in variance to the 'Acceptable Development' provisions of the Residential Design Codes (R-Codes). Development which complies with the provisions of the DAP is deemed 'Acceptable' and is not subject to consultation requirements which may otherwise apply under the Codes for that aspect.

PROVISIONS

Dwelling Design

- Dwelling design shall address all street frontages (including secondary street frontages) through the location of windows and doors.
- Large areas of blank wall facing streets (primary or secondary) are not permitted.
- Where two-storey dwellings are proposed, at least one major opening to a habitable room on the upper floor shall address the laneway to provide surveillance.
- The location of studio units and rooms above or beside rear garages is encouraged to provide surveillance of the laneway. Where provided, these must provide surveillance of the laneway from at least one major opening to a habitable room. Developments incorporating this element are subject to a reduced Open Space requirement of 25%.

Setbacks

Laneways

- Garage: Minimum / Maximum 1m.
- Other buildings abutting the laneway must be setback a minimum of 1m from the laneway.
- Laneway fencing to be consistent with garage setback Minimum / Maximum 1m.

Dwellings

- Front Setback: Minimum: 2m to dwelling, (1.5m to open sided porch or verandah), average (excluding open sided porch or verandah) 4m.
- Side Setback: In accordance with R-Codes, though walls on boundaries are to be located on nominated nil setback boundary shown. Consideration will be given to double-storey walls on boundaries abutting a nominated nil setback boundary on the adjoining lot based on the Performance Criteria of the R-Codes, though these should generally not exceed 12m in length and 6.5m in height.

Secondary Street

- Minimum 1.5m unless a front setback in which case, as above

Public Open Space

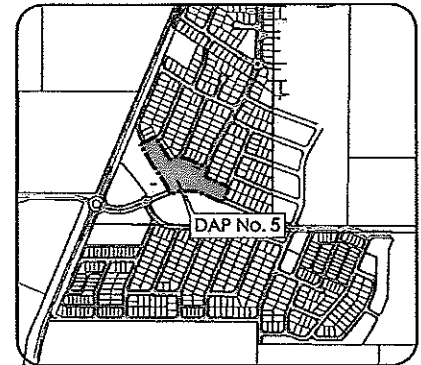
- Minimum 2m.

Lots abutting Public Open Space / Green Space

- Retaining and Estate fencing is to be provided by the developer along all lot frontages to public open space / green space. It is to be of a uniform design, 75% open style and may not be altered without the approval of the Council.
- Dwellings abutting public open space / green space must provide surveillance of the space through the location of direct view from a major opening (minimum 2m²) to a habitable room. Where a two storey dwelling is proposed, surveillance front of at least one habitable room on the upper floor is required, in addition to the ground floor level.

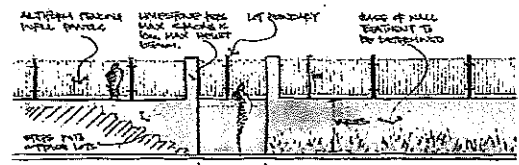
Corner Lots

- A minimum of 50% of the side boundary is to be unfenced, or visually permeable above 1.2m to a maximum of 1.8m



Location Plan (Not of Scale)

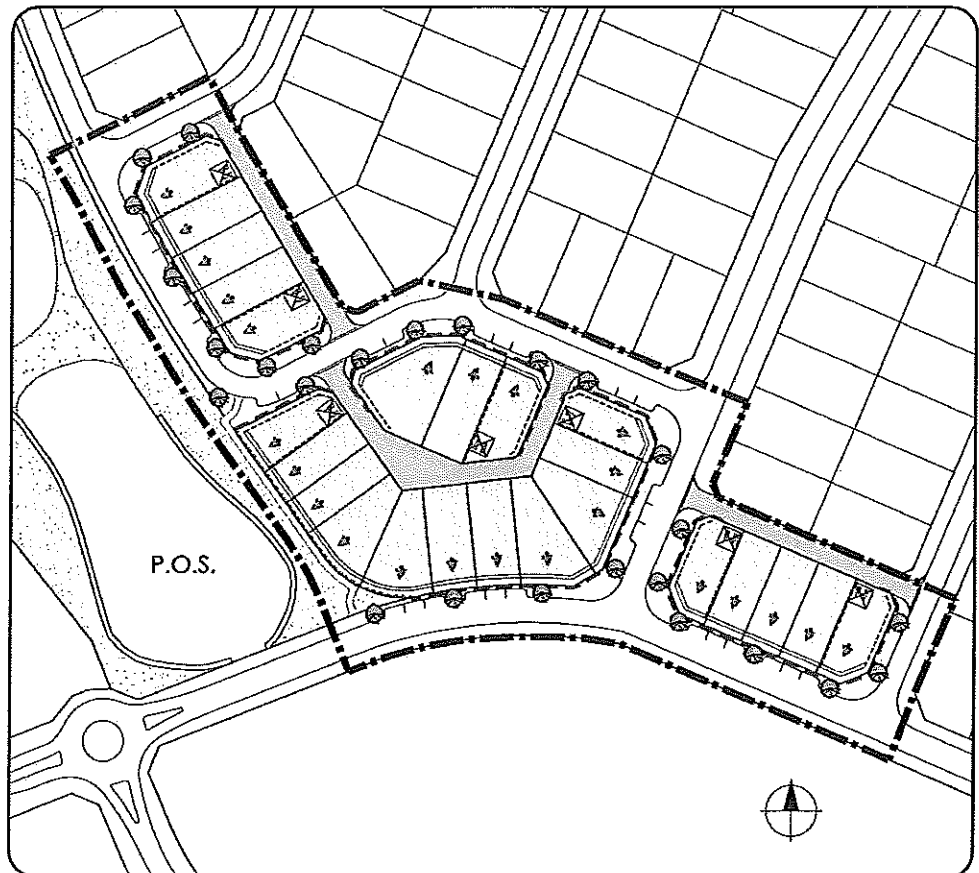
Estate Fence Detail



Where provided, Estate Fencing may not be altered without the approval of the Council.

Legend

- DAP Boundary
- R30
- ▨ Green Space
- - - - - Nominated Nil Setback boundary
- - - - - No Vehicular Access
- - - - - Nominated Primary Street Setback minimum 2m, average 4m. Visually Permeable fencing only.
- - - - - Nominated Secondary Street Setback minimum 1.5m, 50% boundary fencing to be visually permeable above 1.2m.
- - - - - Visually Permeable Estate Fencing May not be altered without council approval. Surveillance required, no blank walls permitted.
- ⊠ Designated Garage Location MIN. / MAX. 1m
- ▲ Nominated Building Orientation
- Indicative street trees locations (Subject to detailed design)
- Indicative street parking (Subject to detailed design)



Scale 1: 1500

Memo

To: Graeme Bride
CC: Robert Fenn
From: Patric de Villiers
Re: Review of Central Albany Urban Design Policy
Date: 10 December 2008

On 3 December 2008 a brief discussion was held with Council Officers to review the ongoing effectiveness of the Central Albany Urban Design Policy.

The policy was adopted in 2005 and has therefore been applied for the past three years.

The review was generally restricted to the 'Housing Provisions' of the policy. This was in response to a number of issues which had arisen in dealing with new residences within the residential precinct of the policy area. These issues basically involved concerns expressed by local residents regarding development approved under the policy but also included questions in regard to the extent of the policy area and matters of interpretation raised by Council Officers.

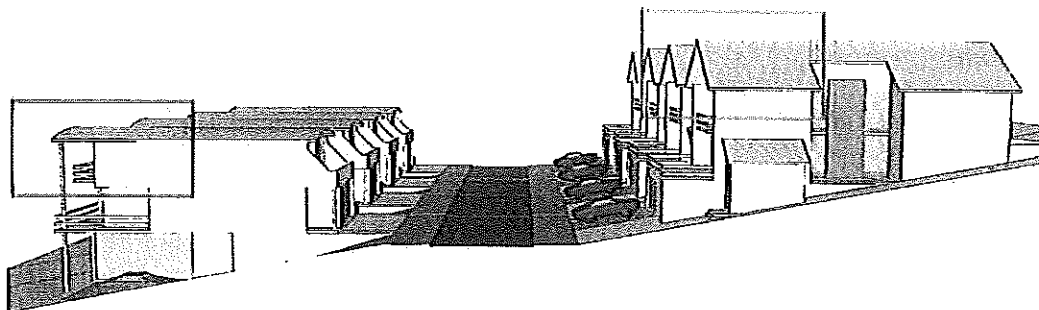
These issues included the following:

- Height Datums for Single Houses
- Ground Floor Levels (particularly on the lower side of streets)
- Roof Forms
- The Extent of the Policy Area
- The Front 5m of the Building Footprint

Height Datums

In an attempt to more adequately address topography the policy provides, within Category B of Table 3 of the Residential Design Codes, discretion to establish datums more flexible than the Codes.

The impact in terms of the potential height of developments is as illustrated below:



The policy provides additional potential height relative to the provisions of the Codes in the areas highlighted.

On blocks 'above the road' it is worth noting that any 'additional' impact will be on the streetscape rather than on residences to the rear. On blocks 'below the road' the

'additional' impact will fall on the property 'down the slope. It should however be noted that any increased height would be mediated by a requirement for increased setbacks under the Codes. However, the impacts of height on corner blocks 'below the road' would also impact on the streetscapes of side roads.

If these provisions are causing concern the policy could be amended to make these datums discretionary upon fulfilling the Objectives for Residential Development. This would strengthen controls in that applicants would need to demonstrate compliance with the objectives to be granted use of the more flexible datums. Where such compliance could not be demonstrated the datum provisions of the Codes would apply.

The additional introductory wording in the **Height datums for single houses** clause could read:

"Where it can be demonstrated that a proposal meets the Objectives for Residential Development, the Council may exercise discretion to permit the utilization of the datum criteria set out below:"

Ground Floor Levels

A number of new residences have increased impacts on the streetscape by setting the ground floor level some distance above the pavement level.

The policy currently assumes that compliance with height controls established by the policy will provide adequate management of such issues.

It would be possible to establish an additional policy requirement which restricts the datum for a ground floor slab. The issue is that this is effectively restricting the potential height by an alternative mechanism and is therefore somewhat counterintuitive.

Such a Clause could read:

"Where the slope drops away from street the height datum shall be established at centre of the street boundary **although the datum of the ground floor slab shall not be higher than 200mm above the datum of the pavement at the centrepoint of the street boundary**"
(additional words bolded)

Roof Forms

The issue with roof form was whether the Council should actively seek to prescribe roof form to obtain a higher level of consistency. This could for example involve a requirement for pitched roofs.

While this clearly represents a value judgment (not universally shared) in my view it would be preferable not to enforce such restriction but control roof form by:

- Control of scale through the current clause which reads "Roofs shall be articulated to ensure that the scale of individual roof elements is comparable with the scale of existing roofs in the locality".
- Compliance with Streetscape and Context Objectives.

The interpretation of the former is to do with the 'size' of roofs relative to the roofs of surrounding houses ie while a small skillion (or pitched) roof is acceptable a large overscaled skillion (or pitched) roof would be unacceptable.

The latter, which effectively reinforce the former, read as follows:

- *To ensure that new residential development compliments the townscape character and residential streetscapes of central Albany.*
- *To ensure that new residences are articulated to break down their perceived bulk relative to the character and scale of adjoining buildings.*

Under the policy the Council may require the submission of streetscape drawings indicating the new residence in the context of existing residences in the street.

The policy actively seeks to promote high quality contemporary design which is sensitive to the scale and character of its context. The alternative of seeking to 'require' traditional design (pitched roofs, verandahs, central front doors, vertical proportions of windows etc) while it may placate some has not generally prevented inappropriate design in areas where such an approach has been taken.

The Extent of the Policy Area

The applicability of the policy to areas north of Albany Highway/Middleton Road was challenged. This was based both on the topography (or lack of it) and on the basis that housing in this area should be more intense than that occurring in the historic city 'bowl'.

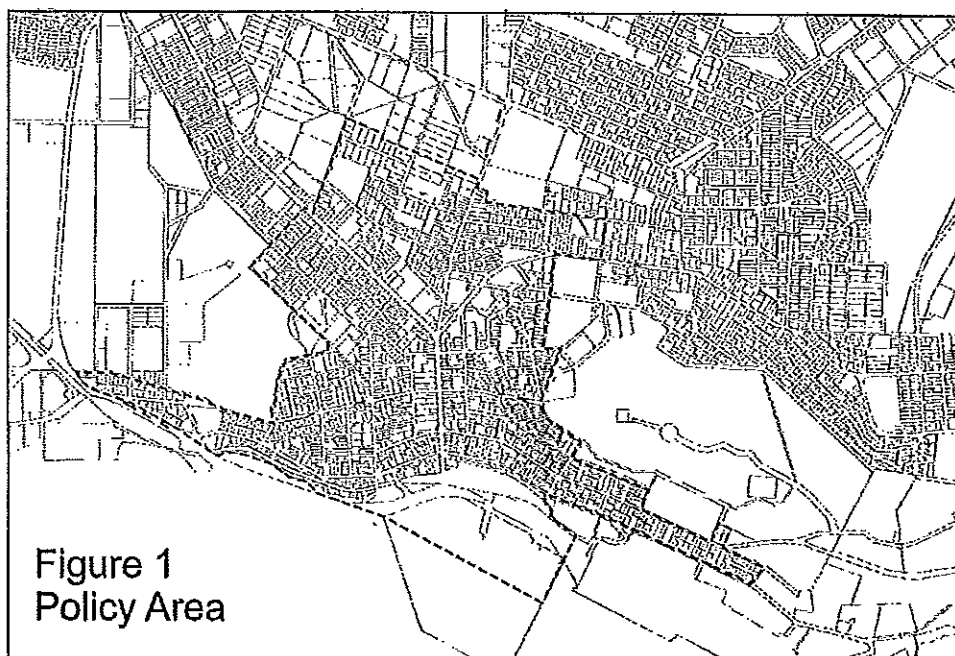
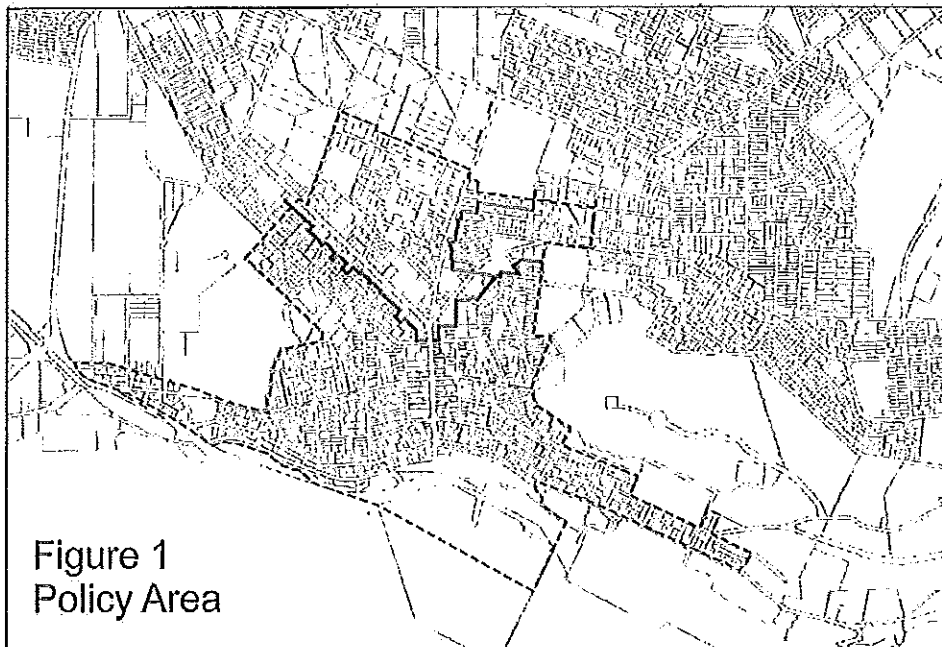


Figure 1
Policy Area

Both of these challenges have merit. In response the policy area could be reduced. In doing so on the western side the boundary could be restricted to the rear of blocks facing Albany Highway. On the eastern side there are however residential areas north of Middleton Road and a decision would be required which is consistent with

the Council intentions for these areas under the new Town Planning Scheme. Two potential revised boundaries are illustrated below. The red line assumes intensification to the residential areas north of Middleton Road, the green line seeks to preserve their existing residential character.

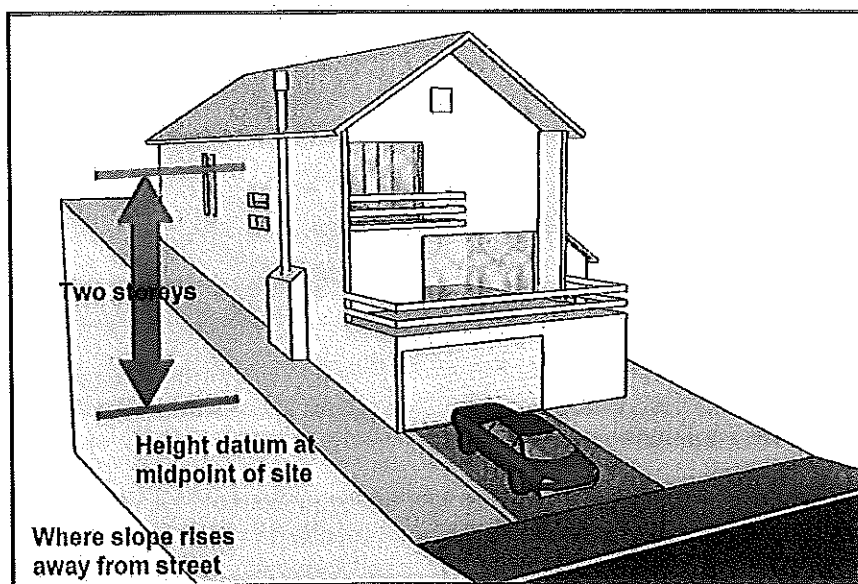


Potential Policy Area Boundaries

The Front 5m of the Building Footprint

The existing policy includes the following statement:

"Where slope rises away from street height datum shall generally be established in the centre of the block. However for the front five metres of the building footprint facing the street a maximum datum height of 2.5 metres at the front of the building shall apply." This is illustrated by the diagram below.



The issue raised was that the above provision effectively contradicts the setback requirement of the Codes and encourages garages in the front setback.

The intention behind the provision was where two storey houses on sloping blocks are being inserted in existing streetscapes that the 'front façade' would line up with the existing setbacks (to comply with streetscape criteria) and that, where there was space in the setback, garages (hopefully with terraces above) would be restricted in height to minimise impact on the streetscape.

If these intentions are accepted it may be worth making the intention more explicit.

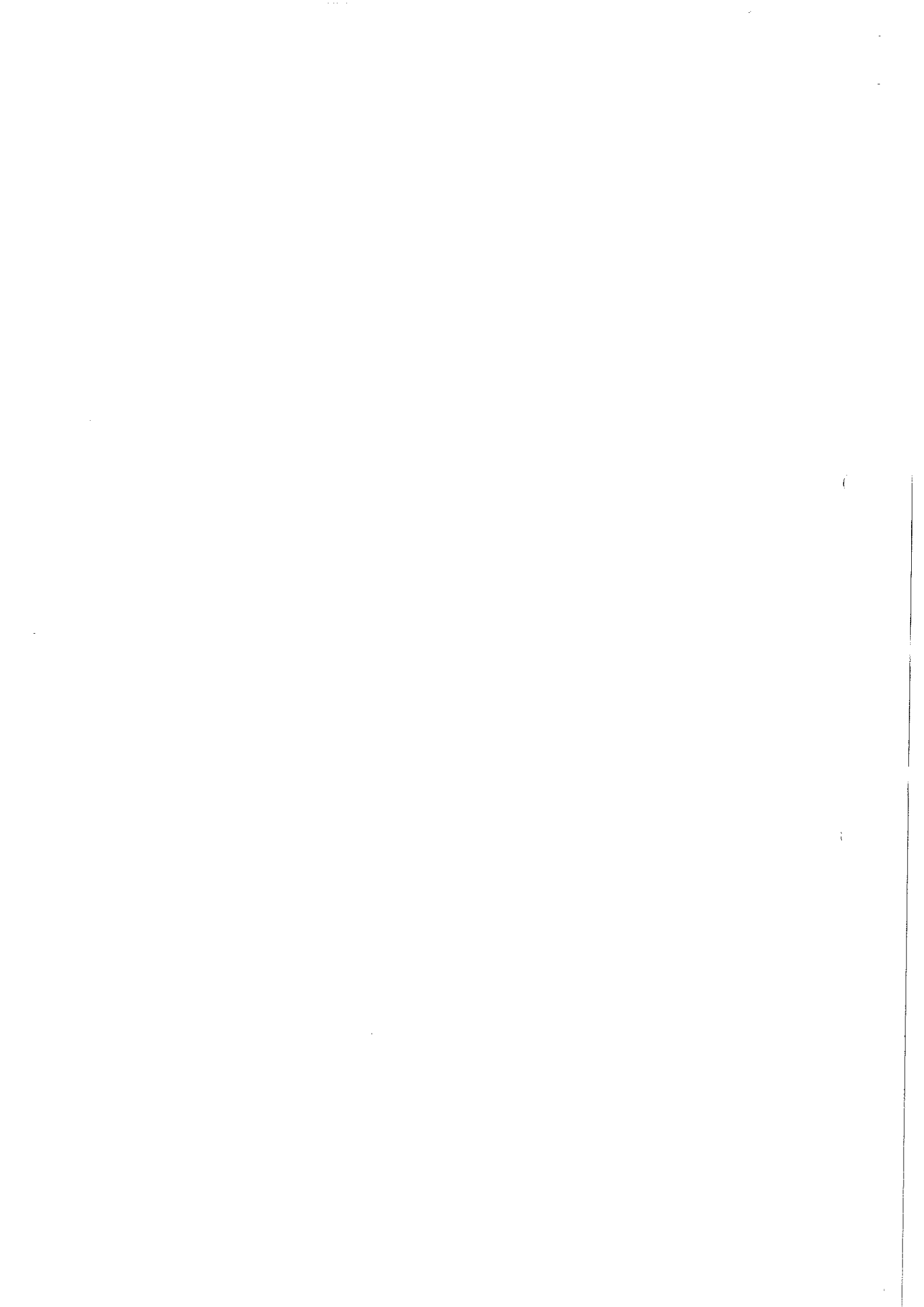
"Where new residences on sloping blocks have been set back to comply with existing setbacks in the street and there is space in the front setback for garages the building footprint in the front setback shall have a maximum datum height of 2.5 metres above natural ground level (new wording bolded)

Alternatively this clause could simply be deleted. If this course of action were taken it would be worth amending the above diagram.

Conclusion

It is worth noting that any area on sloping land with views characterized by predominantly single storey dwellings where new dwelling are predominantly two storey is likely in some cases to generate controversy irrespective of the specific content of the planning instruments.

The major issue is that existing residents will seek to preserve their views by whatever means may be possible. In this context it is vital that the Council is both explicit in terms of how it applies the policy and seeks to be as consistent as possible in doing so.



DRAFT LOCAL LAW

CITY OF ALBANY

PARKING AND PARKING FACILITIES LOCAL LAW 2009

Local Government Act 1995

LOCAL GOVERNMENT ACT 1995

CITY OF ALBANY

PARKING AND PARKING FACILITIES LOCAL LAW 2009

Under the powers of the *Local Government Act 1995* and by all other powers enabling it, the Council of the City of Albany resolved on **XX** of **XXXXXX** 2009 to make the following Local Law.

PART 1 - DEFINITION AND OPERATION

Citation

1. This Local Law shall be cited as the City of Albany Parking and Parking Facilities Local Law 2009.

Repeal

2. The Local Law of the City of Albany described as "*Parking and Parking Facilities Local Law 2001*" and published in the *Government Gazette* on 17 April 2002 is repealed.

Commencement

3. This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

Definitions and Interpretations

4. (1) In this Local Law unless the context requires otherwise—

“**ACROD sticker**” has the meaning given to it by the Code;

“**Act**” means the *Local Government Act 1995*;

“**appropriate fee**” means the fee appropriate to the period for which a vehicle has been parked;

“**authorised person**” means a person authorised by the local government under section 9.10 of the Act to perform any of the functions of an authorised person under this Local Law;

“**authorised vehicle**” means a vehicle authorised by the local government or an authorised person to stand or park in an area which is designated by signs for the parking of authorised vehicles only;

“**bicycle**” has the meaning given to it by the Code;

“**bus**” has the meaning given to it by the Code;

“**caravan**” means a vehicle that is fitted or designed for human habitation and which is drawn by another vehicle, or which is capable of self-propulsion;

“**carriageway**” means a portion of a thoroughfare that is improved, designed or ordinarily used for vehicular traffic, and includes the shoulders, and areas, including embayments at the side or centre of the carriageway, used for the stopping or parking of vehicles; and where a thoroughfare has 2 or more of those portions divided by a median strip, the expression means each of those portions, separately;

“**CEO**” means the Chief Executive Officer of the local government;

“**children’s crossing**” has the meaning given to it in regulation 103 of the Code;

“**Code**” means the *Road Traffic Code 2000*;

“**commercial vehicle**” means a motor vehicle constructed for the conveyance of goods or merchandise, or for the conveyance of materials used in any trade, business, industry or work whatsoever, other than a motor vehicle for the conveyance of passengers, and includes any motor vehicle that is designed primarily for the carriage of persons, but which has been fitted or adapted for the conveyance of the goods, merchandise or materials referred to, and is in fact used for that purpose;

“**Council**” means the Council of the local government;

“**district**” means the district of the local government;

“**driver**” means any person driving, or in control of, a vehicle;

“**fee**” means the prescribed amount of legal tender that the local government may impose and

determine from time to time for the stopping or parking of a vehicle under and in accordance with sections 6.16 to 6.19 of the Act;

“footpath” has the meaning given to it by the Code;

“GVM” (which stands for “gross vehicle mass”) has the meaning given to it by the Code;

“local government” means the City of Albany;

“Loading Zone” means a parking space which is set aside for use by commercial vehicles if there is a sign referable to that space marked “Loading Zone”;

“median strip” has the meaning given to it by the Code;

“metered space” means a section or part of a metered zone that is adjacent to a parking meter and that is marked or defined by painted lines or by metallic studs or similar devices for the purpose of indicating where a vehicle may be parked on payment of a fee or charge;

“metered zone” means any thoroughfare or reserve or part of any thoroughfare or reserve in which parking meters regulate the parking of vehicles;

“motorcycle” has the meaning given to it by the Code;

“motor vehicle” means a self-propelled vehicle that is not operated on rails; and the expression includes a trailer, semi-trailer or caravan while attached to a motor vehicle, but does not include a power assisted pedal cycle;

“occupier” has the meaning given to it by the Act;

“owner”—

(a) where used in relation to a vehicle licensed under the Road Traffic Act, means the person in whose name the vehicle has been registered under that Road Traffic Act;

(b) where used in relation to any other vehicle, means the person who owns, or is entitled to possession of that vehicle; and

(c) where used in relation to land, has the meaning given to it by the Act;

“park”, in relation to a vehicle, means to permit a vehicle, whether attended or not by any person, to remain stationary except for the purpose of—

(a) avoiding conflict with other traffic; or

(b) complying with the provisions of any law; or

(c) taking up or setting down persons or goods (*maximum of 2 minutes*);

“parking area” has the meaning given to it by the Code;

“parking facilities” includes land, buildings, shelters, ticket zones, parking spaces, parking stations, metered zones, metered spaces and other facilities open to the public generally for the parking of vehicles with or without charge and signs, notices and facilities used in connection with the parking of vehicles;

“parking region” means the whole of the district with the exception of—

(a) the approach and departure prohibition areas of all existing and future traffic control signal installations as determined by the Commissioner of Main Roads;

(b) prohibition areas applicable to all existing and future bridges and subways as determined by the Commissioner of Main Roads; and

(c) any road or part of a road which comes under the control of the Commissioner of Main Roads unless the control of parking and parking facilities on that road or part of a road has been delegated by the Commissioner of Main Roads to the local government;

“parking space” means a section or part of a thoroughfare, a public reserve or a parking station, which is marked, or defined by painted lines, metallic studs, pavers or by similar devices for the purpose of indicating where a vehicle may stop or be parked;

“parking station” means any land or structure constituted as a parking station under this Local Law;

“pedestrian crossing” has the meaning given to by the Code;

“property line” means the boundary between the land comprising a thoroughfare, and the land that abuts thereon;

“public place” means any place to which the public has access whether or not that place is on private property;

“public reserve” means any land—

(a) which belongs to the local government;

(b) of which the local government is the management body under the *Land Administration*

Act 1997; or

(c) which is an “otherwise unvested facility” within section 3.53 of the Act;

“**Road Traffic Act**” means the *Road Traffic Act 1974*;

“**Schedule**” means a Schedule to this Local Law;

“**sign**” means a traffic sign, mark, structure, inscription, road marking, symbol or device placed, marked or erected on or near a thoroughfare, a parking station, a parking facility or a public reserve for the purpose of prohibiting, regulating, guiding or directing the stopping or parking of vehicles;

“**stop**” in relation to a vehicle means to stop a vehicle and permit it to remain stationary, except for the purposes of avoiding conflict with other traffic or of complying with the provisions of any law;

“**verge**” means that portion of a thoroughfare which lies between the boundary of a carriageway and the adjacent property line, but does not include a footpath;

“**symbol**” includes any symbol specified by Australian Standard 1742.1- 2003 and any symbol specified from time by time by Standards Australia for use in the regulation of parking;

“**taxi**” has the meaning given to by the *Taxi Act 1994*;

“**taxi zone**” has the meaning given to it by the Code;

“**thoroughfare**” has the meaning given to it by the Act;

“**ticket issuing machine**” means a machine which—

(a) is operated by the insertion of money or such other form of payment as may be permitted to be made; and

(b) issues tickets to indicate the period during which it is lawful to remain parked in a parking space to which the machine is referable;

“**traffic island**” has the meaning given to it by the Code;

“**trailer**” means a vehicle without motive power of its own, designed for attachment to a motor vehicle for the purpose of being towed, but does not include a semi-trailer or caravan;

“**vehicle**” has the meaning given to it by the Code;

(2) In this Local Law, unless the context requires otherwise, a reference to a thoroughfare, parking station, parking facility or public reserve includes a reference to, as the case may be, any part of the thoroughfare, parking station, parking facility or public reserve.

(3) A reference to the wording of any sign in this Local Law shall also be deemed to be a reference to the corresponding symbol.

(4) Unless the context otherwise requires, where a term is used but not defined, in this Local Law, and that term is defined in the Road Traffic Act or in the Code, then the term shall have the meaning given to it in the Act or Code.

Application of Local Law

5. (1) Subject to sub-clause (2) this Local Law applies to the parking region.

(2) This Local Law does not apply to a parking facility which is not occupied by the City, unless the City and the owner or the occupier of that facility have agreed in writing that this Local Law will apply to that facility.

(3) The agreement referred to in sub-clause (2) may be made on such terms and conditions as the parties may agree.

(4) Where a parking facility or a parking station is identified in the First Schedule, then the facility or station shall be deemed to be a parking station to which this Local law applies and it shall not be necessary to prove that it is the subject of an agreement referred to in sub-clause (2) of this clause.

(5) The provisions of Parts 2 to 7 do not apply to a bicycle parked at a bicycle rail or bicycle rack.

Vehicle and Driver Classification

6. (1) For the purpose of this Local Law vehicles are divided into the following classes—

(a) buses;

(b) caravans;

(c) motor cycles and bicycles;

(d) taxis;

- (e) commercial vehicles;
 - (f) tractors;
 - (g) heavy vehicles; and
 - (h) all other vehicles not otherwise classified.
- (2) For the purpose of this Local Law, drivers are divided into the following classes—
- (a) authorised persons;
 - (b) employees of the City;
 - (c) customers or patrons of a shop, shopping centre, facility or event;
 - (d) persons who work in a shop or shopping centre; and
 - (e) all other persons not otherwise classified.

Application and Interpretation of Signs

7. (1) Where the stopping or parking of vehicles in a thoroughfare is regulated by a sign, then the sign shall for the purposes of this Local Law apply to that part of the thoroughfare which—

- (a) lies beyond the sign;
- (b) lies between the sign and the next sign beyond that sign; and
- (c) is on that side of the thoroughfare nearest to the sign.

(2) For the purposes of this Local Law a sign may prohibit or regulate parking or stopping by the use of any symbol.

(3) A sign regulating the parking or stopping of vehicles is presumed to be, in the absence of evidence to the contrary, a sign placed, marked or erected under the authority of this Local Law.

(4) An inscription or symbol on a sign operates and has effect according to its tenor, and where the inscription or symbol relates to the stopping of vehicles, it shall be deemed for the purposes of this Local Law to operate and have effect as if it also related to the parking of vehicles.

(5) A sign that—

- (a) was erected by the local government or the Commissioner of Main Roads prior to the coming into operation of this Local Law; and
- (b) relates to the parking of vehicles within the parking region, shall be deemed for the purposes of this Local Law to have been erected by the local government under the authority of this Local Law.

Powers of the local government

8. The local government may, by resolution, prohibit or regulate by signs or otherwise, the stopping or parking of any vehicle, any class of vehicles or any class of drivers in any part of the parking region but must do so consistently with the provisions of this Local Law.

PART 2—PARKING STATIONS

Establishment of Parking Stations

9. (1) The local government may constitute any land or structure as a parking station by—

- (a) resolution of the Council; or
- (b) inclusion of a description of the land or structure in Schedule 1.

(2) A parking station constituted under sub-clause (1) may be varied as to the land or structures which it comprises by—

- (a) resolution of the Council; or
- (b) an amendment to the description in Schedule 1.

(3) The local government may indicate the constitution or variation of a parking station by signs.

(4) In relation to a parking station, the local government may determine and indicate by signs—

- (a) the location of parking spaces within a parking station;
- (b) the permitted times and conditions of parking or stopping a vehicle;
- (c) the classes of vehicles permitted to park or stop;
- (d) the classes of persons permitted to park or stop a vehicle; and
- (e) the manner of parking or stopping a vehicle.

Fees for Parking Stations

10. (1) The local government may impose and determine a fee for the stopping or parking of a vehicle in a parking station under and in accordance with sections 6.16 to 6.19 of the Act.

(2) A reference in this Part to a “fee” means a fee imposed in accordance with sub-clause (1).

Conditions of Parking in a Parking Station

11. (1) A person shall not park or stop a vehicle or permit a vehicle to remain parked in any parking station during any period for which a fee is payable unless—

(a) in the case of a parking station having an attendant on duty, the person pays the appropriate fee when demanded; or

(b) in the case of a parking station equipped with a ticket issuing machine, the person—

(i) inserts the appropriate fee in the ticket issuing machine or makes such other permitted form of payment which is indicated on the machine; and

(ii) obtains a parking ticket from the machine.

(2) The local government may by resolution declare that sub-clause (1) shall not apply in a parking station during periods or on particular days specified in that resolution.

Display of Tickets

12. A person shall not stop or park a vehicle in a parking station equipped with a ticket issuing machine during any period for which a fee is payable unless an unexpired parking ticket applicable to that parking station is—

(a) displayed inside the vehicle; and

(b) displayed so that the date, expiry time and the number (if any) on the ticket are clearly visible to and able to be read by an authorised person from outside the vehicle, at all times while the vehicle remains stopped or parked in the parking station.

Lost Tickets

13. If provision is made in any parking station for payment of a fee on the departure of a vehicle, and the ticket issued when a vehicle entered the parking station is not produced on the departure of the vehicle, the fee payable shall be calculated from the time the parking station was opened on that day to the time of the departure of the vehicle.

Removal of Vehicles

14. A person shall not remove a vehicle which has been parked in a parking station until he or she pays the appropriate fee.

Parking Within a Parking Space

15. A person shall not stop or park a vehicle in a parking station, other than wholly within a parking space.

Prohibitions on Stopping or Parking

16. (1) A person shall not stop a vehicle in any part of a parking station—

(a) if the stopping of a vehicle in that part is prohibited by a sign; or

(b) during a period in which the stopping or parking of vehicles in that part is prohibited by a sign.

(2) A person shall not park a vehicle on any part of a parking station—

(a) if the parking of vehicles on that part is prohibited by a sign;

(b) during a period in which the parking of vehicles on that part is prohibited by a sign; or

(c) if a sign specifies that the part is for the parking of vehicles—

(i) of a different class;

(ii) or driven by a person of a different class.

(d) for more than the maximum time specified by a sign.

(e) so as to obstruct an entrance to, or an exit from a parking station, or an access way within the parking station;

Special Event Parking

17. (1) The local government may by use of signs set aside, for any period specified on the signs, any parking station for the parking of vehicles by persons attending a special event.
- (2) A person shall not park or stop a vehicle in a parking station set aside under sub-clause (1) during the period for which it is set aside, unless a ticket purchased from the City with respect to the special event is displayed inside the vehicle and is clearly visible to and able to be read by an authorised person from outside the vehicle.
- (3) For the purpose of this clause, “special event” means any event or occurrence considered by the local government to be special or likely to attract a substantial number of persons driving vehicles.
- (4) During the period referred to in sub-clause (1) the provisions of clauses 16(1)(b) and 16(2)(b) & (d) shall not apply to the parking station.

Behaviour in Parking Stations

18. A person shall not—
- (a) remain in or on a parking station after having been directed to leave that parking station by an authorised person;
- (b) permit a vehicle to park on any part of a parking station, if an authorized person directs the driver of such vehicle to move the vehicle;
- (c) drive in a parking station in a direction other than the direction indicated by arrows.

Parking Stations May be Locked

19. At the expiration of the hours of operation of a parking station the local government whether or not any vehicle remains parked in a parking station may lock the parking station or otherwise prevent the movement of any vehicle within, to or from it.

Selling and Hiring in Parking Stations

20. No person shall at or on any part of a parking station sell, hire, give away, offer or expose for sale or hire anything of any nature, unless that person has the prior written permission of the local government to do so.

Authorised Spaces in Parking Stations

21. (1) The local government may by use of signs set aside any parking station or any parking space or spaces in a parking station for the parking of vehicles by persons authorised by the local government.
- (2) Where the local government authorises a person pursuant to sub-clause (1) the local government—
- (a) shall issue a written permit to the person; and
- (b) may revoke the permit at any time.
- (3) A person shall not park or stop a vehicle in a parking space set aside under this clause unless a permit issued with respect to the vehicle is displayed inside the vehicle and is clearly visible to and readable by any authorised person examining the permit from outside the vehicle.

Damage to Parking Stations

22. A person shall not remove, damage, deface, misuse or interfere with any part of a parking station or parking facility, or attempt to do so.

Operation of Ticket Issuing Machines

23. (1) A person shall not operate or attempt to operate a ticket issuing machine except in accordance with the operating instructions appearing on the ticket issuing machine.
- (2) A person shall not insert or cause to be inserted or attempt to insert into a ticket issuing machine anything other than the money which is appropriate for the machine, or such other permitted form of payment which is indicated on the machine.

Damage to Ticket Issuing Machines

24. A person shall not remove, damage, deface, misuse or interfere with any ticket issuing machine or attempt to do any such act.

Defacing a Parking Ticket

25. A person shall not display in a vehicle a ticket purchased from a ticket issuing machine or from any other place authorised by the local government if the ticket has been altered, added to or defaced in any way in an attempt to avoid payment of the appropriate fee.

PART 3—PARKING ON THOROUGHFARES

Stopping or Parking Contrary to Signs

26. (1) A person shall not stop or park a vehicle on a thoroughfare, or portion of a thoroughfare,—

- (a) if it is set apart by a sign for the stopping or parking of vehicles of a different class;
- (b) if it is set apart by a sign for the stopping or parking of vehicles by persons of a different class;
- (c) during any period when the stopping or parking of vehicles is prohibited by a sign;
- (d) to which a “no stopping” sign applies;
- (e) to which a “no parking” sign applies, unless the driver is—
 - (i) dropping off, or picking up, passengers or goods;
 - (ii) does not leave the vehicle unattended; and
 - (iii) completes the dropping off, or picking up, of the passengers or goods within 2 minutes of stopping and drives on.

“unattended”, in relation to a vehicle, means that the driver has left the vehicle so that the driver is more than 3 metres from the closest point of the vehicle.

- (f) the side of which is marked with a continuous yellow edge line;
 - (g) other than wholly within a parking space if the part of the thoroughfare upon which the vehicle is standing or parked is provided with parking spaces.
- (2) A person shall not stop or park a vehicle on any part of a thoroughfare, whether or not that part is marked as a parking space, for more than the maximum time specified by a sign.

Occupied Parking Spaces

27. A person shall not stop or park or attempt to stop or park a vehicle in a parking space in which another vehicle is stopped or parked.

Median Strips and Traffic Islands

28. A person shall not stop or park a vehicle on any part of a thoroughfare so that any portion of the vehicle is—

- (a) on a median strip;
- (b) adjacent to a median strip otherwise than in a parking space; or
- (c) on, or within 9 metres of any portion of a carriageway bounded on one or both sides by a traffic island.

Parking vehicle on a carriageway

29. (1) A person parking a vehicle on a carriageway other than in a parking space shall park it—

- (a) in the case of a two-way carriageway, so that it is as near as practicable to and parallel with, the left boundary of the carriageway and headed in the direction of the movement of traffic on the side of the thoroughfare on which the vehicle is parked;
- (b) in the case of a one-way carriageway, so that it is as near as practicable to and parallel with either boundary of the carriageway and headed in the direction of the movement of traffic on the side of the thoroughfare on which the vehicle is parked;
- (c) so that at least 3 metres of the width of the carriageway lies between the vehicle and the farther boundary of the carriageway, or any continuous line or median strip, or between the vehicle and a vehicle parked on the farther side of the carriageway;
- (d) so that the front and the rear of the vehicle respectively are not less than 1 metre from any other vehicle, except a motorcycle without a trailer, or a bicycle parked in accordance with this Local Law; and
- (e) so that it does not obstruct any vehicle on the carriageway, unless otherwise indicated on a parking regulation sign or markings on the roadway.

- (2) In this clause, “continuous dividing line” means—
- (a) a single continuous dividing line only;
 - (b) a single continuous dividing line to the left or right of a broken dividing line; or
 - (c) 2 parallel continuous dividing lines.

When parallel and right-angled parking apply

30. Where a traffic sign associated with a parking area is not inscribed with the words “angle parking” (or with an equivalent symbol depicting this purpose), then unless a sign associated with the parking area indicates, or marks on the carriageway indicate, that vehicles have to park in a different position, where the parking area is—

- (a) adjacent to the boundary of a carriageway, a person parking a vehicle in the parking area shall park it as near as practicable to and parallel with that boundary; and
- (b) at or near the centre of the carriageway, a person parking a vehicle in that parking area shall park it at approximately right angles to the centre of the carriageway.

When angle parking applies

31. (1) Subject to sub-clause (2), where a sign associated with a parking area is inscribed with the words “angle parking” (or with an equivalent symbol depicting this purpose), a person parking a vehicle in the area shall park the vehicle at an angle of approximately 45 degrees to the centre of the carriageway unless otherwise indicated by the inscription on the parking sign or by marks on the carriageway.

(2) This clause does not apply to—

- (a) a passenger vehicle or a commercial vehicle with a mass including any load, of over 3 tonnes;
- or
- (b) a person parking either a motor cycle without a trailer or a bicycle.

Parking Near Fire Hydrant or Public Post Box

32. (1) A person shall not stop or park a vehicle on a thoroughfare so that any portion of the vehicle is within 1 metre of a fire hydrant or fire plug, or of any sign or mark indicating the existence of a fire hydrant or fire plug.

(2) A person shall not stop or park a vehicle on a thoroughfare so that any portion of the vehicle is within—

- (a) 3 metres of a public post box; or
- (b) within a mail zone,

unless the vehicle is being used for the purpose of collecting postal articles from the post box.

Traffic Obstructions

33. A person shall not stop or park a vehicle so that any portion of the vehicle is—

- (a) in front of a right of way, crossover, passage or private drive or so close to one as to deny vehicles reasonable access to, or egress from, the right of way, crossover, passage or private drive;
 - (b) upon an intersection except adjacent to a carriageway boundary that is not broken by an intersecting carriageway;
 - (c) within 10 metres of the nearest property line of any thoroughfare intersecting the thoroughfare on the side on which the vehicle is parked;
 - (d) alongside any excavation, works, hoarding, scaffolding or obstruction on the carriageway, if the vehicle would obstruct traffic;
 - (e) in a cul-de-sac so as to obstruct the turning of vehicles within the cul-de-sac; or
 - (f) on or over a footpath or a place of refuge for pedestrians.
- unless a sign or markings on the carriageway indicate otherwise.

Double Parking

34. (1) A person shall not stop or park a vehicle on a thoroughfare so that any portion of the vehicle is between any other stopped or parked vehicle and the centre of that thoroughfare.

(2) This clause does not apply to a driver stopped in traffic.

Verge Parking

35. (1) A person shall not stop or park a vehicle on a verge where signs prohibit the stopping or parking of vehicles on that verge.

(2) A person, not being the occupier of the land abutting on to a verge, shall not without consent of that occupier, drive, park or stop a vehicle upon that verge.

(3) A person shall not park a commercial vehicle on a verge unless it is being loaded or unloaded with reasonable expedition with goods, merchandise or materials collected from or delivered to the premises adjacent to the portion of the verge on which the commercial vehicle is parked, provided no obstruction is caused to the passage of any vehicle or person using a carriageway or a path.

Bus Stops, Pedestrian, Railway and Children's Crossing

36. (1) A person shall not stop or park a vehicle on a thoroughfare so that any portion of the vehicle is within 9 metres of the departure side of—

(a) a sign inscribed with the words "Bus Stop" or "Hail Bus Here" (or with equivalent symbols depicting these purposes), unless that vehicle is an bus taking up or setting down passengers;

or

(b) a pedestrian crossing or a children's crossing established on a thoroughfare.

(2) A person shall not stand a vehicle on a thoroughfare so that any portion of the vehicle is within 18 metres of the approach side of—

(a) a sign inscribed with the words "Bus Stop" or "Hail Bus Here" (or with equivalent symbols depicting these purposes), unless that vehicle is an bus taking up or setting down passengers;

or

(b) a pedestrian crossing or a children's crossing established on a thoroughfare.

(3) A driver shall not stop in a bus zone unless the driver is driving a public bus, or a bus of a type that is permitted to stop at the bus zone by information on or with the "bus zone" sign applying to the bus zone.

(4) A person shall not park a vehicle so that any portion of the vehicle is within 20 metres of either the approach side or the departure side of the nearest rail of a railway level crossing.

No Parking within One Hour

37. A person parks a vehicle in a thoroughfare where parking is restricted as to time, that person shall not park that vehicle again in the same thoroughfare on that day unless it has first been removed from the thoroughfare for at least 1 hour.

Direction to Move Vehicles

38. A driver of a vehicle shall not permit a vehicle to stop or park on any part of a thoroughfare or public reserve, if an authorised person directs the driver to move it.

Stopping in a Loading Zone

39. A person shall not stop a vehicle in a loading zone unless it is—

(a) a motor vehicle used for commercial or trade purposes engaged in the picking up or setting down of goods; or

(b) a motor vehicle taking up or setting down passengers, but, in any event, shall not remain in that loading zone—

(c) for longer than a time indicated on the 'loading zone' sign; or

(d) longer than 30 minutes (if no time is indicated on the sign).

Stopping in a taxi zone

40. A driver shall not stop in a taxi zone, unless the driver is driving a taxi.

No parking of vehicles exposed for sale and in other circumstances

41. A person shall not park a vehicle on any portion of a thoroughfare—

(a) for the purpose of exposing it for sale;

(b) if that vehicle is not licensed under the Road Traffic Act;

- (c) if that vehicle is a trailer or a caravan unattached to a motor vehicle; or
- (d) for the purpose of effecting repairs to it, other than the minimum repairs necessary to enable the vehicle to be moved to a place other than a thoroughfare.

PART 4—STOPPING AND PARKING GENERALLY

Parking and Stopping of Bicycles

42. A person shall not park or stop any bicycle in a parking space, unless the parking space is marked “M/C”.

Authorised Parking

43. A person shall not, without the permission of the local government or an authorised person, stop or park a vehicle, other than an authorised vehicle, in an area designated by signs for the parking of authorised vehicles only.

Private Property

44. (1) In this clause, a reference to “land” does not include land which is—

- (a) a public reserve;
- (b) the subject of an agreement referred to in clause 5(2); or
- (c) a parking station.

(2) A person shall not park a vehicle on land without the consent of the owner or occupier of the land on which the vehicle is parked.

(3) The consent referred to in sub-clause (2) may be given subject to any conditions which are specified on a sign, and a person shall not park a vehicle on the land otherwise than in accordance with the consent.

Stopping heavy, commercial and other types of vehicles in built up area

45. (1) A person shall not park—

- (a) a vehicle or any combination of vehicles that, together with any projection on, or load carried by, the vehicle or combination of vehicles, is 7.5 metres or more in length or exceeds a GVM of 4.5 tonne;
- (b) a commercial vehicle;
- (c) a caravan;
- (d) a bus;
- (e) a tow truck;
- (f) a tractor; or
- (g) a trailer.

on a carriageway or verge in a built-up area between the hours of 6.00 pm one day and 7.00 am the following day and for more than three hours consecutively between the hours of 7.00 am and 6.00 pm.

(2) Nothing in this clause mitigates the limitations or conditions imposed by any other clause or by any local law or traffic sign relating to the parking or stopping of vehicles.

Marking of Tyres

46. (1) An authorised person may mark the tyres of a parked vehicle with chalk or any other nonindelible substance for any purpose connected with or arising out of that authorised person’s duties and powers.

(2) A person shall not remove a mark made by an authorised person so the purpose of the affixing of such mark is defeated or likely to be defeated.

Parking on Public Reserves

47. A person shall not stop or park a vehicle in a public reserve, other than within a parking facility or parking station on that reserve, unless the person is an employee of the City in the course of her or his duties, or has obtained the permission of the local government or an authorised person.

No Obstruction of Public Places

48. (1) A person shall not park a vehicle in a public place so as to cause an obstruction.
- (2) For the purposes of sub-clause (1)—
- (a) a vehicle which is parked in any portion of a public place where vehicles may not lawfully be parked is deemed to be causing an obstruction;
 - (b) a vehicle that is parked in any portion of a public place where vehicles may lawfully be parked does not cause an obstruction, unless—
 - (i) the vehicle is so parked for any period exceeding 24 hours, without the consent in writing of the CEO or an authorised person; or
 - (ii) the vehicle is so parked during any period in which the parking of vehicles is prohibited or restricted by a sign.

Impounding of Vehicles

49. The impounding of vehicles and other goods shall be carried out in accordance with sections 3.37 to 3.48 of the Act and regulation 29 of the *Local Government (Functions and General) Regulations 1996*.

Stopping in a parking area for people with disabilities

50. (1) A driver shall not stop in a parking area for people with disabilities unless—
- (a) the driver's vehicle displays an ACROD sticker; and
 - (b) either the driver or a passenger in that vehicle is a person with disabilities.
- (2) In this clause a "parking area for people with disabilities" is a length or area—
- (a) to which a "permissive parking" sign displaying a people with disabilities symbol applies;
 - (b) to which a "people with disabilities parking" sign applies;
 - (c) indicated by a road marking (a "people with disabilities road marking") that consists of, or includes, a people with disabilities symbol; or
 - (d) set aside within a parking region as a "parking bay for use of a disabled person" under the *Local Government (Parking for Disabled Persons) Regulations 1988*.

Restrictions on parking in particular areas

51. A person shall not park a vehicle—
- (a) in a no parking area;
 - (b) in a parking area, except in accordance with both the signs associated with the parking area and with this Local Law;
 - (c) in a space marked "M/C" unless it is a motorcycle without a sidecar or a trailer, or it is a bicycle.

PART 5—RESIDENTIAL PARKING PERMITS

Residential Parking Permit

52. (1) A maximum of 3 residential parking permits may be issued for each residential lot fronting or with vehicle access to and from the thoroughfare.
- (2) An application for parking permit shall be made in the form determined by the local government.
- (3) The local government may in respect of an application for a permit for the purpose of sub-clause (1)—
- (a) approve it;
 - (b) approve it subject to such conditions as the local government considers appropriate; or
 - (c) refuse to approve it.
- (4) Where the local government makes a decision under sub-clause (3), it shall issue a permit in the form determined by it to the person who applied for the permit.
- (5) A permit issued for the purpose of sub-clause (1) will be issued for a period not exceeding one (1) year and expiring on 31 December in the year of issue.
- (6) Every permit issued for the purpose of sub-clause (1) is to specify—
- (a) a permit number;
 - (b) the name of the thoroughfare to which the exemption granted by clause 53 applies; and
 - (c) the date on which that permit expires.

Conditions of Exemption for Residential Parking Permits

53. Where parking of a vehicle on any part of a thoroughfare within the district is prohibited for more than a specified time, the holder of a permit issued under clause 52 is exempted from such prohibitions if—

- (1) The vehicle is parked on a thoroughfare or portion of a thoroughfare specified in the permit, but not adjacent to retail premises where the parking of all vehicles is subject to a time restriction.
- (2) The permit is displayed in the vehicle in a prominent position.
- (3) The period in respect of which the permit was issued has not expired.
- (4) The holder of the permit at the time of parking the vehicle still resides at the residential lot in respect of which the permit was issued.

Removal and cancellation of residential parking permit

54. The holder of a permit issued under clause 52 who changes residence shall remove the permit from the vehicle to which it is affixed, and the permit shall be deemed to be cancelled on and from the date the holder changes residence.

PART 6—METERED ZONES

Determination of metered zones

55. (1) The local government may by resolution constitute, determine and vary and also indicate by signs, metered spaces and metered zones.

(2) In respect of metered spaces and metered zones the local government may by resolution determine, and may indicate by signs—

- (a) permitted times and conditions of parking depending on and varying with the locality;
- (b) classes of vehicles which are permitted to park;
- (c) the amount payable for parking; and
- (d) the manner of parking.

Parking fee to be paid

56. Subject to clause 59, a person shall not park a vehicle in a metered space unless the appropriate fee as indicated by a sign on the parking meter referable to the space is inserted into the parking meter.

Limitation on parking in metered space

57. The payment of a fee under clause 56 shall entitle a person to park the vehicle in a metered space for the period shown on the parking meter, but does not authorize the parking of the vehicle during any time when parking in that space may be prohibited in accordance with this Local Law.

No parking when meter is expired

58. Subject to clause 59, a person shall not leave or permit a vehicle to remain parked in a metered space during the hours when a fee is payable to park the vehicle in the space when the parking meter referable to that space exhibits the sign “Expired” or a negative time.

Suspension of requirement to pay fee

59. The local government may from time to time by a resolution declare that the provisions of clauses 56 and 58 shall not apply during the periods and days specified in the resolution.

Vehicles to be within metered space

60. Subject to subclause (2)—

- (1) A person shall not park a vehicle in a metered space in a thoroughfare otherwise than parallel to and as close to the kerb as practicable and wholly within the space, provided that where a metered space is set out otherwise than parallel to the kerb the vehicle need only park wholly within the space.

(2) If a vehicle is too long or too wide to fit completely within a single metered space then the person parking the vehicle shall do so within the minimum number of metered spaces needed to park that vehicle.

(3) A person shall not park a vehicle partly within and partly outside a metered zone.

Permitted insertions in parking meters

61. (1) A person shall not insert into a parking meter anything other than the designations of coin or banknote or such other permitted form of payment indicated by a sign on the parking meter.

(2) The insertion of a coin or banknote into any parking meter or the making of payment in such other form as may be permitted shall be effected only in accordance with the instructions printed on that particular meter.

Parking ticket to be clearly visible

62. A driver of a vehicle left parked in a metered zone which is regulated by a ticket issuing machine shall on purchasing a ticket from the machine for a period of parking, place the ticket inside the vehicle in such a position that the ticket is clearly visible to and the expiry time or time for which the ticket remains valid is able to be read by an Authorized Person examining the ticket from outside the vehicle.

One vehicle per metered space

63. A person shall not park or attempt to park a vehicle in a metered space in which another vehicle is parked.

No parking when hood on meter

64. Notwithstanding any other provision of this Local Law and notwithstanding any other sign or notice, a person shall not park a vehicle in a metered space if the parking meter referable to such metered space has a hood marked “No Parking”, “Reserved Parking” or “Temporary Bus Stand” or equivalent symbols depicting these purposes except with the permission of the local government or an Authorized Person.

PART 7—MISCELLANEOUS

Affixing Signs and Notices

65. A person shall not without the permission of the local government—

(a) affix any board, sign, placard, notice or other thing to or paint or write upon any part of a sign, ticket issuing machine, parking facility or parking station; or

(b) place, mark or erect a sign purporting to be or resembling a sign placed, marked or erected by the local government under this Local Law.

Impersonation of Authorised Person

66. A person who is not an authorised person shall not in any way assume or purport to assume the duties of an authorised person.

No Contravention of Sign

67. A person shall not contravene the direction of a sign erected by the local government under this Local Law.

Removal of Notice from Vehicle

68. A person other than the driver of the vehicle or a person acting under the direction of the driver, shall not remove from that vehicle any notice affixed to or put on it by an authorised person under this Local Law.

Offence

69. Any person who contravenes or fails to comply with a provision of this Local Law commits an offence and is liable upon conviction to a penalty not exceeding \$5,000, and if the offence is of a

continuing nature, to an additional penalty not exceeding \$500 for each day or part of a day during which the offence has continued.

Prescribed Offences and Modified Penalties

70. (1) An offence against a clause specified in Schedule 2 is a prescribed offence for the purposes of section 9.16(1) of the Act.

(2) The amount of the modified penalty for a prescribed offence is that specified in Column 4 of Schedule 2 adjacent to the clause.

Forms

71. For the purposes of this Local Law—

(a) the form of the infringement notice referred to in section 9.17 of the Act is that of Form 1 in Schedule 3;

(b) the form of notice referred to in section 9.13 of the Act is that of Form 2 in Schedule 3;

(c) the form of the infringement notice referred to in section 9.17 of the Act which incorporates the notice referred to in section 9.13 of the Act, is that of Form 3 in Schedule 3; and

(d) the form of the notice referred to in section 9.20 of the Act is that of Form 4 in Schedule 3.

Averment on Prosecution Notice as to Clause 5(2) Agreement

72. An averment on a prosecution notice that this Local Law applies to a parking facility by reason of an agreement under clause 5(2) shall be sufficient proof that this Local Law applies to the facility, unless there is proof to the contrary.

Schedule 1
Local Government Act 1995
City of Albany Parking and Parking Facilities Local Law
PARKING STATIONS OF THE REGION

No. 1

Schedule 2
Local Government Act 1995
City of Albany Parking and Parking Facilities Local Law
MODIFIED PENALTIES

ITEM	CLAUSE	NATURE OF OFFENCE	MODIFIED PENALTY \$
1	12	Failing to display unexpired parking ticket in a parking station	45
2	15	Parking outside a parking space in a parking station.	45
3	16(1)(a)	Stopping in a no stopping area in a parking station.	45
4	16(1)(b)	Stopping during a prohibited period in part of a parking	60
5	16(2)(a)	Parking in a no parking area in a parking station	60
6	16(2)(b)	Parking during a prohibited period on part of a parking station.	45
7	16(2)(c)	Parking in a parking station space set aside for a different class of vehicle or driver.	45
8	16(2)(d)	Parking for more than the maximum period in a parking station	45
9	16(2)(e)	Parking so as to obstruct an entrance, exit or access way within a parking station	60

10	17(2)	Parking without a ticket in a parking space set aside for a special event	60
11	21(3)	Parking in an authorised space in a parking station without a permit	60
12	26(1)(a)	Stopping or parking on part of a thoroughfare set aside for vehicles of a different class	60
13	26(1)(b)	Stopping or parking on part of a thoroughfare set aside for drivers of a different class	60
14	26(1)(c)	Stopping or parking on part of a thoroughfare during a prohibited period	60
15	26(1)(d)	Stopping or parking on part of a thoroughfare to which a 'no stopping' sign applies	60
16	26(1)(e)	Stopping or parking on part of a thoroughfare to which a 'no parking' sign applies	60
17	26(1)(f)	Stopping or parking on part of a thoroughfare marked with a yellow line	60
18	26(1)(g)	Parking on a thoroughfare other than wholly within a marked parking space	60
19	26(2)	Parking on a thoroughfare for more than specified maximum time	60
20	27	Stopping or parking in an occupied parking space	60
21	28	Stopping or parking on or adjacent to a median strip	60
22	29(1)(a)	Failure to park as near as practicable to and parallel with the left boundary of two-way carriageway	60
23	29(1)(b)	Failure to park as near as practicable to and parallel with boundary of one-way carriageway	60
24	29(1)(a) or 29(1)(b)	Parking against flow of traffic on carriageway	60
25	29(1)(c)	Parking when distance from farther boundary less than 3 metres	45
26	29(1)(d)	Parking closer than 1 metre from another vehicle	45
27	29(1)(e)	Causing obstruction on carriageway	60
28	30(b)	Failure to park at approximate right angle	45
29	31(1)	Failure to park at an appropriate angle	45
30	32(1)	Stopping or parking within 1 metre of a fire hydrant	60
31	32(2)	Stopping or parking within 3 metres of a public post box or within a mail zone	60
32	33(a)	Stopping or parking in front of a driveway or right of way	60
33	33(b)	Parking on an intersection	60
34	33(c)	Parking within 10 metres of intersection	45
35	33(d)	Parking next to traffic obstruction	45
36	33(e)	Parking in a cul-de-sac so as to cause an obstruction	60
37	33(f)	Parking over a footpath	60
38	34	Double parking	60
39	35(1) or (2)	Stopping or parking on a verge contrary to signs or without consent	60
40	35(3)	Stopping or parking a commercial vehicle on a verge	60
41	36(1)	Stopping or parking within 9 metres of the departure side of bus stop, pedestrian or children's crossings	60
42	36(2)	Stopping or parking within 18 metres of the approach side of bus stop, pedestrian or children's crossing	60
43	36(3)	Stopping in bus zone	60

44	36(4)	Parking vehicle within 20 metres of approach side or departure side of railway level crossing	60
45	37	Parking vehicle again within 1 hour on a thoroughfare	45
46	38	Failing to move vehicle after direction by authorised person	60
47	39	Stopping a loading zone	60
48	40	Stopping in a taxi zone	60
49	41	Parking in thoroughfare for purpose of sale	60
50	42	Stopping or parking a bicycle in a parking space	60
51	43	Parking in authorised parking area without authorisation	60
52	44(2)	Parking on private property without consent of owner	60
53	45	Parking a heavy, commercial or other type of vehicle on road or verge	60
54	46	Removing authorised mark from tyres of parked vehicle	60
55	47	Parking on a public reserve	60
56	48	Parking so as to cause an obstruction in public place	60
57	50	Stopping in disabled parking area	120
58	51(a)	Parking in a no parking area	60
59	51(b)	Parking in a parking area otherwise than in accordance with signs	60
60	51(c)	Parking in a motorcycle space	60
61	54	Failure to remove permit when residence changed	45
62	56	Failure to pay fee for metered space	60
63	58	Parking when meter has expired	60
64	60(1)	Failure to park wholly within metered space	45
65	60(3)	Parking outside metered zone	60
66	61	Non-permitted insertion in parking meter	60
67	62	Failure to display ticket clearly in metered zone	45
68	63	Parking or attempting to park a vehicle in a metered space occupied by another vehicle	60
69	64	Parking contrary to a meter hood	60
70	69	All other offences not specified	45

Schedule 3

FORMS

Local Government Act 1995

Form 1

Parking and Parking Facilities Local Law

NOTICE TO OWNER OF VEHICLE INVOLVED IN OFFENCE

Date / /

To: (1)

of: (2)

It is alleged that on / / at (3)

at (4) your vehicle—

make:

model:

registration:

was involved in the commission of the following offence—.....

.....

.....

.....

contrary to clause of the **City of Albany Parking and Parking Facilities Local Law.**

You are required under section 9.13 of the *Local Government Act 1995* to identify the person who was the driver or person in charge of the vehicle at the time when the offence is alleged to have been committed.

If you do not prove otherwise, you will be deemed to have committed the offence unless—

- (a) within 28 days after being served with this notice—
 - (i) you inform the Chief Executive Officer or another authorized officer of the local government as to the identity and address of the person who was the driver or person in charge of the vehicle at the time the offence is alleged to have been committed; and
 - (ii) you satisfy the Chief Executive Officer that the vehicle had been stolen, or was being unlawfully used, at the time the offence is alleged to have been committed;

or

- (b) you were given an infringement notice for the alleged offence and the modified penalty specified in it is paid within 28 days after the notice was given or such further time as is allowed.

(5)

(6)

Insert—

- (1) Name of owner or “the owner”
- (2) Address of owner (not required if owner not named)
- (3) Time of alleged offence
- (4) Location of alleged offence
- (5) Signature of authorized person
- (6) Name and title of authorized person giving notice

Schedule 3
Local Government Act 1995
Form 2
Parking and Parking Facilities Local Law
INFRINGEMENT NOTICE

Serial No.

Date / /

To: (1)

of: (2)

It is alleged that on / / at (3)

at (4)

in respect of vehicle—

make:

model:

registration:

you committed the following offence—

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

contrary to clause of the **City of Albany Parking and Parking Facilities Local Law**.

The modified penalty for the offence is \$

If you do not wish to have a complaint of the alleged offence heard and determined by a court, the amount of the modified penalty may be paid to an authorized person at (5) within a period of 28 days after the giving of this notice.

If you take no action this infringement notice may be registered with the Fines Enforcement Registry after which your driver’s licence or any vehicle licence held by you may be suspended. If the matter is registered with the Registry additional costs will also be payable.

If the above address is not your current address, or if you change your address, it is important that you advise us immediately. Failure to do so may result in your driver’s licence or any vehicle licence you hold being suspended without your knowledge.

(6)

- (7)
- Insert—
- (1) Name of alleged offender or “the owner”
 - (2) Address of alleged offender
 - (3) Time of alleged offence
 - (4) Location of alleged offence
 - (5) Place where modified penalty may be paid
 - (6) Signature of authorized person
 - (7) Name and title of authorized person giving notice

Schedule 3
Local Government Act 1995
 Form 3
 Parking and Parking Facilities Local Law
INFRINGEMENT NOTICE

Serial No.

Date / /

To: (1)

of: (2)

It is alleged that on / / at (3)

at (4)

in respect of vehicle—

make:;

model:;

registration:,

you committed the following offence—

.....

.....

.....

contrary to clause of the **City of Albany Parking and Parking Facilities Local Law**.

The modified penalty for the offence is \$

If you do not wish to have a complaint of the alleged offence heard and determined by a court, the amount of the modified penalty may be paid to an authorized person at (5) within a period of 28 days after the giving of this notice.

Unless within 28 days after being served with this notice—

- (a) you pay the modified penalty; or
- (b) you—
 - (i) inform the Chief Executive Officer or another authorized officer of the local government as to the identity and address of the person who was the driver or person in charge of the above vehicle at the time the offence is alleged to have been committed; or
 - (ii) satisfy the Chief Executive Officer that the above vehicle had been stolen or was being unlawfully used at the time the offence is alleged to have been committed,

you will, in the absence of proof to the contrary, be deemed to have committed the above offence and court proceedings may be instituted against you.

If you take no action this infringement notice may be registered with the Fines Enforcement Registry after which your driver’s licence or any vehicle licence held by you may be suspended. If the matter is registered with the Registry additional costs will also be payable.

If the above address is not your current address, or if you change your address, it is important that you advise us immediately. Failure to do so may result in your driver’s licence or any vehicle licence you hold being suspended without your knowledge.

- (6)
- (7)
- Insert—

- (1) Name of owner or “the owner”
 - (2) Address of owner (not required if owner not named)
 - (3) Time of alleged offence
 - (4) Location of alleged offence
 - (5) Place where modified penalty may be paid
 - (6) Signature of authorized person
 - (7) Name and title of authorized person giving notice
-

Schedule 3
Local Government Act 1995
 Form 4
 Parking and Parking Facilities Local Law
WITHDRAWAL OF INFRINGEMENT NOTICE

Serial No.
 Date / /
 To: (1)
 of: (2)
 Infringement Notice No. dated / /
 in respect of vehicle—
 make:;
 model:;
 registration:
 for the alleged offence of

.....

 has been withdrawn.
 The modified penalty of \$
 • has been paid and a refund is enclosed.
 • has not been paid and should not be paid.
 • delete as appropriate.

(3)
 (4)

Insert—
 (1) Name of alleged offender to whom infringement notice was given or “the owner”.
 (2) Address of alleged offender.
 (3) Signature of authorized person
 (4) Name and title of authorized person giving notice

Dated this **XXXXXX** day of **XXXXXX** 2009.

The Common seal of the City of Albany was affixed by the authority of a resolution of the Council in the presence of -

PAUL RICHARDS
 Chief Executive Officer

MILTON EVANS
 MAYOR

DRAFT LOCAL LAW

CITY OF ALBANY

EXTRACTIVE INDUSTRIES LOCAL LAW 2009

Local Government Act 1995

CITY OF ALBANY

EXTRACTIVE INDUSTRIES LOCAL LAW 2009

Under the powers of the *Local Government Act 1995* and by all other powers enabling it, the Council of the City of Albany resolved on the XXXXX of XXXX 2009 to make the following local law.

PART 1 - PRELIMINARY

Citation

1. This Local Law shall be cited as the City of Albany Extractive Industries Local Law 2009.

Repeal

2. The Local Law of the City of Albany described as "*Extractive Industries Local Law 2009*" and published in the *Government Gazette* on 28 August 2000 is repealed.

Commencement

3. This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

Definitions

4. 1 In this Local Law, unless the context otherwise requires—

“**Act**” means the *Local Government Act 1995*;

“**carry on an extractive industry**” means quarrying and excavating for stone, gravel, sand, and other material;

“**CEO**” means the Chief Executive Officer of the local government;

“**district**” means the district of the local government;

“**excavation**” includes quarry;

“**land**”, unless the context otherwise requires, means the land on which the applicant proposes carrying on the extractive industry to which the licence application relates;

“**licence**” means a licence issued under this Local Law;

“**licensee**” means the person named in the licence as the licensee;

“**local government**” means the City of Albany;

“**occupier**” has the meaning given to it in the Act;

“**owner**” has the meaning given to it in the Act;

“**person**” does not include the local government;

“**secured sum**” means the sum required to be paid or the amount of a bond, guarantee or other security under clause 5.1; and

“**site**” means the land specified by the local government in a licence.

Application

- 4.2 (1) The provisions of this Local Law—

(a) subject to paragraphs (b), (c), (d), (e) and (f)—

(i) apply and have force and effect throughout the whole of the district; and

(ii) apply to every excavation whether commenced prior to or following the coming into operation of this Local Law;

(b) do not apply to the extraction of minerals under the *Mining Act 1978*;

(c) do not apply to the carrying on of an extractive industry on Crown land;

(d) do not apply to the carrying on of an extractive industry on land by the owner or occupier of that land for use on that land;

(e) do not affect the validity of any licence issued under the Local Law repealed by clause 1.3 of this local law if that licence is currently in force at the date of gazettal of this local law; and

(f) do not apply to land alienated in fee simple from the Crown before 1 January 1899.

(2) In subclause (1)(d) land includes adjoining lots or locations in the same occupation or ownership of the owner or occupier referred to in subclause (1)(d).

PART 2—LICENSING REQUIREMENTS FOR AN EXTRACTIVE INDUSTRY

Extractive Industries Prohibited Without Licence

5.1 A person must not carry on an extractive industry—

- (a) unless the person is the holder of a valid and current licence; and
- (b) otherwise than in accordance with any terms and conditions set out in, or applying in respect of, the licence.

Applicant to Advertise Proposal

5.2 (1) Unless the local government first approves otherwise, a person seeking the issue of a licence shall, before applying to the local government for a licence—

(a) forward by registered mail a notice in the form determined by the local government from time to time to—

(i) the owners and occupiers of all land adjoining the land upon which it is proposed to excavate, or within an area determined by the local government as likely to be affected by the granting of a licence, advising of the application and specifying that they may, within 21 days from the date of service of the letter, object to or make representations in writing in respect of the issue of a licence by the local government.

(ii) every authority or person having control or jurisdiction over any of the things referred to in clause 5.3(1)(a)(vii) and (viii) within 500 metres from the boundaries of the land, or within an area determined by the local government as likely to be affected by the granting of a licence; and

(b) as soon as practicable after complying with the requirements of paragraph (a)—

(i) forward a copy of the notice to the CEO; and

(ii) publish the notice in a newspaper circulating in the area in which the proposed excavation is located.

(2) The local government may, within 14 days after receiving a copy of a notice referred to in subclause (1), cause to be displayed, or require the proposed applicant to display, in a prominent position on the land one or more notices—

(a) in the form determined by the local government from time to time;

(b) the content, size and construction of which have been approved by the CEO;

(c) specifying particulars of the proposed excavation; and

(d) inviting objections or comments within 21 days from the placement of the notice.

Application for Licence

5.3 (1) Subject to subclause (3), a person seeking the issue of a licence in respect of any land shall apply in the form determined by the local government from time to time and shall forward the application duly completed and signed by each of the applicant, the owner of the land and any occupier of the land to the CEO together with—

(a) 3 copies of a plan of the excavation site to a scale of between 1:500 and 1:2000 showing—

(i) the existing and proposed land contours based on the Australian Height Datum and plotted at 1 metre contour intervals;

(ii) the land on which the excavation site is to be located;

(iii) the external surface dimensions of the land;

(iv) the location and depth of the existing and proposed excavation of the land;

(v) the location of existing and proposed thoroughfares or other means of vehicle access to and egress from the land and to public thoroughfares in the vicinity of the land;

(vi) the location of buildings, treatment plant, tanks and other improvements and developments existing on, approved for or proposed in respect of the land;

(vii) the location of existing power lines, telephone cables and any associated poles or pylons, sewers, pipelines, reserves, bridges, railway lines and registered grants of easement or other encumbrances over, on, under or adjacent to or in the vicinity of the land;

- (viii) the location of all existing dams, watercourses, drains or sumps on or adjacent to the land;
- (ix) the location and description of existing and proposed fences, gates and warning signs around the land; and
- (x) the location of the areas proposed to be used for stockpiling excavated material, treated material, overburden and soil storage on the land and elsewhere.
- (b) 3 copies of a works and excavation programme containing—
 - (i) the nature and estimated duration of the proposed excavation for which the licence is applied;
 - (ii) the stages and the timing of the stages in which it is proposed to carry out the excavation;
 - (iii) details of the methods to be employed in the proposed excavation and a description of any on-site processing works;
 - (iv) details of the depth and extent of the existing and proposed excavation of the site;
 - (v) an estimate of the depth of and description of the nature and quantity of the overburden to be removed;
 - (vi) a description of the methods by which existing vegetation is to be cleared and topsoil and overburden removed or stockpiled;
 - (vii) a description of the means of access to the excavation site and the types of thoroughfares to be constructed;
 - (viii) details of the proposed number and size of trucks entering and leaving the site each day and the route or routes to be taken by those vehicles;
 - (ix) a description of any proposed buildings, water supply, treatment plant, tanks and other improvements;
 - (x) details of drainage conditions applicable to the land and methods by which the excavation site is to be kept drained;
 - (xi) a description of the measures to be taken to minimise sand drift, dust nuisance, erosion, watercourse siltation and dangers to the general public;
 - (xii) a description of the measures to be taken to comply with the *Environmental Protection (Noise) Regulations 1997*;
 - (xiii) a description of the existing site environment and a report on the anticipated effect that the proposed excavation will have on the environment in the vicinity of the land;
 - (xiv) details of the nature of existing vegetation, shrubs and trees and a description of measures to be taken to minimise the destruction of existing vegetation; and
 - (xv) a description of the measures to be taken in screening the excavation site, or otherwise minimising adverse visual impacts, from nearby thoroughfares or other areas.
- (c) 3 copies of a rehabilitation and decommissioning programme indicating—
 - (i) the objectives of the programme, having due regard to the nature of the surrounding area and the proposed end-use of the excavation site;
 - (ii) whether restoration and reinstatement of the excavation site is to be undertaken progressively or upon completion of excavation operations;
 - (iii) how any face is to be made safe and batters sloped;
 - (iv) the method by which topsoil is to be replaced and revegetated;
 - (v) the numbers and types of trees and shrubs to be planted and other landscaping features to be developed;
 - (vi) how rehabilitated areas are to be maintained; and
 - (vii) the programme for the removal of buildings, plant, waste and final site clean up;
- (d) evidence that a datum peg has been established on the land related to a point approved by the local government on the surface of a constructed public thoroughfare or such other land in the vicinity;
- (e) a certificate from a licensed surveyor certifying the correctness of—
 - (i) the plan referred to in paragraph (a); and
 - (ii) the datum peg and related point referred to in paragraph (d);
- (f) evidence that the requirements of clause 5.2(1) and (2) have been carried out;
- (g) copies of all land use planning approvals required under any planning legislation;

- (h) copies of any environmental approval required under any environmental legislation;
 - (i) copies of any geotechnical information relating to the excavation site;
 - (j) the consent in writing to the application from the owner of the excavation site;
 - (k) documented evidence of approval from relevant government agencies relating to the application;
 - (l) any other information that the local government may reasonably require; and
 - (m) the licence application fee specified by the local government from time to time.
- (2) All survey data supplied by an applicant for the purpose of sub clause (1) shall comply with Australian Height Datum and Australian Map Grid standards.
- (3) Where in relation to a proposed excavation—
- (a) the surface area is not to exceed 7500m²; and
 - (b) the extracted material is not to exceed 7500m³;
- the local government may exempt a person making application for a licence under subclause (1) from supplying any of the data specified in paragraphs (b), (d), (e) and (i) of subclause (1).

PART 3—DETERMINATION OF APPLICATION

Determination of Application

- 6.1 (1) The local government may refuse to consider an application for a licence that does not comply with the requirements of clause 5.3 and in any event shall refuse an application for a licence where planning approval for an extractive industry use of the land has not first been obtained.
- (2) The local government may, in respect of an application for a licence—
- (a) refuse the application; or
 - (b) approve the application—
- (i) over the whole or part of the land in respect of which the application is made; and
 - (ii) on such terms and conditions, if any, as it sees fit.
- (3) Where the local government approves an application for a licence, it shall—
- (a) determine the licence period, not exceeding 10 years from the date of issue; and
 - (b) approve the issue of a licence in the form determined by the local government from time to time.
- (4) Where the local government approves the issue of a licence, the CEO upon receipt by the local government of—
- (a) payment of the annual licence fee, or the relevant proportion of the annual licence fee to 30 June, determined by the local government from time to time;
 - (b) payment of the secured sum if any, imposed under clause 8.1;
 - (c) the documents, if any, executed to the satisfaction of the CEO, under clause 8.1; and
 - (d) a copy of the public liability insurance policy required under clause 10.1(1);
- shall issue the licence to the applicant.
- (5) Without limiting subclause (2), the local government may impose conditions in respect of the following matters—
- (a) the orientation of the excavation to reduce visibility from other land;
 - (b) the appropriate siting of access thoroughfares, buildings and plant;
 - (c) the stockpiling of material;
 - (d) the hours during which any excavation work may be carried out;
 - (e) the hours during which any processing plant associated with, or located on, the site may be operated;
 - (f) requiring all crushing and treatment plant to be enclosed within suitable buildings to minimise the emission of noise, dust, vapour and general nuisance to the satisfaction of the local government;
 - (g) the depths below which a person shall not excavate;
 - (h) distances from adjoining land or thoroughfares within which a person must not excavate;
 - (i) the safety of persons employed at or visiting the excavation site;
 - (j) the control of dust and wind-blown material;
 - (k) the planting, care and maintenance of trees, shrubs and other landscaping features during the time in which the extractive industry is carried out in order to effectively screen the area

- to be excavated and to provide for progressive rehabilitation;
- (l) the prevention of the spread of dieback or other disease;
- (m) the drainage of the excavation site and the disposal of water;
- (n) the restoration and reinstatement of the excavation site, the staging of such works, and the minimising of the destruction of vegetation;
- (o) the provision of retaining walls to prevent subsidence of any portion of the excavation or of land abutting the excavation;
- (p) requiring the licensee to furnish to the local government a surveyor's certificate each year, prior to the renewal fee being payable, to certify the quantity of material extracted and that material has not been excavated below the final contour levels outlined within the approved excavation programme;
- (q) requiring the licensee to enter into an agreement with the local government by which it agrees to pay any extraordinary expenses incurred by the local government in repairing damage caused to thoroughfares in the district by heavy or extraordinary traffic conducted by or on behalf of the licensee under the licence;
- (r) requiring the licensee to enter into an agreement with the local government in respect of any condition or conditions imposed under this Local Law; and
- (s) any other matter for properly regulating the carrying on of an extractive industry.

Payment of Annual Licence Fee

6.2 On or before 31 December in each year, a licensee shall pay to the local government the annual licence fee determined by the local government from time to time.

PART 4—TRANSFER, CANCELLATION AND RENEWAL OF LICENCE

Transfer of Licence

7.1 (1) An application for the transfer of a licence shall—

- (a) be made in writing;
- (b) be signed by the licensee and the proposed transferee of the licence;
- (c) be accompanied by the current licence;
- (d) be accompanied by the consent in writing to the transfer from the owner of the excavation site;
- (e) include any information that the local government may reasonably require; and
- (f) be forwarded to the CEO together with the fee determined by the local government from time to time.

(2) Upon receipt of any application for the transfer of a licence, the local government may—

- (a) refuse the application; or
 - (b) approve the application on such terms and conditions, if any, as it sees fit.
- (3) Where the local government approves an application for the transfer of a licence, the local government shall transfer the licence by an endorsement on the licence in the form determined by the local government from time to time, signed by the CEO.
- (4) Where the local government approves the transfer of a licence it shall not be required to refuse any part of the fees paid by the former licensee in respect of the transferred licence.

Cancellation of Licence

7.2 (1) The local government may cancel a licence where the licensee has—

- (a) been convicted of an offence against—
 - (i) this Local Law; or
 - (ii) any other law relating to carrying on an extractive industry; or
- (b) transferred or assigned or attempted to transfer or assign the licence without the consent of the local government;
- (c) permitted another person to carry on an extractive industry otherwise than in accordance with the terms and conditions of the licence and of the provisions of this Local Law;
- (d) failed to pay the annual licence fee under clause 6.2; or
- (e) failed to have a current public liability insurance policy under clause 10.1(1) or failed to

provide a copy of the policy or evidence of its renewal as the case may be, under clause 10.1(2).

(2) Where the local government cancels a licence under this clause—

(a) the local government shall advise the licensee in writing of the cancellation;

(b) the cancellation takes effect on and from the day on which the licensee is served with the cancellation advice; and

(c) the local government shall not be required to refund any part of the fees paid by the licensee in respect of the cancelled licence.

Renewal of Licence

7.3 (1) A licensee who wishes to renew a licence must apply in writing to the local government at least 45 days before the date of expiry of the licence and shall submit with the application for renewal—

(a) the fee determined by the local government from time to time;

(b) a copy of the current licence;

(c) a plan showing the contours of the excavation carried out to the date of that application;

(d) details of the works, excavation and rehabilitation stages reached and of any changes or proposed changes with respect to any of the things referred to in clauses 5.3(1)(b) and (c); and

(e) any other things referred to in clauses 5.3 and 6.1.

(2) The local government may waive any of the requirements specified in clause 7.3(1)(d) or (e) if—

(a) an application to renew a licence is in relation to land in respect of which the current licence was issued less than 12 months prior to the date from which the new licence if granted would apply; and

(b) the methods to be employed in the proposed land excavation are identical to those being employed at the date of the application, then the applicant shall not be obliged, unless otherwise required by the local government to submit details of any of the things referred to in clauses 5.3 and 6.1.

(3) Upon receipt of an application for the renewal of a licence, the local government may—

(a) refuse the application; or

(b) approve the application on such terms and conditions, if any, as it sees fit.

PART 5—SECURED SUM AND APPLICATION THEREOF

Security for Restoration and Reinstatement

8.1 (1) For the purpose of ensuring that an excavation site is properly restored or reinstated, the local government may require that—

(a) as a condition of a licence; or

(b) before the issue of a licence,

the licensee shall give to the local government a bond, bank guarantee or other security, of a kind and in a form acceptable to the local government, in or for a sum determined by the local government from time to time.

(2) A bond required under subclause (1) is to be paid into a fund established by the local government for the purposes of this clause.

Use by the Local Government of Secured Sum

8.2 (1) If a licensee fails to carry out or complete the restoration and reinstatement works required by the licence conditions either—

(a) within the time specified in those conditions; or

(b) where no such time has been specified, within 60 days of the completion of the excavation or portion of the excavation specified in the licence conditions, then; subject to the local government giving the licensee 14 days notice of its intention to do so—

(i) the local government may carry out or cause to be carried out the required restoration and reinstatement work or so much of that work as remains undone; and

(ii) the licensee shall pay to the local government on demand all costs incurred by the local government or which the local government may be required to pay under this clause.

(2) The local government may apply the proceeds of any bond, bank guarantee or other security provided by the licensee under clause 8.1 towards its costs under this clause.

(3) The liability of a licensee to pay the local government's costs under this clause is not limited to the amount, if any, secured under clause 8.1.

PART 6—LIMITATIONS, OBLIGATIONS OF THE LICENSEE AND PROIBITIONS

Limits on Excavation Near Boundary

9.1 Subject to any licence conditions imposed by the local government, a person shall not, without the written approval of the local government, excavate within—

- (a) 20 metres of the boundary of any land on which the excavation site is located;
- (b) 20 metres of any land affected by a registered grant of easement;
- (c) 40 metres of any thoroughfare;
- (d) 30 metres of any watercourse; or
- (e) the minimum clearance to the estimated water table stipulated by the Department of Environment or otherwise as adopted by the local government.

Obligations of the Licensee

9.2 A licensee shall—

- (a) where the local government so requires, securely fence the excavation to a standard determined by the local government and keep the gateways locked when not actually in use in order to prevent unauthorised entry;
- (b) erect and maintain warning signs along each of the boundaries of the area excavated under the licence so that each sign—
 - (i) is not more than 200 metres apart;
 - (ii) is not less than 1.8 metres high and not less than 1 metre wide; and
 - (iii) bears the words “DANGER EXCAVATIONS KEEP OUT”;
- (c) except where the local government approves otherwise, drain and keep drained to the local government's satisfaction any excavation to which the licence applies so as to prevent the accumulation of water;
- (d) restore and reinstate the excavation site in accordance with the terms and conditions of the licence, the site plans and the works and excavation programme approved by the local government;
- (e) take all reasonable steps to prevent the emission of dust, noise, vibration and other forms of nuisance from the excavation site; and
- (f) otherwise comply with the conditions imposed by the local government in accordance with clause 6.1.

Prohibitions

9.3 A licensee shall not—

- (a) remove any trees or shrubs within 40 metres (or such lesser distance as may be allowed, in writing, by the local government) of the boundary of any thoroughfare on land in respect of which a licence has been granted, except for the purpose of constructing access thoroughfares, erecting buildings or installing plant for use in connection with the excavation and then only with the express approval of the local government and subject to any conditions which the local government may impose in accordance with clause 6.1;
- (b) store, or permit to be stored, any explosives or explosive devices on the site to which the licence applies other than with the approval of the local government and the Department of Industry and Resources; or
- (c) fill or excavate, other than in accordance with the terms and conditions of the licence, the site plans and the works and excavation programme approved by the local government.

Blasting

9.4 (1) A person shall not carry out or permit to be carried out any blasting in the course of excavating unless—

- (a) the local government has otherwise given approval in respect of blasting generally or in the case of each blast;

- (b) subject to subclause (2), the blasting takes place only between the hours of 8.00am and 5.00pm, or as determined by the local government, on Mondays to Fridays inclusive;
- (c) the blasting is carried out in strict accordance with the AS2187 SAA Explosives Code, the *Mines Safety and Inspection Act 1994*, the *Environmental Protection Act 1986*, and all relevant Local Laws of the local government; and
- (d) in compliance with any other conditions imposed by the local government concerning—
 - (i) the time and duration of blasting;
 - (ii) the purposes for which the blasting may be used; and
 - (iii) such other matters as the local government may reasonably require in the interests of the safety and protection of members of the public and of property within the district.
- (2) A person shall not carry out or permit to be carried out any blasting on a Saturday, Sunday or public holiday except with the prior approval of the local government.

PART 7—MISCELLANEOUS PROVISIONS

Public Liability

- 10.1 (1) A licensee shall have at all times a current public liability insurance policy taken out in the joint names of the licensee and the local government indemnifying the licensee and the local government for a sum of not less than \$10,000,000 in respect of any one claim relating to any of the excavation operations.
- (2) The licensee shall provide to the local government a copy of the policy taken out under subclause (1), within 14 days following the issues of the license and shall provide to the local government evidence of renewal of that policy within 14 days of each renewal date of the license.

Mines Safety and Inspection Act 1994 and Environmental Protection Act 1986

- 10.2 (1) In any case where the *Mines Safety and Inspection Act 1994* or the *Environmental Protection Act 1986* applies to any excavation carried on or proposed to be carried on at a site, the licensee in respect of that site shall—
- (a) comply with all applicable provisions of that Act or those Acts; and
 - (b) provide to the local government within 14 days full particulars of any inspection or report made under that Act or those Acts.
- (2) In this clause, the *Mines Safety and Inspection Act 1994* and the *Environmental Protection Act 1986* include all subsidiary legislation made under those Acts.

Notice of Cessation of Operations

- 10.3 (1) Where a licensee intends to cease carrying on an extractive industry—
- (a) temporarily for a period in excess of 12 months; or
 - (b) permanently,
- the licensee shall, as well as complying with clause 10.4, give the local government written notice of the cessation not later than 1 week after those operations have ceased.
- (2) Where a licensee has given written notice to the local government of the intention to permanently cease carrying on an extractive industry on the site to which the licence applies the licence is deemed to have expired on the date such cessation is so notified.
- (3) The temporary or permanent cessation of the carrying on of an extractive industry on a site or the deemed expiration or cancellation of a licence does not entitle the licensee to any refund of any licence fee.

Works to be Carried Out on Cessation of Operations

- 10.4 Where the carrying on of an extractive industry on the site permanently ceases or on the expiration or cancellation of the licence applicable to the site, whichever first occurs, the licensee shall, as well as complying with the provisions of clause 10.3—
- (a) restore and reinstate the excavated site in accordance with the proposals approved by the local government or in such other manner as the local government may subsequently agree in writing with the licensee;
 - (b) ensure that any face permitted to remain upon the excavation site is left safe with all loose

materials removed and where the excavation site is—

- (i) sand, the sides are sloped to a batter of not more than 1:3 (vertical:horizontal); and
- (ii) limestone or material other than sand, the sides are sloped to a batter which, in the opinion of the local government, would enable the site to be left in a stable condition;
- (c) ensure that the agreed floor level of the excavation is graded to an even surface or is otherwise in accordance with the rehabilitation and decommissioning programme approved by the local government;
- (d) ensure that all stockpiles or dumps of stone, sand or other materials are left so that no portion of that material can escape onto land not owned or occupied by the licensee nor into any stream, watercourse or drain that is not wholly situated within the land owned or occupied by the licensee;
- (e) erect retaining walls where necessary to prevent subsidence of land in the vicinity of any excavation;
- (f) remove from the site all buildings, plant and equipment erected, installed or used for or in relation to the carrying on of an extractive industry on the site and fill all holes remaining after such removal to the level of the surrounding ground and compact such filled holes sufficiently to prevent settling; and
- (g) break up, scarify, and cover with topsoil and plant with grass, trees and shrubs all parts of the site where buildings, plant and equipment were erected or installed and all areas, which were used for stockpiling unless otherwise specified under this Local Law.

PART 8—OBJECTIONS AND APPEALS

11.1 When the local government makes a decision as to whether it will—

- (a) grant a person a licence under this Local Law; or
- (b) renew, vary, or cancel a licence that a person has under this Local Law, the provisions of Division 1 of Part 9 of the Act and regulation 33 of the *Local Government (Functions and General) Regulations 1996* shall apply to that decision.

PART 9—OFFENCES AND PENALTIES

Offences

12.1 (1) Any person who fails to do anything required or directed to be done under this Local Law, or who does anything, which under this Local Law that person is prohibited from doing, commits an offence.

(2) Any person who commits an offence under this Local Law is liable, upon conviction, to a penalty not exceeding \$5,000 and if the offence is of a continuing nature, to an additional penalty not exceeding \$500 for each day or part of a day during which the offence had continued.

Prescribed Offences

12.2 (1) An offence against a clause specified in the Schedule is a prescribed offence for the purpose of section 9.16(1) of the Act.

(2) The amount of the modified penalty for a prescribed offence is that specified adjacent to the clause in the Schedule.

(3) For the purpose of guidance only, before giving an infringement notice to a person in respect of the commission of a prescribed offence, an authorised person should be satisfied that—

- (a) commission of the prescribed offence is a relatively minor matter; and
- (b) only straightforward issues of a law and fact are involved in determining whether the prescribed offence was committed, and the facts in issues are readily ascertainable.

Forms

12.3 For the purposes of this Local Law—

- (a) the form of the infringement notice given under section 9.16 of the Act is that of Form 2 in Schedule 1 of the *Local Government (Functions and General) Regulations 1996*; and
- (b) the form of the notice sent under section 9.20 of the Act withdrawing an infringement notice

is that of Form 3 in Schedule 1 of the *Local Government (Functions and General) Regulations 1996*.

**Schedule
PRESCRIBED OFFENCES**

CLAUSE	DESCRIPTION	MODIFIED PENALTY \$
5.1(a)	Excavate without a licence	500
5.1(b)	Carry out an extractive industry not in accordance with terms and conditions	500
9.1	Excavate near boundary	500
9.2(a)	Failure to securely fence and / or keep gateways locked where required	500
9.2(b)	Failure to erect and maintain warning signs as required	500
9.2(c)	Failure to drain and keep drained any excavation to which the licence applies	500
9.2(d)	Failure to restore and reinstate the excavation site in accordance with conditions of the licence	500
9.2(f)	Failure to comply with conditions of licence imposed by the local government	500
9.3(a)	Removal of trees or shrubs within 40 metres of the boundary of any thoroughfare reserve	500
9.3(b)	Store or permit to store explosives or explosive devices without approval	500
9.3(c)	Not fill or excavate, contrary to the terms and conditions of the licence	500
9.4(1)(a)	Carry out or permit to be carried out blasting without approval	500
9.4(1)(b)	Carry out or permit to be carried out blasting outside hours approved by the local government	500
9.4(1)(c)	Failure to comply with conditions by the local government relating to blasting	500
9.4(2)	Carry out or permit to be carried out any blasting on Saturday, Sunday or public holiday, without approval	500
10.4(a)	Failure to cease excavating and undertake restoration and reinstatement as required	500
	Other offences not specified	500

Dated XXXXX of XXXXXX 2009

The Common Seal of the City of Albany was affixed by authority of a resolution of the Council in the presence of—

PAUL RICHARDS
Chief Executive Officer

MILTON EVANS
MAYOR

CORPORATE & COMMUNITY SERVICES

Agenda Item Attachments

List of Accounts Due & Submitted to Committee

<u>Chq</u>	<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Amount</u>
25082	03/02/2009	DJ & G CLARKE	COMPENSATION FOR REALIGNMENT OF FRANCIS ROAD	-\$4,800.00
25083	05/02/2009	ALBANY DRIVING SCHOOL	TRAINING HC CLASS LICENCE ENZO TOTAL 7 HOURS	-\$700.00
25084	04/02/2009	CASH	CASH CHEQUE FOR PRIZE WINNERS AUSTRALIA DAY - KRYSTA GUILLE TO CASH AND DISTRIBUTE	-\$600.00
25085	05/02/2009	AMP FLEXIBLE LIFETIME SUPER PLAN	Superannuation contributions	-\$1,156.21
25086	05/02/2009	R. E. BOYD	34 HOURS SEMI TIPPER HIRE	-\$3,706.00
25087	05/02/2009	GREAT SOUTHERN TRAILERS	Purchase of 8 x 5 Tandem Galvanised trailer c/w spare & jockey wheel	-\$2,199.00
25088	05/02/2009	KMART ALBANY	SUNDRY ITEMS	-\$31.64
25089	05/02/2009	Ms JULIA MARSH	CASUAL CATERING FOR EXHIBITION OPENING	-\$88.00
25090	05/02/2009	MCKAILS GENERAL STORE	ASSORTED ALCOHOL & SOFT DRINKS	-\$460.85
25091	05/02/2009	MIDDLEWICK JEWELLER	DESIGN AND MANUFACTURE OF MAYORAL CHAINS FOR THE CITY OF ALBANY	-\$25,300.00
25092	05/02/2009	PETTY CASH - DEPOT	SUNDRY ITEMS	-\$399.40
25093	05/02/2009	PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE	SUNDRY ITEMS	-\$179.75
25094	05/02/2009	POLYFABRICS AUSTRALIA PTY LTD	Metres of Geotextile TS453S supplied & delivered	-\$1,414.60
25095	05/02/2009	DEPARTMENT OF PREMIER & CABINET	GOVERNMENT GAZETTE ADVERTISING	-\$71.70
25096	05/02/2009	EDVARD SZYDLOWSKI	MAGIC SHOW	-\$85.00
25097	05/02/2009	THINGZ GIFTS	Piggy Bank for Children's Ward Christmas Pageant Fundraising	-\$20.00
25098	05/02/2009	WATER CORPORATION	WATER CONSUMPTION	-\$929.65
25099	05/02/2009	WATER CORPORATION	HEADWORKS CHARGES STAGE 14 CULL ROAD SEWER + WATER RETICULATION	-\$210,974.40
25100	05/02/2009	WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-\$422.36
25101	05/02/2009	HOSTPLUS PTY LTD	Superannuation contributions	-\$894.31
25102	05/02/2009	MICHAEL BRENTON	CROSSOVER SUBSIDY FOR LOT 686 3 ORION AVENUE	-\$196.83
25103	05/02/2009	CHRIS & TAMMY MARTAIN	CROSSOVER SUBSIDY 696 PENTER WAY MCKAIL	-\$214.50
25104	05/02/2009	BRUCE DIGGINS	REFUND OF BOAT PEN FEES FOR UNUSED PORTION	-\$498.46
25105	05/02/2009	TOM LANGRIDGE	TRAVEL REIMBURSEMENT FOR SKATE CLINICS - 920KMS	-\$478.40
25108	06/02/2009	AMP RSA	Superannuation contributions	-\$777.84
25109	06/02/2009	ASGARD	Superannuation contributions	-\$667.04

25110	06/02/2009 BT BUSINESS SUPER (ANDREW DOUGLAS BUCHANAN)	Superannuation contributions	-\$1,093.65
25111	06/02/2009 COMMONWEALTH BANK SUPERANNUATION SAVINGS ACCOUNT	Superannuation contributions	-\$928.07
25112	06/02/2009 HESTA SUPER FUND	Superannuation contributions	-\$1,410.80
25113	06/02/2009 MLC NOMINEES PTY LTD	Superannuation contributions	-\$818.78
25114	06/02/2009 MLC MASTERKEY BUSINESS SUPER	Superannuation contributions	-\$347.30
25115	06/02/2009 PLUM NOMINEES P/L PLUM SUPER FUND	Superannuation contributions	-\$1,167.64
25116	06/02/2009 MLC NOMINEES PTY LTD	SUPERANNUATION ADJUSTMENTS ENZO MANERO	-\$933.87
25117	12/02/2009 ALBANY CYCLING CLUB	COMMUNITY FINANCIAL ASSISTANCE PROGRAM GRANT TO PURCHASE TRAILER	-\$2,000.00
25118	12/02/2009 ALBANY MITRE 10	200 M10 galvanised 200mm nuts and bolts	-\$510.54
25119	12/02/2009 ALUMINIUM SCAFFOLDING SERVICES	SCAFFOLD COMPONENTS FOR PRO SERIES	-\$1,089.00
25120	12/02/2009 AMTEX ELECTRONICS	APK60-1248 12VDC TO 48VDC @1.25A CONVERTER	-\$160.60
25121	12/02/2009 RAYMOND W GEORGE	DINOSAURS IN SCHOOLS COR-ORDINATOR CLAIM FOR JANUARY	-\$110.00
25122	12/02/2009 GLOBAL SYNTHETICS	Square metres BENTOFIX Geosynthetic clay liner NSP4900	-\$51,983.80
25123	12/02/2009 KMART ALBANY	SUNBEAM FOOD SAVER	-\$355.95
25124	12/02/2009 MAINSTREET CONFERENCE 2009	MAINSTREET CONFERENCE 2009 GOVERNMENT/CORPORATE EARLY BIRD NON MEMBER	-\$990.00
25125	12/02/2009 OPSM	SUNDRY ITEMS	-\$64.95
25126	12/02/2009 PETTY CASH - ALBANY PUBLIC LIBRARY	SUNDRY ITEMS	-\$241.48
25127	12/02/2009 PETTY CASH - CITY OF ALBANY	SUNDRY ITEMS	-\$416.85
25128	12/02/2009 PETTY CASH - WORKS & SERVICES	SUNDRY ITEMS	-\$164.90
25129	12/02/2009 TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-\$101.70
25130	12/02/2009 THE SCHOOL VOLUNTEER PROGRAM	COMMUNITY FINANCIAL ASSISTANCE PROGRAM - DINOSAURS IN SCHOOLS PROJECT	-\$2,200.00
25131	12/02/2009 WATER CORPORATION	WATER CONSUMPTION	-\$1,319.35
25132	12/02/2009 WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-\$1,628.66
25133	12/02/2009 PETER VERELST	REFUND FOR UNUSED PORTION OF BOAT PEN FEES	-\$474.73
25134	12/02/2009 CARA HARRIS	MEMBERSHIP REFUND	-\$136.65
25135	12/02/2009 INGA ARUNDEL	SWIM LESSONS REFUND	-\$171.30

25136	12/02/2009	MRS JUDY WIMBUSH	SUNDRY DONATION FOR BETH WIMBUSH AGED 13 TO ASSIST WITH TRAVEL AND ACCOMODATION DUE TO TRAINING SESSIONS IN PERTH. BETH HAS BEEN SELECTED FOR THE UNDER 14 WEST STATE TEAM TO PARTICIPATE IN THE NATIONAL CHAMPIONSHIPS IN CANBERRA IN APRIL 09	-\$200.00
25138	12/02/2009	MLC NOMINEES PTY LTD	Superannuation contributions	-\$130.89
25139	19/02/2009	ARTISTRY AND MAGIC	FESTIVAL PACKAGE	-\$1,610.00
25140	19/02/2009	EDITH COWAN UNIVERSITY	TRAINING - DIPLOMA IN PLANNING J ANDERSON SEMESTER 1	-\$3,089.60
25141	19/02/2009	MIDDLEWICK JEWELLER	ADDITION TO MAYORAL CHAINS	-\$350.00
25142	19/02/2009	MITEY	SUPPLY OF STAGING	-\$4,235.00
25143	19/02/2009	SENSIS PTY LTD	YELLOW PAGES INSTALMENT 6 OF 8	-\$31.25
25144	19/02/2009	ROYAL LIFE SAVING SOCIETY AUSTRALIA	RLSSWA - KEEP WATCH PRODUCT BOXES	-\$100.00
25145	19/02/2009	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-\$21,863.44
25146	19/02/2009	WATER CORPORATION	WATER CONSUMPTION	-\$75.40
25147	19/02/2009	WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-\$1,172.72
25148	19/02/2009	YMCA YOUTH HEADQUATERS	COUNCIL CONTRIBUTION TO SUMMER SK8 COMPETITION SERIES AS PER MOU WITH YMCA HQ	-\$770.00
25149	19/02/2009	BARRY SLATER	MEMBERSHIP REFUND	-\$449.00
25150	19/02/2009	CAROL SUTTON	MEMBERSHIP REFUND	-\$39.50
25151	19/02/2009	MR IAN WEST	REFUND FOR LOST LIBRARY ITEM WHICH HAS NOW BEEN RETURNED	-\$117.00
25152	19/02/2009	NORDIC HOMES PTY LTD	OVERPAYMENT ON BUILDING LICENCE 290143	-\$55.68
25153	19/02/2009	MR PAUL BRATBY	REFUND OF LICENCE EXT FEE - NOT REQUIRED	-\$120.00
25154	19/02/2009	JOHN BOCCAMAZZO	CROSSOVER SUBSIDY FOR 8 TRIO CRESENT ALBANY	-\$196.83
25155	19/02/2009	BOB MASON	REFUND FOR UNUSED PORTION OF BOAT PEN FEES 08/09	-\$208.29
25156	24/02/2009	HENRY JONES	PAYMENT FOR ABORIGINAL EDUCATION SCHOLARSHIP 2009-2010	-\$500.00
25157	24/02/2009	TEGAN MICHAEL	PAYMENT FOR ABORIGINAL EDUCATION SCHOLARSHIP 2009-2010	-\$500.00
25158	24/02/2009	KELLY COX	PAYMENT FOR ABORIGINAL EDUCATION SCHOLARSHIP 2009-2010	-\$500.00
25159	26/02/2009	LAKESIDE NORTH PTY LTD	RETURN OF DEFECTS BOND FOR LAKESIDE STAGE 1 WAPC 122583	-\$39,296.95
25160	26/02/2009	ACTIV BUSINESS SERVICES	PREPARE DOCUMENTS READY FOR MAILING	-\$70.00
25161	26/02/2009	ALBANY AVIATION PTY LTD	Rates refund for A205787 35615 ALBANY HIGHWAY DROME	-\$533.00
25162	26/02/2009	ALBANY CITY WIND ENSEMBLE	COMMUNITY SERVICES GRANT	-\$1,500.00
25163	26/02/2009	ALLPACK SIGNS PTY LTD	WINDING ROAD SIGN	-\$396.00

25164	26/02/2009 DEPARTMENT FOR PLANNING & INFRASTRUCTURE	1 X AMAZING ALBANY NUMBER PLATE SET	-\$135.00
25165	26/02/2009 DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	-\$1,050.40
25166	26/02/2009 CHRISTIAAN DOLISLAGER	WORKSHOP ON BUSKING AND REALTED MATTER	-\$105.00
25167	26/02/2009 EDITORIAL AND PUBLISHING CONSULTANTS PTY LTD	SUNSCRIPTION TO WASTE DISPOSAL AND WATER MANAGEMENT MAGAZINE FOR THREE YEARS	-\$163.35
25168	26/02/2009 HEALS RURAL SERVICES	Fertilise and lime on oval	-\$264.00
25169	26/02/2009 KMART ALBANY	ELECTRIC KETTLES FOR ALAC	-\$43.95
25171	26/02/2009 TEXTILE TRADERS	Assorted Canvases	-\$52.47
25172	26/02/2009 YOUTH FOCUS	HAWAIIAN RIDE FOR YOUTH 2009 MAYOR LAUNCHING THE RIDE & WILL MAKE DONATION	-\$100.00
25173	26/02/2009 JOANNA GORDON	SWIM LESSON REFUND	-\$66.00
25174	26/02/2009 RICHARD BRYAN	SWIM LESSON REFUND	-\$97.00
			-\$403,474.23

List of Accounts Due & Submitted to Committee

<u>EFT</u>	<u>Date</u>	<u>Name</u>	<u>Description</u>	<u>Amount</u>
EFT50195	03/02/2009	HR SETTLEMENTS	DEPOSIT FOR PURCHASE OF LAND - PT 52 MEULLER STREET	-\$1,000.00
EFT50196	04/02/2009	WA LOCAL GOVT SUPERANNUATION	Superannuation contributions	-\$240,325.93
EFT50197	05/02/2009	ABA SECURITY	SECURITY SERVICES	-\$327.25
EFT50198	05/02/2009	AD CONTRACTORS	SCREENED TOP SOIL FOR CALISTERMAN PARK	-\$96.80
EFT50199	05/02/2009	ADVERTISER PRINT	Business cards for Jonathan Bridger and Melissa Organ.	-\$55.00
EFT50200	05/02/2009	AGCRETE ALBANY	MANUFACTURE LID	-\$5,720.00
EFT50201	05/02/2009	AGEST	Superannuation contributions	-\$1,051.55
EFT50202	05/02/2009	EDENBORN PTY LTD	Contract Mowing for the month of November 2008	-\$12,184.50
EFT50203	05/02/2009	ALBANY INDUSTRIAL SERVICES PTY LTD	Hire Of Pipe Layer on 14 January 2009	-\$150.00
EFT50204	05/02/2009	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-\$308.77
EFT50205	05/02/2009	ALBANY STATIONERS	STATIONERY SUPPLIES	-\$168.35
EFT50206	05/02/2009	ALBANY HISTORICAL SOCIETY	MANNING & CLEANING OF BRIG AMITY & PROMOTION PRODUCTS	-\$850.00
EFT50207	05/02/2009	HOME TIMBER & HARDWARE	PLUNGER AND DRAIN CLEANER	-\$14.09
EFT50208	05/02/2009	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-\$196.50
EFT50209	05/02/2009	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-\$3,269.75
EFT50210	05/02/2009	AUSTSWIM LTD	KERRY QUINLAN REGISTRATION	-\$115.50
EFT50211	05/02/2009	MA & ES & GA BAIL	Cubic metres Compaction Sand Supplied & Delivered	-\$8,421.60
EFT50212	05/02/2009	BAKER MT & SE	Rates refund for assessment A147616 41 JOHN STREET MT CLARENCE WA 6330	-\$124.96
EFT50213	05/02/2009	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-\$439.01
EFT50214	05/02/2009	BARCINO	CATERING	-\$325.00
EFT50215	05/02/2009	BATTERY WORLD	BATTERIES 6V LANTERN	-\$54.00
EFT50216	05/02/2009	ADVANCED TRAFFIC MANAGEMENT	Hire of Traffic Control 22/12/08 - 12/01/09	-\$19,698.05
EFT50217	05/02/2009	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-\$2,191.72
EFT50218	05/02/2009	ALBANY BOBCAT SERVICES	Hire of Bobcat & Truck on 5 January 2009	-\$4,880.00
EFT50219	05/02/2009	BUILDING & CONSTRUCTION IND TRAINING FUND	BCITF LEVEY COLLECTED FOR MONTH OF JANUARY 2009	-\$11,758.03
EFT50220	05/02/2009	BUILDERS REGISTRATION BOARD	BRB LEVY - COLLECTED FOR MONTH OF JANUARY 2009	-\$2,345.00
EFT50221	05/02/2009	BUNNINGS BUILDING SUPPLIES PTY LTD	140m coil poly rope 12mm	-\$227.70
EFT50222	05/02/2009	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	-\$394.32
EFT50223	05/02/2009	CADBURY SCHWEPPE PTY LTD	CHOCOLATES AND SOFT DRINK FOR ALAC CAFE	-\$672.08
EFT50224	05/02/2009	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-\$461.62

EFT50225	05/02/2009	CAT STERILISATION SOCIETY INC.	COMMUNITY FINANCIAL ASSISTANCE	-\$5,500.00
EFT50226	05/02/2009	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-\$2,139.25
EFT50227	05/02/2009	COFFEY PROJECTS (AUSTRALIA) PTY LTD	CULL ROAD	-\$11,000.00
EFT50228	05/02/2009	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-\$289.87
EFT50229	05/02/2009	COFFEY ENVIRONMENTS PTY LTD	FLORA & FAUNA ASSESSMENT LOT 55 FRANCIS STREET LOWER KING	-\$1,996.50
EFT50230	05/02/2009	COMMTECH WIRELESS	PAGING SYSTEM RENTAL AGREEMENT 14/01/08 - 14/01/11	-\$313.50
EFT50231	05/02/2009	COURIER AUSTRALIA	FREIGHT FEES	-\$253.83
EFT50232	05/02/2009	COVENTRYS	VEHICLE PARTS	-\$184.51
EFT50233	05/02/2009	CROWNE PLAZA PERTH	ACCOMMODATION FOR MAYOR MILTON EVANS 18TH - 20TH JANUARY 2009	-\$567.00
EFT50234	05/02/2009	CEMEX AUSTRALIA PTY LTD	2.6 CUBIC METRES OF CONCRETE	-\$561.22
EFT50235	05/02/2009	DATATRAX PTY.LTD	QUARTERLY PAYMENT FOR SLIDE SHOW & FULL MOTION VIDEO ADVERTISEMENTS IN ALBANY REGION	-\$495.00
EFT50236	05/02/2009	35 DEGREES SOUTH	FEATURE & CONTOUR SURVEY AT THE JUNCTION OF PARK ST. & KNIGHT ST. ALBANY	-\$561.00
EFT50237	05/02/2009	DOG ROCK MOTEL	Accommodation for Mr James Sleight- for Australia Day Family Fun Day	-\$250.20
EFT50238	05/02/2009	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-\$185.90
EFT50239	05/02/2009	DOUBLE G PHOTOGRAPHY	BUSINESS PORTRAIT	-\$35.00
EFT50240	05/02/2009	EATCHA HEART OUT CAFE	CATERING	-\$1,184.70
EFT50241	05/02/2009	ELECTROBOARD PTY LTD	VIDEO CONFERENCE 14TH OCT 08 RUSSELL BARNETT	-\$275.00
EFT50242	05/02/2009	ELLEKER GENERAL STORE	GROCERIES	-\$559.51
EFT50243	05/02/2009	ELLEKER PROGRESS & SPORTING ASSOCIATION	COMMUNITY FINANCIAL ASSISTANCE GRANT	-\$8,134.00
EFT50244	05/02/2009	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS/MAINTENANCE	-\$7,796.40
EFT50245	05/02/2009	EMU POINT SPORTING CLUB INC	TENNIS RESURFACING GRANT SECOND HALF	-\$5,500.00
EFT50246	05/02/2009	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-\$228.36
EFT50247	05/02/2009	GEOFABRICS AUSTRALASIA PTY LTD	SQUARE METRES ELCOSEAL X1000-Standard (in 35m rolls)	-\$5,250.84
EFT50248	05/02/2009	BILL GIBBS EXCAVATIONS	Hire of Excavator on 8 January - 10 January 2009	-\$2,970.00
EFT50249	05/02/2009	GLOWARE	NEON CANDLE & GLOW BRACELETS FOR CHRISTMAS PAGEANT 2008	-\$830.00
EFT50250	05/02/2009	GRANDE FOOD SERVICE	ASSORTED CAKES	-\$104.95
EFT50251	05/02/2009	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-\$9,895.39
EFT50252	05/02/2009	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	Screened lime sand and dry hire of waste compactor for month of December 08	-\$9,822.63
EFT50253	05/02/2009	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-\$64.90
EFT50254	05/02/2009	GT BEARING AND ENGINEERING SUPPLIES	SAFETY SUPPLIES	-\$94.50
EFT50255	05/02/2009	HOWARD AND HEAVER ARCHITECTS	Design & supply of 29 -LED lights for Interpretation objects on Brig Amity.	-\$7,205.00
EFT50256	05/02/2009	HUDSON SEWAGE SERVICES	QUARTERLY MAINTENANCE SEWERAGE AT AIRPORT TERMINAL	-\$131.50

EFT50257	05/02/2009	IAN HUMPHREY	REFUND OF CARPARKING ON WORK TRIP TO PERTH	-\$28.20
EFT50258	05/02/2009	JUST SEW EMBROIDERY	ALAC CAPS AND LOGOS	-\$347.05
EFT50259	05/02/2009	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-\$10,323.40
EFT50260	05/02/2009	KW PHILLIPS	SOFT DRINKS FOR ALAC	-\$159.00
EFT50261	05/02/2009	LAWRENCE & HANSON	WHITE DYMARK SPRAY AND MARKING PAINT	-\$177.94
EFT50262	05/02/2009	LEADING EDGE HIFI-ALBANY	UHF TWIN PACK	-\$199.00
EFT50263	05/02/2009	LOADTEK AUST	CHANGE PUMP DRIVE SEAL TO BELL FIRE-FIGHTER UNIT	-\$1,010.91
EFT50264	05/02/2009	LOFTUS IT	SERVICE SUBSCRIPTION 08/03/09 - 07/03/10	-\$772.20
EFT50265	05/02/2009	LOMAX MEDIA	PRODUCTION OF TV COMMERCIAL TO PROMOTE AUSTRALIA DAY CELEBRATIONS	-\$852.50
EFT50266	05/02/2009	LOWER KING LIQUOR & GENERAL STORE	Selection red & white wines	-\$358.24
EFT50267	05/02/2009	ALBANY PARTY HIRE	HIRE OF 50 CHAIRS	-\$180.00
EFT50268	05/02/2009	MATT GOODWIN PLUMBING & GAS	PLUMBING REPAIRS	-\$820.50
EFT50269	05/02/2009	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-\$60.13
EFT50270	05/02/2009	MIDWEST SOLUTIONS PTY LTD	AVATION SECURITY IDENTIFICATION CARDS ROBERT CHARLES WOLFENDEN	-\$180.00
EFT50271	05/02/2009	MINTER ELLISON LAWYERS	LEGAL COSTS	-\$2,848.23
EFT50272	05/02/2009	JOHN MOIR	RUBBISH REMOVAL FROM CAPE RICHE	-\$1,680.00
EFT50273	05/02/2009	MOTEL LE GRANDE	CATERING FOR ITC LUNCH 13/11/2008	-\$273.00
EFT50274	05/02/2009	MOUNT BARKER COMMUNICATIONS	RESTORE TV OUTAGE	-\$819.50
EFT50275	05/02/2009	HELEN LORRAINE MOYLE	Rates refund for assessment A105416 13 CLIFF STREET ALBANY WA 6330	-\$111.50
EFT50276	05/02/2009	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	-\$160.00
EFT50277	05/02/2009	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	-\$1,171.62
EFT50278	05/02/2009	OPUS INTERNATIONAL CONSULTANTS LTD	BLACKSPOT - FRENCHMAN BAY RD - ROBINSON RD ROAD PROVIDE DESIGN DRAWINGS, QUANTITIES & CONSTRUCTION ESTIMATES	-\$11,518.98
EFT50279	05/02/2009	PAINT 'N' QUIP	PAINT & SUPPLIES	-\$2,507.68
EFT50280	05/02/2009	RAECO INTERNATIONAL PTY LTD	Duraseal gloss delayed bond 450mm x 22.5m acid free	-\$645.86
EFT50281	05/02/2009	REECE PTY LTD	PLUMBING REPAIRS	-\$17.41
EFT50282	05/02/2009	WP REID	Works at Peace Park	-\$6,160.00
EFT50283	05/02/2009	REST SUPERANNUATION	Superannuation contributions	-\$6,790.40
EFT50284	05/02/2009	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	-\$9,521.17
EFT50285	05/02/2009	ROYALE PATISSERIE	BREADS FOR ALAC CAFE	-\$77.25
EFT50286	05/02/2009	SKILL HIRE	CASUAL STAFF	-\$13,278.87
EFT50287	05/02/2009	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-\$554.40
EFT50288	05/02/2009	SOUTHERN TOOL & FASTENER CO	Karcher KM70/20C Push Sweeper	-\$1,257.32

EFT50289	05/02/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-\$2,024.10
EFT50290	05/02/2009	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-\$2,789.05
EFT50291	05/02/2009	SOUTHERN WATER CARTS	Hire of Water Truck	-\$6,380.00
EFT50292	05/02/2009	SAI GLOBAL LTD	INTERNET DOWNLOAD	-\$60.05
EFT50293	05/02/2009	STIRLING CONFECTIONERY PLUS	ASSORTED CONFECTIONERY	-\$208.34
EFT50294	05/02/2009	STRIVE DESIGNS	1200 X 800 SCRIM BANNERS	-\$264.00
EFT50295	05/02/2009	SUNNY SIGN COMPANY	VARIOUS SAFETY SIGNS	-\$1,706.23
EFT50296	05/02/2009	SYNERGY	ELECTRICITY SUPPLIES	-\$52,170.85
EFT50297	05/02/2009	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-\$1,582.74
EFT50298	05/02/2009	TELSTRA LICENSED SHOP ALBANY	TELSTRA PREPAID	-\$60.00
EFT50299	05/02/2009	TENTS WEST	MOBILE STAGE AND MARQUEE FOR NEW YEARS EVE	-\$3,100.00
EFT50300	05/02/2009	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-\$284.00
EFT50301	05/02/2009	THERESA TOPALLOUDIS	Rates refund for A31463 78 ALLWOOD PARADE BAYONET HEAD WA 6330	-\$125.13
EFT50303	05/02/2009	TRADELINK PLUMBING SUPPLIES	LENGTHS OF 225mm STORM WATER PIPE	-\$544.50
EFT50304	05/02/2009	THE TROPHY SHOP	NAME PLATES FOR PAUL RICHARDS AND KEVIN KETTERER	-\$85.00
EFT50305	05/02/2009	URBANIZMA	YORK STREET MASTER PLAN/REVIEW OF CENTRAL ALBANY URBAN DESIGN POLICY	-\$1,924.67
EFT50306	05/02/2009	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	-\$1,865.60
EFT50307	05/02/2009	VALENTINO'S FLORISTS	Flowers	-\$58.00
EFT50308	05/02/2009	WATERCRAFT MARINE	BUILDING MAINTENANCE	-\$198.00
EFT50309	05/02/2009	WESTSCHEME	Superannuation contributions	-\$7,930.60
EFT50310	05/02/2009	WESTERN WORK WEAR	UNIFORMS	-\$88.00
EFT50311	05/02/2009	WILKINSON BP/LR	Rates refund for A156594 11 KEYSER ROAD SEPPINGS WA 6330	-\$134.37
EFT50312	05/02/2009	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	-\$34.00
EFT50313	05/02/2009	YAKKA PTY LTD	UNIFORMS	-\$181.52
EFT50314	05/02/2009	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-\$16.37
EFT50342	06/02/2009	ALBANY COMMUNITY HOSPICE	Payroll deductions	-\$76.00
EFT50343	06/02/2009	AMP SUPERANNUATION LIMITED	Superannuation contributions	-\$2,412.88
EFT50344	06/02/2009	AUSTRALIAN TAXATION OFFICE	Payroll deductions	-\$123.09
EFT50345	06/02/2009	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll deductions	-\$35.80
EFT50346	06/02/2009	AUSTRALIAN PRIMARY SUPERANNUATION FUND	Superannuation contributions	-\$693.65
EFT50347	06/02/2009	AUSTRALIAN SUPER	Superannuation contributions	-\$430.77
EFT50348	06/02/2009	SKANDIA GLOBAL SUPER SOLUTION	Payroll deductions	-\$1,538.44

EFT50349	06/02/2009 AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation contributions	-\$376.35
EFT50350	06/02/2009 AXA GENERATIONS PERSONAL SUPERANNUATION PLAN	Superannuation contributions	-\$728.00
EFT50351	06/02/2009 BANKWEST	SUPER ADJUSTMENT	-\$607.27
EFT50352	06/02/2009 CBUS	Superannuation contributions	-\$819.05
EFT50353	06/02/2009 CHILD SUPPORT AGENCY	Payroll deductions	-\$218.70
EFT50354	06/02/2009 COLONIAL FIRST STATE ROLLOVER & SUPER FUND	Superannuation contributions	-\$345.60
EFT50355	06/02/2009 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	-\$1,139.24
EFT50356	06/02/2009 DONNDI SUPER FUND	Superannuation contributions	-\$367.36
EFT50357	06/02/2009 HBF OF WA	Payroll deductions	-\$2,660.75
EFT50358	06/02/2009 ING LIFE LIMITED	Superannuation contributions	-\$337.44
EFT50359	06/02/2009 ING LIFE LIMITED	Superannuation contributions	-\$947.55
EFT50360	06/02/2009 MLC NOMINEES PTY LTD	Superannuation contributions	-\$652.13
EFT50361	06/02/2009 SEAFARERS RETIREMENT FUND	Superannuation contributions	-\$441.31
EFT50362	06/02/2009 SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-\$692.65
EFT50363	06/02/2009 SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-\$1,486.21
EFT50364	06/02/2009 SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-\$1,667.41
EFT50365	06/02/2009 SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-\$409.53
EFT50366	06/02/2009 SPECTRUM SUPER	SUPER ADJUSTMENT - WAYNE STEAD - DECEMBER 2008	-\$3,469.60
EFT50367	06/02/2009 SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN	Superannuation contributions	-\$731.89
EFT50368	06/02/2009 TWU SUPER	Superannuation contributions	-\$1,046.85
EFT50369	11/02/2009 AARB GROUP	TRAINING BASIC GEOMETRIC ROAD DESIGN WORKSHOP 3-5 MARCH 2009	-\$1,870.00
EFT50370	11/02/2009 AUSTRALIA WIDE TAXATION	TAXATION & PAYROLL TRAINING	-\$385.00
EFT50371	12/02/2009 ABBOTTS LIQUID SALVAGE PTY LTD	PUMP PUBLIC TOILETS	-\$680.00
EFT50372	12/02/2009 ACTIVECALL PTY LTD	TELEPHONE CHARGES - AVC	-\$10.49
EFT50373	12/02/2009 AD CONTRACTORS PTY LTD	PLANT HIRE 19/12/08 - 21/01/09	-\$131,378.25
EFT50374	12/02/2009 ADVERTISER PRINT	REPRINT OF NEWEST PROOF OF PRINCESS ROYAL FORTRESS MAP & BROCHURE	-\$1,055.00
EFT50375	12/02/2009 ALBANY TRAVEL TOWER	Verge Pruning on Cook Road & tree removal from South Tennessee Rd	-\$10,350.00
EFT50376	12/02/2009 ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-\$337.16
EFT50377	12/02/2009 ALBANY STATIONERS	STATIONERY SUPPLIES	-\$481.65
EFT50378	12/02/2009 ALBANY COMMUNITY RADIO INC.	STUDIO HIRE AT ALBANY COMMUNITY RADIO 100.9 FM	-\$1,050.00
EFT50379	12/02/2009 ALBANY CAR STEREO	JVC CD/TUNER	-\$89.00

EFT50380	12/02/2009 HOME TIMBER & HARDWARE	ARALDITE 5MIN SYRINGE	-\$13.50
EFT50381	12/02/2009 ALBANY LANDSCAPE SUPPLIES	PINE BARK	-\$28.00
EFT50382	12/02/2009 ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-\$28.00
EFT50383	12/02/2009 ALBANY CENTRAL CABINETS	MAKE & SUPPLY CUPBOARD	-\$390.00
EFT50384	12/02/2009 ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE	-\$96.00
EFT50385	12/02/2009 HD TOWING AND RECOVERY	TOWING OF TRU BLUE TRUCK TO TRU BLUE & PANEL BEATERS	-\$572.00
EFT50386	12/02/2009 ALINTA	GAS USAGE CHARGES	-\$57.70
EFT50387	12/02/2009 ANNETTE DAVIS	PLANNING AND CO-ORDINATION OF THE 2009 CITY OF ALBANY ART PRIZE	-\$4,000.00
EFT50388	12/02/2009 ARDESS NURSERY	ASSORTED PLANTS	-\$113.35
EFT50389	12/02/2009 ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-\$1,346.75
EFT50390	12/02/2009 AUSTRALIA POST	POSTAGE/AGENCY FEES	-\$7,236.27
EFT50391	12/02/2009 AUSTRALIAN TAXATION OFFICE	Payroll deductions	-\$97,079.00
EFT50392	12/02/2009 AUSTENITIC STEEL PRODUCTS	STAINLESS STEEL PEG RACKS	-\$374.00
EFT50393	12/02/2009 ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	-\$40.00
EFT50394	12/02/2009 BARNESBY FORD	Purchase of new Ford Ranger 4WD Super Cab Utility (P3037) - Ranger's Vehicle	-\$3,688.85
EFT50395	12/02/2009 BAREFOOT CLOTHING MANUFACTURERS	SUPPLY BIG AMITY UNIFORM SET FOR ALBANY HISTORICAL SOCIETY INC.	-\$233.40
EFT50396	12/02/2009 BARCINO	CATERING FOR 13/12/2008	-\$126.00
EFT50397	12/02/2009 ADVANCED TRAFFIC MANAGEMENT	Hire of Traffic Control	-\$13,868.04
EFT50398	12/02/2009 ALBANY BITUMEN SPRAYING	Hotmix repair near sump	-\$5,720.00
EFT50399	12/02/2009 ALBANY BOBCAT SERVICES	Hire of Bobcat & Truck	-\$2,920.00
EFT50400	12/02/2009 BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	-\$119.36
EFT50401	12/02/2009 BOOKEASY AUSTRALIA PTY LTD	MONTHLY INVOICING FOR BOOKEASY PRODUCTS - JANUARY 2009	-\$10,081.41
EFT50402	12/02/2009 BOOLAH ART AND CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-\$8.65
EFT50403	12/02/2009 BORAL CONSTRUCTION MATERIALS GROUP LTD	BITUMEN SUPPLY AND SPRAY 2ND COAT SEAL	-\$387,704.06
EFT50404	12/02/2009 BUNNINGS BUILDING SUPPLIES PTY LTD	BUILDING SUPPLIES	-\$2,717.34
EFT50405	12/02/2009 CADBURY SCHWEPPE PTY LTD	CHOCOLATES AND SOFT DRINK FOR TOWN HALL KIOSK	-\$492.85
EFT50406	12/02/2009 CAPE AGENCIES	FUEL SUPPLIES WELLSTEAD B/BRIG	-\$303.79
EFT50407	12/02/2009 CHADSON ENGINEERING PTY LTD	3 x DPD1 CODE 31800300 & 5 x PH RED CODE 31800700	-\$293.04
EFT50408	12/02/2009 CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-\$366.21
EFT50409	12/02/2009 BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-\$209,528.64
EFT50410	12/02/2009 COFFEY ENVIRONMENTS PTY LTD	MIKE STIDWELL BRIDLE TRAIL AUDIT 5/1/09 - 23/1/09	-\$6,063.75
EFT50411	12/02/2009 COLES SUPERMARKETS AUSTRALIA PTY LTD	FOOD AND DRINK	-\$1,351.64

EFT50412	12/02/2009 COLLIE STREET GALLERY & FRAMERS	Framing of artworks as discussed with Annette Grant - City of Albany's Art Collection Coordinator	-\$732.20
EFT50413	12/02/2009 CONTACT METAL INDUSTRIES	50X BRACKETS	-\$71.50
EFT50414	12/02/2009 COVENTRYS	VEHICLE PARTS	-\$228.07
EFT50415	12/02/2009 DOWNER EDI WORKS PTY LTD	TONNES COLDMIX	-\$778.75
EFT50416	12/02/2009 AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-\$38.96
EFT50417	12/02/2009 CYNERGIC COMMUNICATIONS	2 RU RACKSPACE RENTAL MANAGED SERVER	-\$559.90
EFT50418	12/02/2009 DATATRAX PTY.LTD	QUARTERLY PAYMENT FOR FULL MOTION VIDEO ADVERTISEMENT ALBANY REGION	-\$275.00
EFT50419	12/02/2009 DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-\$145.20
EFT50420	12/02/2009 P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-\$2,075.04
EFT50421	12/02/2009 ALBANY ENGINEERING COMPANY	Replace cutting edge on 4 in 1 bucket	-\$988.69
EFT50422	12/02/2009 MILTON EVANS	FUEL & ACCOMODATION - REIMBURSEMENT	-\$531.10
EFT50423	12/02/2009 EYERITE SIGNS	OFFICE DOOR NAMEPLATE : STUART JAMIESON	-\$160.60
EFT50424	12/02/2009 FARM FRESH WHOLESALERS	CATERING SUPPLIES	-\$41.45
EFT50425	12/02/2009 FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-\$146.40
EFT50426	12/02/2009 TAMMY FLETT	YAC LDAG CONFERENCE REIMBURSEMENT	-\$137.00
EFT50427	12/02/2009 GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-\$1,051.14
EFT50428	12/02/2009 GREEN SKILLS INC	LABOUR HIRE FOR WEED CONTROL	-\$2,019.60
EFT50429	12/02/2009 GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	TOP SOIL	-\$844.20
EFT50430	12/02/2009 GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-\$603.02
EFT50431	12/02/2009 THE GREAT SOUTHERN FACTOR INCORPORATED	COMMUNITY FINANCIAL ASSISTANCE PROGRAM COMMUNITY SERVICE FUNDING	-\$3,239.00
EFT50432	12/02/2009 GROCOTT TRANSPORT	Hire of Semi Tipper	-\$6,360.20
EFT50433	12/02/2009 GYM CARE	SPORTS EQUIPMENT	-\$65.95
EFT50434	12/02/2009 HALLMARK EDITIONS PTY LTD	M.BRACKNELL ATTENDANCE AT 4TH AUSTRALIA ROAD ENGINEERING CONFERENCE 2009	-\$975.00
EFT50435	12/02/2009 PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-\$56.38
EFT50436	12/02/2009 HARVEY NORMAN ELECTRICAL ALBANY	19 CELESTIAL HD LCD AND MONSTER POWER LEAD FOR TOWN HALL	-\$955.00
EFT50437	12/02/2009 HART SPORT	WATER EQUIPMENT FOR ALAC	-\$196.30
EFT50438	12/02/2009 KERRY A HARFIELD & GREGORY M PEPALL	Rates refund for assessment A46785 6 PURDIE ROAD BAYONET HEAD WA 6330	-\$660.95
EFT50439	12/02/2009 HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	-\$1,599.10
EFT50440	12/02/2009 HIDEWOOD QUALITY PRINTERS	PRINTING OF 500 CARD INCLUDING ARTWORK FOR ALAC	-\$164.90
EFT50441	12/02/2009 INTERSECTIONAL LINEMARKERS PTY LTD	PK/ 20 X 200MM X 1000MM THERMO PLASTIC.	-\$1,059.67
EFT50442	12/02/2009 JUST SEW EMBROIDERY	POLS AND LOGOS TIMEOUT CAFE	-\$188.65
EFT50443	12/02/2009 KANDOO WINDSCREENS	FIT TRACTOR WINDSCREEN	-\$99.00

EFT50444	12/02/2009	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-\$2,823.99
EFT50445	12/02/2009	LA FREEGARD	STUMPGRINDING OF 35 TREE STUMPS AT VARIOUS LOCATIONS	-\$980.00
EFT50446	12/02/2009	LAWRENCE & HANSON	CANS FLURO PINK DYMARK PAINT	-\$287.87
EFT50447	12/02/2009	A-LIST ENTERTAINMENT	TOTAL INCOME FROM BOX OFFICE	-\$8,440.68
EFT50448	12/02/2009	LOADTEK AUST	ASSESS & REPAIR FAST TRACK VECHICLE WITH LOW PRESSURE PROBLEMS	-\$969.93
EFT50449	12/02/2009	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	-\$341.70
EFT50450	12/02/2009	LOWER KING LIQUOR & GENERAL STORE	ALCOHOL PURCHASES	-\$49.95
EFT50451	12/02/2009	SALLY MALONE	ADVICE ANZAC PEACE PARK PAVING SITE VISITS, MEETINGS & REPORTS & SAMPLE COLLECTIONS	-\$605.00
EFT50452	12/02/2009	MAUNSELL AUSTRALIA PTY LTD	Cube software maintenance	-\$10,127.29
EFT50453	12/02/2009	METROOF ALBANY	12MM 6M DEFORMED BAR BENT TO SPECIFICATIONS	-\$860.74
EFT50454	12/02/2009	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-\$124.29
EFT50455	12/02/2009	MJB INDUSTRIES PTY LTD	DEFLECTOR SLAB - RIGHT SIDED	-\$18,757.27
EFT50456	12/02/2009	WESTERN AUSTRALIAN RANGERS ASSOCIATION INC	EMBROIDERED CAPS FOR RANGERS	-\$80.40
EFT50457	12/02/2009	MONTGOMERY'S HILL	ASSORTED WINES	-\$292.80
EFT50458	12/02/2009	MOTEL LE GRANDE	COUNCILLOR & EXECUTIVE STAFF CHRISTMAS/NEW YEAR FUNCTION - 23 JANUARY 2009	-\$1,256.50
EFT50459	12/02/2009	NATIONWIDE OIL PTY LTD	COLLECTION CHARGE WASTE OIL AND ENVIRONMENT LEVY	-\$110.00
EFT50460	12/02/2009	PN & ER NEWMAN	900mm x 900mm cylinder	-\$154.00
EFT50461	12/02/2009	NOISE & VIBRATION MEASUREMENT SYSTEMS	PROVIDE TRAINING TO ENVIRONMENTAL HEALTH OFFICES	-\$1,515.80
EFT50462	12/02/2009	ALBANY COMMUNITY PHARMACY	SAFETY SUPPLIES - SUNSCREEN BULK	-\$791.90
EFT50463	12/02/2009	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-\$55.24
EFT50464	12/02/2009	OTEK AUSTRALIA PTY LTD	Peace Park contaminated site audit	-\$1,345.58
EFT50465	12/02/2009	PETER GRAHAM COMPANY	2 x 20lt. drums roundup	-\$410.00
EFT50466	12/02/2009	HANSON CONSTRUCTION MATERIALS PTY LTD	2,200 tonne of 10mm seal cover aggregate	-\$3,082.61
EFT50467	12/02/2009	PIPER ALDERMAN MANAGEMENT PTY LTD	LEHMAN BROTHERS PROFESSIONAL CHARGES INTERIM AKB359693.001	-\$3,010.23
EFT50468	12/02/2009	R & L BITUMEN REPAIR SERVICES	To supply and install new sump and to re seal washed out bitumen	-\$3,300.00
EFT50469	12/02/2009	RAECO INTERNATIONAL PTY LTD	Slat wall display panels and H-shape mobile slat wall gondola for new display area	-\$6,916.25
EFT50470	12/02/2009	RAYS SPORTS POWER	SPORTS EQUIPMENT	-\$12.00
EFT50471	12/02/2009	REDMOND VOLUNTEER FIRE BRIGADE	ESL ALLOCATION	-\$3,000.00
EFT50472	12/02/2009	ROSMECH SALES AND SERVICE PTY LTD	SOLENOIDS	-\$344.85
EFT50473	12/02/2009	SEATADVISOR AUSTRALIA	JANUARY TICKET SALES	-\$738.05
EFT50474	12/02/2009	SHERIDANS FOR BADGES	Albany Public Library name badge with clear resin top and magnetic fitting	-\$37.08
EFT50475	12/02/2009	SKILL HIRE	CASUAL STAFF	-\$18,054.99

EFT50476	12/02/2009 SOUTHERN ELECTRICS	PURCHASE OF 1 NEW PUMP FOR CAPE RICHE CARAVAN PARK	-\$1,241.23
EFT50477	12/02/2009 SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-\$1,482.97
EFT50478	12/02/2009 SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-\$9,159.32
EFT50479	12/02/2009 SOUTHERN WATER CARTS	Hire of Water Truck	-\$2,090.00
EFT50480	12/02/2009 SOUNDPACK SOLUTIONS	CD-009 double CD mailer case	-\$121.00
EFT50481	12/02/2009 SPEEDO AUSTRALIA PTY LTD	SPORT STORE PURCHASES	-\$3,938.00
EFT50482	12/02/2009 SPORTSWORLD OF WA	SPORT STORE PURCHASES	-\$2,156.88
EFT50483	12/02/2009 STAR SALES AND SERVICE	Back pack Spray unit	-\$350.00
EFT50484	12/02/2009 STATEWIDE BEARINGS	4 SETS OF BEARINGS	-\$80.30
EFT50485	12/02/2009 STIRLING FREIGHT EXPRESS	FREIGHT CHARGES	-\$353.83
EFT50486	12/02/2009 STIRLING CONFECTIONERY PLUS	ASSORTED CONFECTIONERY	-\$108.54
EFT50487	12/02/2009 ST JOHN AMBULANCE AUSTRALIA	GRANT FOR VOLUNTEER AMBULANCE + FIRST AID KIT	-\$4,254.80
EFT50488	12/02/2009 SUNNY SIGN COMPANY	700mm CONES c/w 3M Reflective Sleeve	-\$2,145.00
EFT50489	12/02/2009 ALBANY LOCK SERVICE	Abus Padlock Cylinders for bbqs at Cosy Corner, Frenchmans Bay and Lower King	-\$1,026.73
EFT50490	12/02/2009 ALBANY IGA	GROCERIES FOR DAY CARE	-\$39.88
EFT50491	12/02/2009 T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-\$1,017.72
EFT50492	12/02/2009 TELSTRA LICENSED SHOP ALBANY	TELSTRA PREPAID TOP UP	-\$100.00
EFT50493	12/02/2009 THRIFTY CAR RENTAL	Car Hire for Annette Davis from Perth Domestic Airport for 1 day.	-\$55.65
EFT50494	12/02/2009 TOLL PRIORITY	FREIGHT FOR VISITORS CENTRE	-\$801.19
EFT50495	12/02/2009 TRUCKLINE	VEHICLE PARTS	-\$109.60
EFT50496	12/02/2009 ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-\$495.00
EFT50497	12/02/2009 VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	-\$9,775.37
EFT50498	12/02/2009 THE VINTAGE SPORTS CAR CLUB OF WA (INC.)	REMUNERATION OF THE EVENT CO-ORDINATOR FOR THE ALBANY CLASSIS MOTOR EVENT 2009 FOR FEB 2009	-\$3,300.00
EFT50499	12/02/2009 PRE 31 SECTION THE VINTAGE MOTORCYCLE CLUB OF WA	SPONSORSHIP OF NATIONAL VETERANS MOTORCYCLE RALLY	-\$1,000.00
EFT50500	12/02/2009 WACKER NEUSON PTY LTD	PLANT PARTS	-\$484.60
EFT50501	12/02/2009 WESTERBERG PANEL BEATERS	VEHICLE TOW - 78 WYLIE CRESCENT. WEEKEND JOB	-\$165.00
EFT50502	12/02/2009 WESTRAC EQUIPMENT PTY LTD	Purchase of new Caterpillar 246C HF Skid Steer Loader with profile attachment	-\$116,105.50
EFT50503	12/02/2009 LANDMARK LIMITED	Post Driver Purchase	-\$110.11
EFT50504	12/02/2009 WESTSIDE FIRE SERVICES	ANNUAL FEES FOR TESTING AND INSPECTION OF FIRE EQUIPMENT	-\$1,754.50
EFT50505	12/02/2009 WESTERN WORK WEAR	supply and freight for disabled toilet sign for aware centre + adhesive non slip tape	-\$213.27
EFT50506	12/02/2009 AMANDA LORAIN WESTCOTT	PLANNING MEETINGS & COURSE DELIVERY FOR GODDESS PROGRAM	-\$350.00

EFT50507	12/02/2009 WILSON MACHINERY	VEHICLE PARTS	-\$1,317.64
EFT50508	12/02/2009 DIANNE WOLFER	THIRD INSTALLMENT FOR DINOSAURS SUMMER WRITING	-\$480.00
EFT50509	12/02/2009 WREN OIL	WASTE DISPOSAL	-\$121.00
EFT50510	12/02/2009 YAKKA PTY LTD	UNIFORMS	-\$140.47
EFT50511	12/02/2009 ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-\$77.50
EFT50512	13/02/2009 WA LOCAL GOVT SUPERANNUATION	Superannuation contributions	-\$43,558.32
EFT50513	19/02/2009 A1 ROADLINES PTY LTD	6/PACK OF 6" WIND DEFLECTORS.	-\$134.00
EFT50514	19/02/2009 A1 SANDBLASTING	SANDBLASTING	-\$616.00
EFT50515	19/02/2009 ABA SECURITY	SECURITY SERVICES	-\$87.25
EFT50516	19/02/2009 ABBOTTS LIQUID SALVAGE PTY LTD	PUMP PUBLIC TOILETS	-\$2,217.50
EFT50517	19/02/2009 AD CONTRACTORS PTY LTD	Hire of plant equipment	-\$34,629.50
EFT50518	19/02/2009 ADVANCED PERSONNEL MANAGEMENT	ASSESSMENT - FUNCTIONAL CAPACITY (P. COOPER)	-\$594.00
EFT50519	19/02/2009 AIRPORT ASSIST	CONDUCT ANNUAL TECHNICAL INSPECTION AND OBSTACLE SURVEY INSPECTION AND COMPILE REPORT	-\$5,280.00
EFT50520	19/02/2009 ALBANY INDUSTRIAL SERVICES PTY LTD	Hire of Loader	-\$5,485.70
EFT50521	19/02/2009 ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	-\$97.21
EFT50522	19/02/2009 ALBANY STATIONERS	STATIONERY SUPPLIES	-\$185.05
EFT50523	19/02/2009 ALBANY REFRIGERATION	QUARTERLY MAINTENANCE AIR CONDITIONING JANUARY 2009	-\$1,559.25
EFT50524	19/02/2009 HOME TIMBER & HARDWARE	MAINTENANCE AND REPAIRS	-\$29.85
EFT50525	19/02/2009 ALBANY CITY CLEANERS	WINDOW CLEANING	-\$1,045.00
EFT50526	19/02/2009 ALBANY FILTERCLEAN	FILTERS CHANGED AND CLEANED	-\$28.00
EFT50527	19/02/2009 ALLROAD MOTOR BODY BUILDERS	VEHICLE MAINTENANCE/REPAIRS	-\$1,255.41
EFT50528	19/02/2009 ALL EVENTS PROSOUND HIRE	WEDNESDAY 11/2/2009 BOX OFFICE ATTENDANT	-\$260.00
EFT50529	19/02/2009 ALLEASING PTY LTD	PHOTOCOPIER CHARGES	-\$1,872.32
EFT50530	19/02/2009 ALLCOMMERCIAL FINANCE AUSTRALIA PTY LTD	MONTHLY LEASE PAYMENT FOR COMMERCIAL VAC & AQUA POOL CLEANER	-\$471.31
EFT50531	19/02/2009 ARDESS NURSERY	NATIVE SEEDLINGS WRAPPED IN GOLD PAPER WITH GREEN RIBBON FOR PRESENTATIONS	-\$24.00
EFT50532	19/02/2009 ARTHUR JOHNSTON SNOWBALL	VALUATION REPORT	-\$770.00
EFT50533	19/02/2009 ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-\$1,449.83
EFT50534	19/02/2009 ADVANCED TRAFFIC MANAGEMENT	Traffic Control	-\$1,478.90
EFT50535	19/02/2009 BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-\$420.00
EFT50536	19/02/2009 J BLACKWOOD AND SON LIMITED	SAFETY SUPPLIES	-\$1,704.30
EFT50537	19/02/2009 ALBANY BOBCAT SERVICES	Hire of Bobcat & Truck	-\$3,560.00
EFT50538	19/02/2009 BOOLAH ART AND CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-\$79.20

EFT50540	19/02/2009 BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-\$101.23
EFT50541	19/02/2009 C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	-\$19.91
EFT50542	19/02/2009 J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	-\$740.80
EFT50543	19/02/2009 CJD EQUIPMENT PTY LTD	roller wheels	-\$392.66
EFT50544	19/02/2009 BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-\$2,617.37
EFT50545	19/02/2009 COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-\$241.74
EFT50546	19/02/2009 COFFEY ENVIRONMENTS PTY LTD	Revision of the Environmental Management Plan for Anzac Peace Park Site and submission to the EPA	-\$1,119.33
EFT50547	19/02/2009 COLES SUPERMARKETS AUSTRALIA PTY LTD	CATERING GOODS	-\$60.65
EFT50548	19/02/2009 COURIER AUSTRALIA	FREIGHT FEES	-\$134.14
EFT50549	19/02/2009 COVENTRYS	VEHICLE PARTS	-\$50.28
EFT50550	19/02/2009 CREATIVE ALBANY INC	GROSS TICKET INCOME - THE HOUNDS PLAY JAZZ	-\$3,183.50
EFT50551	19/02/2009 CREATIVE DESIGN MODELS	PRODUCTION OF 3 LIFE SIZE FIGURES FOR BRIG AMITY	-\$7,040.00
EFT50552	19/02/2009 CROWNE PLAZA PERTH	OVERNIGHT ACCOMMODATION FOR JON BERRY - 4TH FEBRUARY - 5TH FEBRUARY	-\$883.50
EFT50553	19/02/2009 CEMEX AUSTRALIA PTY LTD	One cubic metre of concrete for footing	-\$346.06
EFT50554	19/02/2009 AL CURNOW HYDRAULICS	Repair Cherry Picker as required	-\$1,852.02
EFT50555	19/02/2009 RICHARD VAUGHAN TAYLOR DAVY	Rates refund for assessment A325 745 CAPE RICHE ROAD METTLER WA 6328	-\$393.29
EFT50556	19/02/2009 LANDGATE	TITLE SEARCHES	-\$1,091.14
EFT50557	19/02/2009 HOUSING AUTHORITY	Rates refund for assessment A205818 25 CORDOBA WAY ORANA WA 6330	-\$983.28
EFT50558	19/02/2009 ALAN DODGE	REIMBURSEMENT OF EXPENSES AND HONORARIUM FOR CURATOR'S CHOICE: THE CoA ART COLLECTION	-\$902.55
EFT50559	19/02/2009 DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-\$135.52
EFT50560	19/02/2009 EATCHA HEART OUT CAFE	Morning tea and lunch for 20 people - SCMG meeting	-\$1,769.90
EFT50561	19/02/2009 P & W ELOY ELECTRICAL SERVICES	ELECTRICAL MAINTENANCE	-\$10,587.29
EFT50562	19/02/2009 ALBANY ENGINEERING COMPANY	Replace pins and bushes in JCB backhoe	-\$6,309.51
EFT50563	19/02/2009 FARM FRESH WHOLESALERS	CATERING SUPPLIES	-\$196.81
EFT50564	19/02/2009 FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-\$412.50
EFT50565	19/02/2009 FFF PRODUCTION SERVICES	CITY OF ALBANY AUSTRALIA DAY FAMILY FUN DAY	-\$2,820.00
EFT50566	19/02/2009 FORTE AIRPORT MANAGEMENT	PROVIDE PRELIMINARY ADVICE ON PROPOSED AIRPORT INFRASTRUCTURE WORKS	-\$7,172.00
EFT50567	19/02/2009 BILL GIBBS EXCAVATIONS	Hire of Excavator	-\$16,677.80
EFT50568	19/02/2009 GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	-\$559.80
EFT50569	19/02/2009 GRANDE FOOD SERVICE	CATERING SUPPLIES	-\$234.45
EFT50570	19/02/2009 SOUTHERN BRAKE & SERVICES	Repair hydraulic oil leak on Skidsteer drive motor.	-\$1,190.20
EFT50571	19/02/2009 GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-\$10,787.55

EFT50572	19/02/2009 GREAT SOUTHERN PACKAGING SUPPLIES	1 X 5LTR LIQUID NEOZYME	-\$313.29
EFT50573	19/02/2009 GROVE RESEARCH AND ADVISORY PTY LTD	GROVE PORTFOLIO ONLINE FEES DECEMBER 2008	-\$238.55
EFT50574	19/02/2009 GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	-\$236.00
EFT50575	19/02/2009 PROTECTOR FIRE SERVICES PTY LTD	Numerous Fire Extinguishers, Fire Blanket and Signage	-\$1,301.03
EFT50576	19/02/2009 HELIWEST GROUP	LAKE SEPPINGS CHARTER 18/12/2008 1.2 HOURS	-\$2,442.00
EFT50577	19/02/2009 HOWARD MACHINERY	20LT JOHN DEERE HIGH GUARD, FILTER, CAP SCREW AND FREIGHT	-\$295.72
EFT50578	19/02/2009 IBM AUSTRALIA LTD	IBM EXPRESS MANAGED SERVICES FOR 07/11/08 - 06/12/08	-\$5,228.32
EFT50579	19/02/2009 JASON SIGNMAKERS	FESA DIAMOND GRADE BAR STRIPING, FLUORESCENT YELLOW-GREEN AND RED, LEFT SIDE, 150mm x 9m	-\$1,112.07
EFT50580	19/02/2009 MONICA MARIA JOLLY	Rates refund for assessment A100880 56 VANCOUVER STREET ALBANY WA 6330	-\$90.40
EFT50581	19/02/2009 JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERIES	-\$834.90
EFT50582	19/02/2009 KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-\$1,775.33
EFT50583	19/02/2009 LAWRENCE & HANSON	SAFETY SUPPLIES	-\$137.65
EFT50584	19/02/2009 STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	-\$4,728.90
EFT50585	19/02/2009 LINK ENERGY PTY LTD	DIESEL FUEL	-\$58,514.77
EFT50586	19/02/2009 LOADTEK AUST	REPAIRS AND SPARE PARTS TO INGERSOLL ROLLER	-\$450.73
EFT50587	19/02/2009 LOGO APPOINTMENTS	ROBERT MOORE ENGINEERING TECHNICAL OFFICER	-\$1,691.58
EFT50588	19/02/2009 LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	-\$79.60
EFT50589	19/02/2009 M2 TECHNOLOGY PTY LTD	QUARTERLY INVOICE M2 CUSTOMNET MESSAGES ON HOLD	-\$377.01
EFT50590	19/02/2009 ALBANY PARTY HIRE	HIRE OF MARQUEE, CHAIRS AND STAGE	-\$1,677.00
EFT50591	19/02/2009 MAIN ROADS	REFUND OF BLACK SPOT PROJECT FUNDING FOR SANFORD ROAD JOB 2008-0550	-\$31,324.00
EFT50592	19/02/2009 ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-\$518.97
EFT50593	19/02/2009 AR AND EL MARSHALL	DIESEL FUEL	-\$66.56
EFT50594	19/02/2009 MERLE ANNE FLORIST	SYMPATHY FLOWERS DELIVERY FOR BINNING	-\$60.00
EFT50595	19/02/2009 METROOF ALBANY	BUILDING REPAIRS	-\$194.24
EFT50596	19/02/2009 MIDWEST FIREWORKS	Fireworks for New Years Eve Celebrations	-\$22,000.00
EFT50597	19/02/2009 MINORBA GRAZING CO	Treat pine lumber to H5 specifications	-\$177.00
EFT50598	19/02/2009 MOTEL LE GRANDE	CEO AND EXECUTIVE DIRECTOR'S MEETING FRIDAY 16TH JANUARY 2009	-\$105.20
EFT50599	19/02/2009 MUNICIPAL WORKCARE SCHEME	INSURANCES	-\$10,791.00
EFT50600	19/02/2009 NEVILLES HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	-\$194.65
EFT50601	19/02/2009 OCS SERVICES PTY LTD	SPECIAL CLEANING SERVICES JANUARY 2009 ALAC	-\$5,405.40
EFT50602	19/02/2009 OKEEFE'S PAINTS	BRISTOL SUPREME ROADMARKING PAINT, / 20 LITRES/ WHITE.	-\$371.25
EFT50603	19/02/2009 OPUS INTERNATIONAL CONSULTANTS LTD	CIVIL ENGINEERING SERVICES - CULL ROAD SUBDIVISION FROM 1 JAN - 16 JAN 2009	-\$122,912.49

EFT50604	19/02/2009	OUTDOOR WORLD ALBANY	REFUND OF BUILDING LICENCE - DUPLICATED	-\$124.00
EFT50605	19/02/2009	PEERLESS JAL PTY LTD	SPA MATERIALS	-\$82.28
EFT50606	19/02/2009	PLASTICS PLUS	BUILDING MAINTENANCE	-\$29.81
EFT50607	19/02/2009	ALBANY POLICE AND CITIZENS YOUTH CLUB	SKATE CLINIC HIRE OF BBQ TRAILER 21/2/2009	-\$100.00
EFT50608	19/02/2009	RAECO INTERNATIONAL PTY LTD	SINGLEFOLD MATT	-\$101.99
EFT50610	19/02/2009	RAINBOW COAST ARCHERS INCORPORATED	COMMUNITY FINANCIAL ASSISTANCE PROGRAM 2009	-\$2,900.00
EFT50611	19/02/2009	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	-\$12,035.93
EFT50612	19/02/2009	JAMIE SCALLY	TEMPORARY TATTOO ARTIST	-\$540.00
EFT50613	19/02/2009	SERVICE FINANCE CORPORATION LIMITED	MONTHLY PAYMENT FOR COFFEE MACHINE	-\$321.76
EFT50614	19/02/2009	SHEILAH RYAN	LABOUR - GARDENING VANCOUVER ARTS CENTRE	-\$288.00
EFT50615	19/02/2009	SKILL HIRE	CASUAL STAFF	-\$6,750.44
EFT50616	19/02/2009	SKYWEST AIRLINES	SKYWEST TRAVEL TO PERTH TO ATTEND MEETINGS IN PERTH WITH CEO FOR KEVIN KETTERER	-\$17.05
EFT50617	19/02/2009	SMITHS ALUMINIUM & 4WD CENTRE	Purchase of new alloy canopy	-\$10,466.00
EFT50618	19/02/2009	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-\$158.40
EFT50619	19/02/2009	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-\$149.72
EFT50620	19/02/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-\$1,449.74
EFT50621	19/02/2009	SOUTHERN WATER CARTS	Hire of Water Truck	-\$12,265.00
EFT50622	19/02/2009	SPORTSWORLD OF WA	SPORT STORE STOCK	-\$1,697.74
EFT50623	19/02/2009	STATEWIDE BEARINGS	VEHICLE PARTS	-\$40.19
EFT50624	19/02/2009	SAI GLOBAL LTD	INTERNET DOWNLOAD	-\$85.29
EFT50625	19/02/2009	STIRLING CONFECTIONERY PLUS	CATERING GOODS	-\$936.29
EFT50626	19/02/2009	STIRLING VALUATIONS PTY LTD	VALUATION OF PORTION OF LOT 75 CULL ROAD LOCKYER	-\$550.00
EFT50627	19/02/2009	SUNNY SIGN COMPANY	WARNING SIGNS - WINDING ROAD	-\$369.60
EFT50628	19/02/2009	ALBANY LOCK SERVICE	FIRE GATE PADLOCKS	-\$324.10
EFT50629	19/02/2009	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-\$592.58
EFT50630	19/02/2009	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-\$533.00
EFT50631	19/02/2009	TOTAL PACKAGING (WA) PTY LTD	CARTONS OF DOG POO BAGS (10,000)	-\$203.50
EFT50632	19/02/2009	TRAILBLAZERS	SAFETY SUPPLIES	-\$588.60
EFT50633	19/02/2009	TRADELINK PLUMBING SUPPLIES	6M lengths 450mm BLACK MAX pipe	-\$10,598.96
EFT50634	19/02/2009	TRUCKLINE	VEHICLE PARTS	-\$146.64
EFT50635	19/02/2009	TRU-BLU GROUP PTY LTD	HIRE OF LIGHTING TOWER	-\$942.96
EFT50636	19/02/2009	ALBANY TYREPOWER	1400x24 grader tyres	-\$6,471.00

EFT50637	19/02/2009	UPTOWN MUSIC	Gig case	-\$79.00
EFT50638	19/02/2009	G.P. WALKER	Technical documents for Parks office extensions	-\$261.00
EFT50639	19/02/2009	ALBANY AND GREAT SOUTHERN WEEKENDER	ADVERTISING	-\$2,650.11
EFT50640	19/02/2009	WELLSTEAD RESOURCE AND TELECENTRE	PHOTCOPYING	-\$5.90
EFT50641	19/02/2009	WESTERBERG PANEL BEATERS	TOW STATION WAGON FROM NORWOOD ROAD	-\$77.00
EFT50642	19/02/2009	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	2009 WESTERN AUSTRALIAN LOCAL GOVERNMENT DIRECTORY ORDER FOR CITY OF ALBANY	-\$246.40
EFT50643	19/02/2009	LANDMARK LIMITED	JAYLON POLY SHEET 4M X 50M X 200UM	-\$380.18
EFT50644	19/02/2009	AMANDA LORAIN WESTCOTT	COURSE FOR DELIVERY OF GODDESS PROGRAM	-\$200.00
EFT50645	19/02/2009	ZIPFORM	RATES POSTAGE 4TH INSTALMENT NOTICES	-\$2,865.22
EFT50646	20/02/2009	AB & BA BLECHYNDEN	RETURN OF HOUSING BOND FOR BUILDING LICENCE 280236	-\$5,000.00
EFT50647	26/02/2009	ABA SECURITY	SECURITY SERVICES	-\$932.80
EFT50648	26/02/2009	ACTIV FOUNDATION INC.	CLEANING RAGS	-\$51.00
EFT50649	26/02/2009	AD CONTRACTORS PTY LTD	cubic metres Win, Crush & Stockpile gravel	-\$28,487.25
EFT50650	26/02/2009	ADVERTISER PRINT	250 business cards each for Glenda Klave, Jenny Reed, Amanda Mandzij and Kate Houderrani.	-\$55.00
EFT50651	26/02/2009	AGCRETE ALBANY	CONCRETE SUPPLIES	-\$346.00
EFT50652	26/02/2009	ALBANY ADVERTISER LTD	Advertising for Australia Day Event	-\$5,217.87
EFT50653	26/02/2009	ALBANY TOYOTA	Purchase of new Toyota Hilux 4WD Dual Cab Utility - Construction Vehicle	-\$2,149.45
EFT50654	26/02/2009	ALBANY INDUSTRIAL SERVICES PTY LTD	Hire of Loader	-\$8,292.35
EFT50655	26/02/2009	ALBANY PRINTERS	Printing of Australia Day Program	-\$1,780.00
EFT50656	26/02/2009	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	-\$977.24
EFT50657	26/02/2009	ALBANY SWEEP CLEAN	Sweep carparks, cycleways & boardwalks	-\$1,186.00
EFT50658	26/02/2009	ALBANY STATIONERS	STATIONERY SUPPLIES	-\$58.95
EFT50659	26/02/2009	ALBANY INDOOR PLANT HIRE AND SALES	INDOOR PLANT HIRE	-\$1,069.32
EFT50660	26/02/2009	ALBANY RETRAVISION	IPOD DOCKING STATION	-\$135.00
EFT50661	26/02/2009	ALBANY QUALITY KERBING	curbing museum	-\$816.75
EFT50662	26/02/2009	ALBANY REFRIGERATION	REPAIRS TO AIR CONDITIONER IT SERVER ROOM	-\$231.00
EFT50663	26/02/2009	ALBANY AUTO 1	VEHICLE REPAIRS/PARTS	-\$12.00
EFT50664	26/02/2009	ALBANY OFFICE PRODUCTS DEPOT	HP 51X (HIGH YIELD) PRINTER CARTRIDGES	-\$3,181.45
EFT50665	26/02/2009	ALBANY COMBINED CABS PTY LTD	TAXI FARE	-\$29.30
EFT50666	26/02/2009	ALEC HENRY PTY LTD	REMOVE LARGE KARRI HANGERS ON THOMSON RD	-\$1,002.50
EFT50667	26/02/2009	ALL EVENTS PROSOUND HIRE	AUDIO TECH ATTENDANCE	-\$480.00
EFT50668	26/02/2009	AMITY CRAFTS	WORK ON CURATOR'S CHOICE	-\$1,469.50

EFT50669	26/02/2009 AMITY PAINTING AND DECORATING	MAINTENANCE PAINTING OF THE TOWN HALL	-\$3,498.00
EFT50670	26/02/2009 ANGUS AND ROBERTSON BOOK WORLD	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	-\$420.11
EFT50671	26/02/2009 ARTHUR JOHNSTON SNOWBALL	VALUATION COSTS PART LOT 10 GALLE STREET ALBANY	-\$440.00
EFT50672	26/02/2009 ARTS ON TOUR NSW	CARPENTERS FROM KEMPSEY MARKETING MATERIAL	-\$106.36
EFT50673	26/02/2009 ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-\$1,346.75
EFT50674	26/02/2009 AUSTRALIAN TAXATION OFFICE	Payroll deductions	-\$94,430.72
EFT50675	26/02/2009 AUSTRAL MERCANTILE COLLECTIONS PTY LTD	RATES COLLECTION COSTS	-\$7,479.85
EFT50676	26/02/2009 BARCINO	FRUIT PLATTER	-\$29.00
EFT50677	26/02/2009 BENNETTS BATTERIES	Boxes of Super red grease cartridges.	-\$1,111.00
EFT50678	26/02/2009 ADVANCED TRAFFIC MANAGEMENT	Hire of Traffic Control	-\$15,529.13
EFT50679	26/02/2009 BERTOLA HIRE SERVICES ALBANY PTY LTD	Mini excavator hire	-\$1,881.88
EFT50680	26/02/2009 J BLACKWOOD AND SON LIMITED	SAFETY SUPPLIES	-\$385.44
EFT50681	26/02/2009 ALBANY BOBCAT SERVICES	Hire of Bobcat & Truck	-\$3,380.00
EFT50682	26/02/2009 G AND AM BOCCAMAZZO CONTRACTORS	BULLDOZER HIRE FOR FIRE AT MUTTON BIRD NORTH	-\$1,331.00
EFT50683	26/02/2009 BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	-\$100.33
EFT50684	26/02/2009 BOHAUL EXPRESS	freight ex Greenhills Nursery Victoria	-\$277.67
EFT50685	26/02/2009 BOOLAH ART AND CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-\$49.10
EFT50686	26/02/2009 BORAL CONSTRUCTION MATERIALS GROUP LTD	BITUMEN SUPPLY DELIVERY AND SPRAY PRIME SEAL	-\$14,903.23
EFT50687	26/02/2009 BUNNINGS BUILDING SUPPLIES PTY LTD	Galvanised right angles shelving brackets	-\$68.71
EFT50688	26/02/2009 CADBURY SCHWEPPE PTY LTD	CHOCOLATES AND SOFT DRINK FOR ALAC CAFE	-\$812.08
EFT50689	26/02/2009 CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	-\$1,292.00
EFT50690	26/02/2009 CAMPBELL CONTRACTORS	re-concrete footpath on intersection of Suffolk St and Burt St after undermined by storm	-\$4,188.80
EFT50691	26/02/2009 CJD EQUIPMENT PTY LTD	Cutting edge and heel plates, bolts and nuts to suit L90E Volvo loader	-\$2,804.38
EFT50692	26/02/2009 COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-\$206.54
EFT50693	26/02/2009 COFFEY ENVIRONMENTS PTY LTD	AUDIT OF MIKE STIDWELL BRIDLE TRAIL	-\$289.85
EFT50694	26/02/2009 COLES SUPERMARKETS AUSTRALIA PTY LTD	CATERING GOODS	-\$172.21
EFT50695	26/02/2009 CJ GILBERT AND ASSOCIATES	BORE SAMPLING & ANALYSES AT HANRAHAN RD	-\$3,615.48
EFT50696	26/02/2009 CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	-\$304.33
EFT50697	26/02/2009 COUNTRY ARTS WA	ANNUAL MEMBERSHIP FEES	-\$88.00
EFT50698	26/02/2009 COUNTRYWIDE SIGNS	ALUMINUM NO CAMPING SIGNS.	-\$429.00
EFT50699	26/02/2009 COVENTRYS	AIRFRESHENERS FOR VEHICLES (60)	-\$131.47
EFT50700	26/02/2009 CEMEX AUSTRALIA PTY LTD	concrete for b-b-q tables and benches	-\$306.35

EFT50701	26/02/2009 CUMMINS SOUTH PACIFIC PTY LTD	VEHICLE PARTS	-\$680.90
EFT50702	26/02/2009 LANDGATE	TITLE SEARCHES	-\$77.50
EFT50703	26/02/2009 G & M DETERGENTS & HYGIENE SERVICES ALBANY	HYGIENE CONTRACT	-\$1,575.86
EFT50704	26/02/2009 EATCHA HEART OUT CAFE	GREAT SOUTHERN CEO WORKSHOP MONDAY 16TH FEBRUARY 2009	-\$225.50
EFT50705	26/02/2009 P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-\$12,255.98
EFT50706	26/02/2009 FARM FRESH WHOLESALERS	CATERING SUPPLIES	-\$110.24
EFT50707	26/02/2009 FIRE AND EMERGENCY SERVICES AUTHORITY OF WESTERN AUSTRALIA	ESL QUARTER 3	-\$484,904.73
EFT50708	26/02/2009 FFF PRODUCTION SERVICES	CITY OF ALBANY FAMILY CONCERT NEW YEARS EVE	-\$3,200.00
EFT50709	26/02/2009 FRANNEY & THOMPSON	TIMBER SUPPLIES	-\$17.16
EFT50710	26/02/2009 BILL GIBBS EXCAVATIONS	HIRE OF TRACTOR MOUNTED MULCHER	-\$5,925.70
EFT50711	26/02/2009 GLASS SUPPLIERS	REGLAZE WINDOWS	-\$777.70
EFT50712	26/02/2009 GORDON WALMSLEY PTY LTD	Metres Semi Mountable Kerbing installed on Christine Street	-\$21,843.10
EFT50713	26/02/2009 GRACE REMOVALS GROUP	NATIONAL TRANSPORT OF ARTISTS WORKS FROM ALL STATES TO 2009 CoA ART PRIZE	-\$1,958.00
EFT50714	26/02/2009 GRANDE FOOD SERVICE	CATERING GOODS	-\$137.53
EFT50715	26/02/2009 SOUTHERN BRAKE & SERVICES	VEHICLE PARTS/SERVICE	-\$94.00
EFT50716	26/02/2009 GREAT SOUTHERN PERSONNEL	GARDENING/GROUND SERVICES	-\$157.69
EFT50717	26/02/2009 GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	Hire of Compactor	-\$15,457.58
EFT50718	26/02/2009 GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-\$477.62
EFT50719	26/02/2009 THE GREAT SOUTHERN FACTOR INCORPORATED	TOTAL INCOME FROM BOX OFFICE	-\$2,009.00
EFT50720	26/02/2009 GROCOTT TRANSPORT	Hire of Semi Tipper	-\$11,426.80
EFT50721	26/02/2009 GSM AUTO ELECTRICAL	VEHICLE PARTS/MAINTENANCE	-\$149.58
EFT50722	26/02/2009 HARVEY WORLD TRAVEL (ALBANY)	AIR FARE & ACCOMODATION FOR MAYOR MILTON EVANS TO ATTEND ULYSSES CONFERENCE IN PENRITH	-\$861.00
EFT50723	26/02/2009 HELEN LEEDER-CARLSON	SENIORS ART CLASS	-\$122.50
EFT50724	26/02/2009 AM & GJL HEWARD	Rates refund for assessment A110300 7 CARLISLE STREET MT MELVILLE WA 6330	-\$93.69
EFT50725	26/02/2009 HIMAC INDUSTRIES	3 X 5LTR FLORAGEN	-\$163.51
EFT50726	26/02/2009 HK CABINETS	ALTERATIONS TO GYM DESK	-\$242.00
EFT50727	26/02/2009 HOWARD AND HEAVER ARCHITECTS	ARCHITECTURAL SERVICES FOR ALBANY TOWN HALL DOORS	-\$864.88
EFT50728	26/02/2009 HUDSON HENNING & GOODMAN	Rates refund for assessment A204834 LOT 30 LAITHWOOD CIRCUIT MARBELUP WA 6330	-\$195.10
EFT50729	26/02/2009 ICKY FINKS WAREHOUSE SALES	Selection of Canvases	-\$280.20
EFT50730	26/02/2009 ISIS CAPITAL LIMITED	GYM EQUIPMENT MONTHLY PAYMENT	-\$3,494.82
EFT50731	26/02/2009 JACK THE CHIPPER	Wattle control 15.5 hrs Burgoyne Rd, Marine Drive, Bluff Rock, Behind school at Little Grove	-\$5,720.00

EFT50732	26/02/2009 JOHN KINNEAR AND ASSOCIATES	SURVEY OLD GAOL (NOT INCLUDING TOILET NEAR ENTRANCE) RESERVE 22375	-\$1,980.00
EFT50733	26/02/2009 KEY2DESIGN	CREATION FOR SYSTEM FOR MANAGING AND VIEWING PROJECTS	-\$7,436.00
EFT50734	26/02/2009 KLB SYSTEMS	COMPUTER PURCHASES	-\$1,364.00
EFT50735	26/02/2009 KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-\$533.56
EFT50736	26/02/2009 LAMP REPLACEMENTS AUSTRALIA PTY LTD	LAMPS	-\$161.70
EFT50737	26/02/2009 LANDFILL GAS AND POWER PTY LTD	ELECTRICITY CHARGES	-\$27,613.92
EFT50738	26/02/2009 LAWRENCE & HANSON	SAFETY SUPPLIES	-\$552.83
EFT50739	26/02/2009 LEADING EDGE HIFI-ALBANY	UNIDEN UHF TRANSCEIVERS INC SPEAKER MICS 2 WATT	-\$598.00
EFT50740	26/02/2009 LOGO APPOINTMENTS	ROBERT MOORE - ENGINEERING TECHNICAL OFFICER	-\$1,742.84
EFT50741	26/02/2009 M2 TECHNOLOGY PTY LTD	M2 ON HOLD CUSTOMNET 4VSA VOICE SERVICE AGREEMENT	-\$402.60
EFT50742	26/02/2009 M & A STEEL FABRICATION	Fabricate hot dipped galvanised steel work	-\$9,959.40
EFT50743	26/02/2009 ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-\$874.38
EFT50744	26/02/2009 Ms JULIA MARSH	CASUAL ADMINISTRATION	-\$275.00
EFT50745	26/02/2009 MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-\$42.67
EFT50746	26/02/2009 MINTER ELLISON LAWYERS	LEGAL COSTS	-\$40,669.20
EFT50747	26/02/2009 MJB INDUSTRIES PTY LTD	lengths RRJ 375MM PIPES CLASS 2	-\$10,340.00
EFT50748	26/02/2009 MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	-\$546.42
EFT50749	26/02/2009 ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	-\$160.00
EFT50750	26/02/2009 NIKANA CONTRACTING PTY LTD	REMOVAL OF RUBBISH BOAT HARBOUR SKIP BINS	-\$1,292.50
EFT50751	26/02/2009 NKP CLEANING SERVICES	CLEANING OF TOWN HALL	-\$342.00
EFT50752	26/02/2009 OCS SERVICES PTY LTD	SPECIAL CLEANING SERVICES	-\$312.40
EFT50753	26/02/2009 OPUS INTERNATIONAL CONSULTANTS LTD	BLACKSPOT - FRENCHMAN BAY ROAD - ROBINSON ROAD - PROVIDE COMPLETED ROAD DESIGN DRAWINGS, QUANTITIES AND CONSTRUCTION ESTIMATES	-\$2,328.57
EFT50754	26/02/2009 ORICA AUSTRALIA P/L	CHLORINE	-\$356.00
EFT50755	26/02/2009 PEERLESS JAL PTY LTD	SOIL REMOVER FOR ALAC	-\$188.80
EFT50756	26/02/2009 PENNANT HOUSE	REPAIR AND WASH CITY OF ALBANY FLAG	-\$44.00
EFT50757	26/02/2009 LEITH ROY PHILLIPS	EDITING OF ALBANY LOCAL PLANNING STRATEGY	-\$6,012.50
EFT50758	26/02/2009 PLASTICS PLUS	BUCKET, LID AND SCOOP	-\$139.84
EFT50759	26/02/2009 PLANT SUPPLY COMPANY	ASSORTED PLANTS	-\$258.40
EFT50760	26/02/2009 POWELL SECURITY SERVICES	SECURITY SERVICES	-\$844.00
EFT50761	26/02/2009 PROTECTOR ALSAFE INDUSTRIES PTY LTD	SAFETY SUPPLIES	-\$262.68
EFT50762	26/02/2009 KERRY QUINLAN	TRAINING - BRONZE MEDALLION 17760	-\$160.00
EFT50763	26/02/2009 RAECO INTERNATIONAL PTY LTD	PRINTED SPINE LABELS	-\$19.90

EFT50764	26/02/2009	RADIOWEST BROADCASTERS PTY LTD	Advertising - 2009 City of Albany Family Fun Day including live broadcast Australia Day	-\$5,038.00
EFT50765	26/02/2009	REDCOAL PTY LTD	WIRELESS INTERNET SERVICES	-\$110.00
EFT50766	26/02/2009	REEVES AND CO BUTCHERS PTY LTD	Onions, beef patties & sausages for City of Albany monthly BBQ put on by CCS team	-\$55.00
EFT50767	26/02/2009	REECE PTY LTD	PRESSURE PIPE AND CAP	-\$81.60
EFT50768	26/02/2009	PAUL RICHARDS	RELOCATION EXPENSES (FURNITUE REMOVAL - WOODVALE TO ALBANY)	-\$2,177.30
EFT50769	26/02/2009	ROYAL LIFE SAVING SOCIETY AUSTRALIA	RLSS BUMBAGS PLUS FREIGHT	-\$139.80
EFT50770	26/02/2009	RULES HAULAGE	FREIGHT	-\$438.24
EFT50771	26/02/2009	PREMIER HOTEL	ALCOHOL FOR TOWN HALL KIOSK	-\$375.92
EFT50772	26/02/2009	SECUREPAY PTY LTD	SECUREPAY TRANSACTION FEES	-\$59.40
EFT50773	26/02/2009	SERENITY PARK	DISPOSAL OF DOGS	-\$330.00
EFT50774	26/02/2009	G & L SHEETMETAL	FIT ANTI-SLIP TREAD UNDER AUTOMATIC SLIDING DOORS	-\$698.50
EFT50775	26/02/2009	SIGNS PLUS	Name badges for Amy Shantil Carney and Courtney Ward.	-\$106.30
EFT50776	26/02/2009	SKATEBOARD AUSTRALIA	STREETWISE PARTICIPANT REGISTRATION FEES	-\$2,200.00
EFT50777	26/02/2009	SKILL HIRE	CASUAL STAFF	-\$14,430.59
EFT50778	26/02/2009	SKYWEST AIRLINES	Penrith - AIRFARE	-\$460.85
EFT50779	26/02/2009	SMITHS ALUMINIUM & 4WD CENTRE	VEHICLE MAINTENANCE/PARTS	-\$1,490.00
EFT50780	26/02/2009	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-\$2,028.40
EFT50781	26/02/2009	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-\$169.86
EFT50782	26/02/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-\$1,488.87
EFT50783	26/02/2009	SOUTH COAST DIVING SUPPLIES	DIVE TEAM AND VESSEL TO LOCATE BUOY AND MOORING CHAINS	-\$1,188.00
EFT50784	26/02/2009	SOUTHERN WATER CARTS	Hire of Water Truck	-\$4,015.00
EFT50785	26/02/2009	STATEWIDE BEARINGS	VEHICLE PARTS	-\$310.87
EFT50786	26/02/2009	SAI GLOBAL LTD	INTERNET DOWNLOAD	-\$42.08
EFT50787	26/02/2009	STANLEE WA	CATERING GOODS - ROBAND DEEP FRYER PURCHASE FOR ALAC	-\$698.50
EFT50788	26/02/2009	STIRLING CONFECTIONERY PLUS	ASSORTED CONFECTIONERY	-\$1,544.68
EFT50789	26/02/2009	ST JOHN AMBULANCE AUSTRALIA	TRAINING BASIC GEOMETRIC ROAD DESIGN WORKSHOP 3-5 MARCH 2009	-\$405.00
EFT50790	26/02/2009	SUNNY SIGN COMPANY	CHILDREN CROSSING SIGN	-\$353.10
EFT50791	26/02/2009	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-\$176.25
EFT50792	26/02/2009	SYNERGY	ELECTRICITY SUPPLIES	-\$3,556.45
EFT50793	26/02/2009	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-\$1,088.94
EFT50794	26/02/2009	TELSTRA LICENSED SHOP ALBANY	TELSTRA PREPAID RECHARGE	-\$100.00
EFT50795	26/02/2009	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-\$171.00

EFT50796	26/02/2009 THRIFTY CAR RENTAL	Car Hire - Perth meetings - Tourism Winter Campaign	-\$55.65
EFT50797	26/02/2009 TICKETS.COM	MONTHLY SUPPORT PROVENUE	-\$100.39
EFT50798	26/02/2009 TRAILBLAZERS	UNIFORMS	-\$119.55
EFT50799	26/02/2009 TRADELINK PLUMBING SUPPLIES	supply 225mm stormwater pipes and fittings	-\$1,407.13
EFT50800	26/02/2009 ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-\$200.90
EFT50801	26/02/2009 VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	-\$18,464.90
EFT50802	26/02/2009 VICTOR WEBB	HIRE OF BOUNCING CASTLE AND PITT STOP	-\$962.50
EFT50803	26/02/2009 ALBANY AND GREAT SOUTHERN WEEKENDER	Full page colour ad for community information page in Weekender on Thursday 29 January.	-\$1,072.70
EFT50804	26/02/2009 THINKWATER ALBANY	Reticulation supplies	-\$22,519.01
EFT50805	26/02/2009 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	COST OF 2ND WAAMI VISIT ON 28/10/08	-\$4,097.50
EFT50806	26/02/2009 LANDMARK LIMITED	Star Pickets - Galvanised 2.4mt	-\$735.50
EFT50807	26/02/2009 WESTSHRED DOCUMENT DISPOSAL	DOCUMENT DISPOSAL	-\$832.70
EFT50808	26/02/2009 WESTERN WORK WEAR	BISLEY MINI TWILL SHORT SLEEVE O/F SHIRT BS1255 SIZE XL STONE FOR MARK FORD	-\$312.00
EFT50809	26/02/2009 WOOD AND GRIEVE ENGINEERS	Investigation of flood issues at cnr York St/Peels Pl	-\$5,203.00
EFT50810	26/02/2009 WREN OIL	WASTE DISPOSAL BULK LITRES WASTE OIL	-\$208.00
EFT50811	26/02/2009 YAKKA PTY LTD	UNIFORMS	-\$569.30
EFT50812	26/02/2009 ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-\$47.73
			-\$3,336,726.21

JANUARY 2009 MASTERCARDS

Date	Name	Description	Amount
14/01/2009	Skywest	Library Exchange	\$447.65
6/01/2009	Choice Magazine	Subscription Renewal	\$132.00
15/01/2009	Skywest	Training - E Williamson	\$543.35
15/01/2009	Skywest	Training - A Carney	\$229.52
20/01/2009	Skywest	Judge - Selection Art Prize	\$471.85
22/01/2009	Skywest	Training - A Carney	\$239.97
22/01/2009	Qantas	Road Conference - M Bracknell	\$731.70
9/01/2009	Mantra on Murray	Accommodation - Training - I Humphrey	\$155.00
		Sundry < \$ 100	\$549.86
CREDIT CARDS			\$3,500.90

FEBRUARY 2009 PAYROLL**\$790,815.42**



Albany Chamber of Commerce & Industry Inc.

[Bulletin Item 1.2.2]
[Agenda Item 12.2.2 refers]

25th February 2009

Peter Madigan
Executive Director
Corporate & Community Services
City of Albany
PO Box 484
Albany WA 6330

Dear Peter

RE: Retail Trading Monday 27th April

With ANZAC Day falling on a Saturday this year, Monday 27th April has been declared a public holiday in Western Australia. With trading prohibited on Saturday 25th, this in effect means retailers are constrained from trading for three days in a row. This is not only economically detrimental to their respective businesses, service to their customers would be severely restricted, and visitors to Albany for the long weekend will have virtually no opportunity for shopping whatsoever.

Under provisions of the Retail Trading Hours Act where;

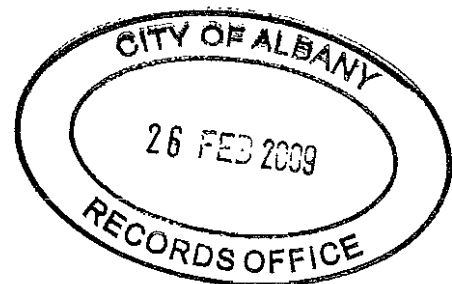
Local government authorities outside the Perth metropolitan area can, subject to Ministerial approval, extend trading hours for General Retail Shops (only) beyond the standard hours,

The Albany Chamber of Commerce & Industry, on behalf of its members, and in line with similar requests having already been granted for metropolitan Perth, wishes to apply for extended trading hours for General Retail Shops in Albany on Monday 27th April 2009 from 8am through 6pm.

We trust you will give full consideration to our application, and should you require further information, please contact the Chamber on 9842 2577.

Best regards,

Graham Harvey
Chief Executive Officer



63 Grey St East,
Albany WA 6330
ABN 36 522 318 464

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MINUTES

SENIORS ADVISORY COMMITTEE HELD ON THE 19 FEBRUARY 2009 AT THE CIVIC ROOM, 102 NORTH ROAD, ALBANY.

- 1.0 Meeting commenced at:** 10.05am
- 2.0 Chairman:** Robert Buegge Councillor Kalgan Ward
- 3.0 Attendance:**
- | | |
|----------------|--|
| John Beamont | Albany Sub-Branch RSL |
| Michael Calton | National Seniors Australia |
| Ray Crocker | Over 50's Recreation Association |
| Esmé Justins | Albany Breaksea Ladies Probus Club |
| Celia Barnsbey | Senior Citizens Centre/Meals on Wheels |
| Janet St Jack | Assn. Dependent Retirees |
| Middy Dumper | Community Representative |
- 4.0 Apologies:**
- | | |
|----------------|---|
| Kim Buttfild | WA Country Health Service (Injury Prevention) |
| Maggie Whittle | Community Representative |
- 5.0 Guests:**
- | | |
|-----------------|--------------------------------------|
| Roy Gwynn | Association for Independent Retirees |
| Margaret Gwynn | |
| Francis Crowley | |

Roy Gwynn expressed the AIR support for the Seniors Expo as well as their disappointment that the Expo will be deferred. An invitation was also extended to all members and their organisations to attend a Seminar on "Managing Finance in the Current Economic Climate". Presented by Mr Basil LaBrooy, Technical Manager and Community Education of National Information Centre on Retirement Investments.

- 6.0 Disclosure of Interest:** Nil
- 7.0 Confirmation of Previous Minutes:**
Motion: That the minutes of the previous meeting held on 15th January 2009 are confirmed to be a true and accurate record of proceedings.

Moved: Michael Calton
Seconded: Esme' Justin's
Carried.

8.0 Business Arising from Previous Minutes

8.1 Communication on Seniors Issues

- Guy has arranged to meet each month with Manager of Planning and Ranger Services and Manager City Assets to discuss Senior developments/issues and forward any relevant items to Senior Advisory Committee for comment.
- Guy to check the CoA website fortnightly for relevant items open for Public Comment and place as agenda item for senior Advisory committee meetings.

- Guy to invite Mayor, CEO, Manager Community Development and Councillors to attend SAC meetings 3 x per year.
- Guy to invite a representative from relevant CoA departments to SAC meetings as needed.

8.2 Seniors Information Expo Update

- Guy to detail dates when ALAC venue is available in October and post to members for consideration.
- Guy to collate numbers of powered, unpowered, Business and Not-For-Profit booths.
- Committee members are not in favour of rebranding Expo or introducing ancillary activities e.g. art exhibition.
- Need to promote Expo to extended areas in the Great Southern region.

9.0 Correspondence In: Nil

10.0 Correspondence Out: Nil

11.0 General Business:

11.1 Weekender Newspaper Article

- **Road Safety for Seniors**

- Kim Buttfield offered to write as next article for the Seniors page, ratified by SAC members
- The National Relay Service offered to submit an article on their services, ratified by SAC members.

11.2 Presentation of the Albany Roadwise Committee- Hardie Road Report by Michael Calton.

- Report tabled
- Guy to invite a representative from the Main Roads Department to speak and answer questions on Crossroads.

Note: there has been an increase in Petty Crime e.g. handbag stealing in the Spencer park area.

11.3 Library Parking bays

- Customers should have the closer bays rather than staff

Recommendation: Invite City of Albany Works and services representative to speak on the issue of Staff parking.

11.4 Seniors Road Safety Talks

- Kim Buttfield invited SAC members to contact the Great Southern Road Safety Coordinating Committee to register interest in having a guest speaker talk on selected topics on road safety.

11.5 10 year Anniversary of the Senior Advisory Committee

- Hold a celebration event in August (check records for inaugural meeting)
- Invite dignitaries, past members and media
- Article in Weekender seniors page
- Publicise achievements by the committee.
- Promote SAC through front cover of Senior Service Directory (costing required)
- Post out a letter to seniors about SAC
- Include as agenda item in next meeting for further discussion

Recommendation: That the City of Albany Senior Advisory Committee celebrate the 10th Anniversary of the Committee, highlighting the committee's achievements.

12.0 Next Meeting: Thursday March 19th 2009 at 10am.
• Robert Buegge addressed the meeting on his availability for meetings after March and gave apologies for his attendance at these meetings.

13.0 Close 11:50am



Council Strategy

Customer Service

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1. Executive Summary

The main function of Local Government is to provide essential services to the residents of the area. Every task that we undertake here at the City of Albany stems from community need. Every member of City staff is a Customer Service Officer, whatever their title may be.

The City of Albany provide a staggering variety of services, generally with little mess and less fuss, yet there is little acknowledgement of their efforts by the community.

With this strategy, we hope to provide a context for both the people who work for the City and the people to whom they provide service.

As part of our research to discover our strategic direction, we performed an extensive review of common practice in the local government sector. We also interviewed staff at management level in every area of the City. We discovered the following customer service challenges:

- 1.1 The public do not generally understand the work that we do or recognise its value.
- 1.2 Communication can break down between residents and staff because residents seem to find documentation difficult to read or understand; particularly forms and contracts.
- 1.3 Staff in other departments seem unaware of existing priorities or work-flows when requesting work be carried out.
- 1.4 The Customer Service Commitment has faded to a dim memory.
- 1.5 Staff are not specifically trained in Customer Service and sometimes have no personal strategies for dealing with customer related situations, particularly when those fall outside of their usual experience.

In order to combat the issues above, we have indentified two key focus areas.

- 1.6 Focus area one is to support our people by providing greater structure around customer service, more comprehensive training and a framework for internal customer service.
- 1.7 Focus area two is to engage the community by informing them about what we do, giving them the opportunity to provide us with meaningful feedback on a regular basis and making our communication with them clearer and easier to understand.

In our conversations with City staff, we also discovered a universal sense of pride in the organisation and the City it represents. We heard stories about teamwork, trust and understanding between colleagues. We discovered a passion for Customer Service and recognition that the service we provide is the beating heart of City of Albany.

2. Strategic Context

This strategy directly relates to the following elements from the Albany Insight ~ Beyond 2020 Corporate Plan...

Priority Goals and Objectives:

- Goal 4: Governance: The City of Albany will be an industry leader in good governance and service delivery.
- Objective 4.1: Deliver excellent community services that meet the needs and interests of our diverse communities

3. Strategic Focus Areas

In order to provide excellent Customer Service, we focus on two key areas.

3.1 Support Our People

Without the right tools, it's impossible for the City staff to give the very best service they are capable of. Clear expectations are the first and most important facet of this area and we set this expectation from the very first day a new member of staff begins, ongoing throughout their City career.

- 3.1.1 We have refreshed the Customer Service Commitment and Service Standards to ensure relevance to all our staff and our community.
- 3.1.2 All new staff are required to attend a full day Customer Service Induction and Training session. At this training session, the parameters are set by the Customer Service Commitment and Service Standards.
- 3.1.3 We provide staff with the tools they need for providing great service, interpersonal communication and dealing with difficult people.
- 3.1.4 All staff are taken to see the external sites such as ALAC, the Depot, VAC, The Library and the Town Hall as the second half of the training day.
- 3.1.5 Our approach to Customer Service is consistent from one department to the next and no department is exempt from providing their staff with the training or honouring the commitment.
- 3.1.6 All staff members are introduced to the Internal Customer Service prioritisation model, which provides a framework for inter- and intra-departmental resourcing.
- 3.1.7 Every two years, staff are required to attend a refresher session, again a half day, at which they share some real life experience with each other and top up their internal resources to go out and serve the ratepayers with renewed vigour.

3.2 Engage Our Community

Excellent Customer Service is only truly possible when the people delivering the service have a genuine empathy with the people they are serving.

We build relationships between Council staff and the Albany community by opening the lines of communication between them, encouraging an organic flow of ideas and a greater mutual understanding.

- 3.2.1 Bi-annually, we release a booklet which outlines the different functions of Council which is available from all Council buildings and posted out on request.
- 3.2.2 Twice a year, we hold a Community Info Expo to inform the residents of upcoming and progressing
- 3.2.3 Our website is dynamic, easy to use and up to date and as much as possible, our customers are able to do business with us online.
- 3.2.4 All written communications, including contracts, from the City are written in plain English and use unambiguous language.
- 3.2.5 We contact twenty random customers, spread across all departments, each month to gain constructive feedback and compliments from the people that use our services.
- 3.2.6 The Community Scorecard is continually redesigned to ensure it truly reflects the views of Albany residents

4. Key Action Plan

4.1 Support Our People

4.1.1 Launch refreshed Customer Service Commitment to staff and community	
Timeframe	April 2009
Resources	\$2000 in 08/09 budget
Officer	MCS/CSO
References	

4.1.2 Design Customer Service Induction and Training Module and begin delivery	
Timeframe	June 2009
Resources	\$2000 in 08/09 budget
Officer	MCS/HRO
References	

4.1.3 Design Internal Prioritisation Model and train staff in use	
Timeframe	June 2009
Resources	
Officer	MCS/CSO
References	

4.2 Engage Our Community

4.2.1 Begin Monthly Customer Surveys	
Timeframe	April 2009
Resources	
Officer	MCS/CSO
References	

4.2.2 Design 'What the Council Does' Booklet and distribute	
Timeframe	July 2009
Resources	\$3500 in 08/09 budget
Officer	MCS/PRO
References	

4.2.3 Evaluation of all Corporate Documents, Forms and Contracts	
Timeframe	10 documents per month beginning April 2009, ongoing
Resources	
Officer	MCS/MES/PRO
References	

4.2.4 All Forms Available On-line	
Timeframe	Current, Ongoing
Resources	
Officer	MCS/ITA/PRO
References	

5. Performance Measurement

Action	Measure	Time Frame
5.1 Monthly Survey Results improve incrementally and demonstrate Commitment standards being met.	90%	Achieved by October 2009 and maintained thereafter
5.2 Monthly Mail Report shows staff are conforming to Customer Service Commitment Service Standards	90%	Achieved by October 2009 and maintained thereafter
5.3 Training Program	95% of staff have attended either Induction or Refresher training	October 2009
5.4 Scorecard Survey shows improved results	10 percentage points	2009 survey (results delivered March 2010)
5.5 Climate Survey shows improved Customer Service recognition results	10 percentage points	2009 survey (results delivered January 2010)
5.6 Internal Customer Service Prioritisation Model in place	Random checks show 100% use	October 2009
5.7 'What the Council Does' Booklet	Released and distributed	October 2009
5.8 All Written Communications conform to the Communication Guide and Corporate Documents Policy.	10 documents per month evaluated	Ongoing
5.9 All Forms Available On-line	As identified	Ongoing

6. Review

Manager: Customer Services to review on or before 30/06/2012

7. Associated Documents

- Customer Service Policy
- Customer Service Commitment
- Corporate Document Policy
- Communication Guidelines
- Information Management Policy



Council Policy

Customer Service

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Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

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Page 1 of 2

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www.albany.wa.gov.au

1. Objective

To provide excellent customer service to the residents of the City of Albany by supporting our people and engaging our community.

2. Scope

All City of Albany staff, including regular volunteers and contractors

3. Definitions

Customer Service Commitment	A document that states the commitment we make to our customers and outlines the City of Albany Service Standards.
Service Standards	A set of rules which denote the minimum service requirement in a given sector.

4. Policy Statement

- City of Albany staff and contractors adhere to the Customer Service Commitment and the Service Standards contained therein.
- City of Albany staff are provided with appropriate initial and ongoing Customer Service Training.
- There is a framework for Internal Communication.
- We are continuously engaged in a two way conversation with the residents of Albany to ensure relevance and shared vision.

5. Legislative and Strategic Context

~~This strategy directly relates to the following elements from the Albany Insight ~ Beyond 2020 Corporate Plan...~~

Priority Goals and Objectives:

Goal 4: Governance: The City of Albany will be an industry leader in good governance and service delivery.

Objective 4.1: Deliver excellent community services that meet the needs and interests of our diverse communities.

6. Review Position and Date

Manager Customer Service to review on or before 30/06/2012

7. Associated Documents

- 7.1 Customer Service Strategy
- 7.2 Customer Service Commitment

CEO Authorisation: _____ Date: ___/___/___

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:



Council Strategy

Aboriginal Accord

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14		5.4 Environment
14		5.5 Local History & Site Conservation
14		5.6 Arts & Culture
14		5.7 Employment, Education & Training
14		5.8 Young People
15	The Nation's Commitment to Reconciliation	
16	6. Signatories	6.1 Executed by the Parties
16		6.2 Witnessed

Statement of Understanding & Commitment

Between: **The City of Albany**
 The People of Albany
 The Aboriginal Community of Albany

Understanding

The City of Albany and its people recognise the cultural and spiritual links that Noongar people have to the land and sea, and acknowledge they are the traditional owners of country know today as Albany.

The local Noongar people witnessed the European settlement of the King George Sound area in 1826, and endured the massive changes this brought to their land and lifestyle.

The City of Albany and its people acknowledge the loss by Noongar people of country and the extensive damage to and loss of their culture and customs as a result of European settlement and the injustices of the past.

Despite the impact of European settlement and the passage of time the Noongar people have retained their sense of identity and unique culture.

The City of Albany and its people acknowledge the right of the local Aboriginal people to live according to their traditional values and customs, subject to law, and will respect Noongar places of cultural significance.

Commitment

The City of Albany and its people are committed to working with the Aboriginal people of Albany to establish an accord, which will promote a greater understanding throughout the community of Aboriginal and Non Aboriginal people's history and culture.

The City of Albany – Aboriginal Peoples Accord will be a living document that promotes reconciliation, provides a process of negotiation and co-operation and results in a mutual sharing of the economic and social prosperity of the City of Albany.

The City of Albany, the people of Albany and the Aboriginal community accept their responsibilities to work together to develop an awareness of our shared history and culture, and to build a partnership based upon mutual respect, understanding, co-operation and trust.

Signatories

Representatives of the City of Albany, Aboriginal community and wider Albany community signed the Statement of Understanding and Commitment on 30th November 1999. The signing ceremony and document were witnessed by the then Ministers for Aboriginal Affairs, and Local Government.

Original signed copies of the Statement of Understanding and Commitment hang in the City of Albany's North Road Administration Building and Department of Indigenous Affairs Aberdeen Street office.

1. Background Albany

1.1 Location

The City of Albany is located on the South Coast of Western Australia, some 403km South-East of the State Capital, Perth. The City of Albany covers an area of 4315 square kilometres and stretches along the southern coastline from Hay River in the West to Pallinup River in the East. The Shires of Denmark, Plantagenet, Gnowangerup and Jerramungup border the City. Albany is the regional centre and administrative hub for the Great Southern, which comprises 12 municipalities and covers an area of 38,917 square kilometres.

1.2 Population

Total population of Albany is estimated at 31,000 as at Jan 2001. (Based on 2001 ABS figures adjusted). This is expected to grow to around 37,000 by the year 2012.

Total population of indigenous people is estimated at 810 (adj.) as at 31st December, 2002.

Of these 448 (55%) are over the age of 18 years, 362 (45%) are under 18. 409 are male, 401 are female. Predominantly this population is Noongar.

Selected Characteristics by Indigenous Status and by Sex – ABS 2001 Census			
	Males	Females	Persons
Total Persons	401	397	798
0 – 4 years	56	45	101
5 – 14 years	106	100	206
15 – 24 years	78	76	154
25 – 44 years	122	116	238
45 – 64 years	28	48	76
65 Years and over	11	11	22
Attending an educational institution:			
5 – 14 years	100	96	196
14 – 19 years	13	17	30
Highest level of schooling completed			
Year 10 or below	148	154	302
Year 11 to 12	57	64	121
Still at school	6	11	17
Never attended school	3	4	7
Enumerated in private dwellings:			
Separate house	293	339	632
Other private dwelling	55	46	101
Total	348	385	733
Enumerated in non-private dwellings	53	12	65

Source: ABS Time Series Profile (2001 Census) & Estimates of Residential Population 2002 – City of Albany

1. Background Albany (Continued)

1.3 Local Economy

The Albany economy is as diverse as the City is large. Covering an area in excess of 4300 square kilometres, Albany boasts a vibrant agricultural and rural sector that produces both cereal and non-cereal crops, livestock, wool, meat, dairy, poultry, fruit, vegetables, flowers, timber and wine. Fishing is a major industry and aquaculture is an emerging producer of seafood. Manufacturing is an important part of the City's economy, serving predominantly the industrial requirements of the rural sector, as well as processing agricultural commodities.

1.4 Tourism

Tourism is one of Albany's most significant and sustainable economic activities, with the City and local businesses winning a number of major tourism awards. Two of the most significant developments in tourism for many years have been the sinking of the former HMAS Perth in King George Sound, as an artificial dive wreck, and the new Western Power Wind Farm. This major producer of clean renewable energy is the State's largest, producing enough electricity to power around 75% of the City's total needs. Located on the majestic South Coast it is proving to be one of Albany's most popular visitor attractions.

1.5 Education

The City is very well catered for in terms of education, from kindergarten and pre-primary through to the new University of Western Australia's Albany campus. While UWA offers only a limited range of courses at this time, the opportunity for Tertiary education in Albany means fewer young people having to move to the Metropolitan area. The Great Southern Regional College of TAFE also provides a comprehensive range of vocational and lifestyle courses.

1.6 Lifestyle

Albany enjoys an outstanding lifestyle based around the unspoilt natural beauty of the southern coastline and a moderate Mediterranean climate. From rugged and spectacular coastal cliffs that are pounded by giant winter swells, to secluded white sandy beaches almost deserted even during summer, Albany offers an idyllic outdoor lifestyle in one of Western Australia's most beautiful settings. During spring Southern Right and Humpback whales frequent the sheltered waters of King George Sound, while Autumn provides pleasant conditions for outdoor activities, sports and recreation.

1.7 State & Federal Government Services and Facilities

As a major regional centre Albany offers the full range of services and facilities expected of a rural City. Most Government departments are represented in the City, providing ready access to information, services and facilities, whether that is for business, community or welfare.

1. Background Albany (Continued)

1.8 Local Government, Services & Facilities

The Albany City Council provides local governance for the City, which is comprised of seven electoral wards. Each ward is represented by two elected Councillors, with the Mayor being elected by the broader City of Albany electorate. Council's administrative and works functions are provided from two offices located at York Street and Mercer Road.

The City of Albany administers a range of services and facilities including:

- Land, buildings and property development;
- Environmental and health services;
- Ranger services, parking, dog and fire control;
- Roads, drainage, parks and reserves – construction & maintenance;
- Waste collection, disposal and recycling;
- Corporate services, community and recreation development;
- Library and information services;
- Vancouver Arts Centre;
- Town Hall Theatre;
- Albany Leisure and Aquatic Centre;
- Childrens' day care; and
- Albany Regional Airport.

1.9 The City's Vision, Mission & Values

The City of Albany's Strategic Plan, Albany 2020 - Charting Our Course, outlines the City's strategic vision and mission. These are:-

Vision:

"The superbly located rural City of Albany will be a safe, caring community in harmony with its natural environment, historic past, prosperous hinterland and unique sense of place.

Future generations will enjoy a quality lifestyle and benefit from a range of educational, recreational and cultural experiences, sustainably managed environments and diverse robust economy".

Mission:

"As trustees for Albany's future on behalf of our diverse communities, your Council will be a customer driven organisation committed to service and on-going communication in order to evaluate and respond to changing community needs and expectations. We will:

- *Provide decisive leadership;*
- *Advocate strongly to maximise opportunities offered by external influences and to minimise any adverse impacts;*
- *Establish and encourage a culture of innovation and enterprise;*
- *Responsibly manage Council's services and assets;*
- *Promote the development of dynamic, diverse and sustainable rural and urban communities;*

- *Promote a positive attitude towards the sustainable management and use of all resources;*
- *Encourage a diverse range of industry, business and investment throughout our region; and*
- *Advocate and provide for strong, sound and accessible infrastructure."*

Strategic Ports of Call

Specific objectives – Ports of Call, identified in Albany 2020, which impact on the provision of services and facilities for the community and to which this Accord is aligned include:

- *"Attraction and development of a broad range of social cultural and economic entities – Community Development."* Under Albany 2020 the City of Albany is committed to developing a vibrant community where all are encouraged to participate and contribute.
- *"The continual development of Council services and facilities to meet the needs of all stakeholders."* - The Council, through Albany 2020 is committed to meeting the needs and aspirations of the whole community, as well as meeting the needs and aspirations of specific stakeholder groups.

In accordance with these strategic objectives and guided by the vision of the Statement of Understanding and Commitment, the City of Albany, in close consultation with the Aboriginal community, has developed this strategic City of Albany Aboriginal Accord.

2. Introduction

2.1 Role of the City of Albany

In accordance with the direction outlined in the Albany 2020 Strategic Plan, the City of Albany has recognised the role that it must play in the provision of services and facilities for the Aboriginal community, as well as identifying areas where it has a role to play in supporting and advocating for Aboriginal people in relation to the services and facilities provided by other government agencies and organisations. Accordingly the City of Albany has coordinated the development of this Accord and facilitated the process undertaken by Aboriginal Accord Advisory Committee in the formulation of the Aboriginal Accord Strategic Plan. Council also recognises the part it must play in the implementation of the Accord and associated Strategies.

2.2 Statement of Understanding & Commitment:

On the 13th November 1999 witnessed by the then Ministers for Aboriginal Affairs and Local Government, representatives of the City of Albany, the Albany Aboriginal community and the wider Albany community signed a Statement of Understanding and Commitment, which in part contained an agreement *"to establish an accord which will promote a greater understanding throughout the community of Aboriginal and non Aboriginal peoples' history and culture."*

The Statement of Understanding and Commitment directed that *"the City of Albany – Aboriginal Peoples Accord will be a living document that promotes reconciliation, provides a process of negotiation and cooperation and results in a mutual sharing of the economic and social prosperity of the City of Albany."*

2.3 Accord Aims

The aims of this Accord and associated Action Plan have been guided by the vision outlined within the Statement of Understanding and Commitment. They are:

- Recognise the cultural and spiritual links that Noongar people have to the land and sea;
- Recognise Noongar people as the traditional owners of the country (Albany);
- Acknowledge the loss of culture and customs that Aboriginal people suffered as a result of European settlement;
- Acknowledge the right of Aboriginal people to live according to their traditional values and customs, subject to law.
- Recognise and respect places that have cultural significance to Noongar people;
- Raise awareness and understanding of Aboriginal and non Aboriginal peoples history and culture;
- Promote reconciliation and provide a process of negotiation and cooperation;
- Ensure that Aboriginal people share the economic and social prosperity of the City of Albany; and
- Build a partnership between the City of Albany, the people of Albany and the Aboriginal community based on mutual respect, understanding, cooperation and trust;

3. Methodology

3.1 Format

In developing the proposed City of Albany – Aboriginal Peoples Accord, the following broad subject areas were identified to give direction and format to the Accord process and to guide the development of objectives and strategies designed to achieve the vision outlined in the Statement of Understanding and Commitment.

- Cross cultural awareness;
- Consultative mechanisms and liaison;
- Social and economic planning;
- Environment;
- Local history and site conservation;
- Arts and culture;
- Employment, Education and Training;
- Young people.

3.2 Process

The methodology used in the development of this Accord has included the following key processes.

Demographic Analysis: ABS population statistics for the City of Albany were examined, with those statistics relating to local Aboriginal people being studied in detail.

Interviews and Consultation: Direct consultation was undertaken with Aboriginal people and local Aboriginal community groups, as well as agencies and individuals who provide services and facilities for Aboriginal people.

Community and Focus Group Meetings: A Consultant, with links to the local Aboriginal community, conducted a number of community group meetings involving members of the Aboriginal community. This process was used to garner comment from local Aboriginal people on a comprehensive range of issues, as well as providing those Aboriginal people with an opportunity to comment on any issues of interest or concern to them.

Information that resulted from the community group meetings was relayed via the Consultant to a number of meetings of a focus group involving local Aboriginal community representatives and the Department of Indigenous Affairs, for consideration, analysis and comment.

The Consultant presented a report on the results of both processes to the Aboriginal Accord Advisory Committee for consideration and inclusion in the development the Accord and Strategic Plan.

City of Albany Aboriginal Accord Advisory Committee: The City of Albany, recognising the necessity to put in place an appropriate body that would be responsible for drafting the Accord and associated strategic Action Plan, appointed an Aboriginal Accord Advisory Committee that would operate under the provisions of the Local Government Act and in accordance with a Terms of Reference established by the

Council. The Terms of Reference for the Advisory Committee is an appendix to the Accord document.

The City of Albany Aboriginal Accord Advisory Committee comprised representatives from the City of Albany, Aboriginal community groups and the wider Aboriginal community. The Advisory Committee held a number of meetings and workshops at which the Accord document and Action Plan were developed. Representatives of the Department of Indigenous Affairs also attended these meetings in an advisory capacity.

Review of Relevant Information and Data: Information and data relating to Aboriginal and other relevant issues was reviewed for its relevance to the Accord and its potential impact on the Aboriginal community.

Stakeholder Feedback: The draft Action Plan document was forwarded to all organisations and agencies identified within the document for their comments, feedback and suggestions. Issues raised by stakeholders were considered by the Advisory Committee for inclusion within the Action Plan.

Public Consultation: The wider Albany community were given an opportunity to view and make comment on both the Accord and Action Plan documents, prior to their adoption by Council.

4. Accord Objectives

The City of Albany Aboriginal Accord has as its primary focus, the following objectives:-

4.1 Cross Cultural Awareness & Understanding

- To improve awareness and understanding of Aboriginal culture and customs amongst Elected Members and the City of Albany staff.
- To improve the status and recognition of Aboriginal people within the community.
- To raise awareness of Aboriginal cultural issues, traditional laws and customs within the broader community.

4.2 Consultative Mechanisms & Liaison

- To ensure that the initiatives and strategies identified within the Accord and agreed to by the parties, are implemented in accordance with the agreement.
- To provide an ongoing avenue of liaison and consultation between Council and the Aboriginal Community.
- To ensure that Aboriginal people are consulted on all relevant issues.
- To recognise that Aboriginal people were the first inhabitants of the land and that as the traditional owners, they have a right to be involved in the management of that land.

4.3 Social & Economic Planning

- To provide Aboriginal people with an opportunity to be actively involved in social and economic planning processes of the City of Albany.
- To increase the involvement of Aboriginal people in civic and community affairs.
- To ensure that Aboriginal people share in the social and economic prosperity of the City of Albany.

4.4 Environment

- To recognise the traditional and cultural links that Aboriginal people have with the environment and to ensure those links continue.
- To recognise the role that Aboriginal people played in the management of the land for thousands of years prior to European settlement.
- To ensure that Aboriginal people are given an ongoing involvement in the management of the environment.
- To raise awareness of the significance of indigenous flora and fauna to traditional Aboriginal culture.

4.5 Local History & Site Conservation

- To increase awareness and understanding of local Aboriginal history.
- To recognise Aboriginal people as the traditional owners of the land (Albany).
- To ensure that sites that are culturally significant to Aboriginal people are treated with dignity and respect.

4.6 Arts & Culture

- To raise awareness of all forms of Aboriginal art and culture.
- To encourage the involvement of young Aboriginal people in artistic and cultural pursuits.
- To encourage and assist the development of an interpretive centre for Aboriginal culture.

4.7 Employment Education & Training

- To recognise and address the social and economic issues that have resulted in high unemployment rates within the Aboriginal community.
- To improve employment opportunities for Aboriginal people within the City's administration and outdoor work forces.
- To improve employment opportunities for Aboriginal people throughout the local business community.
- To improve the retention of young Aboriginal people in primary, secondary and tertiary education.
- To recognise that many Aboriginal people come from a position of social disadvantage in relation to education, training and employment opportunities.

4.8 Young People

- To increase self-esteem and pride within the young Aboriginal Community.
- To improve young Aboriginal peoples understanding of traditional Aboriginal laws and customs.
- To increase the involvement of young Aboriginal people in recreational activity.
- To enhance the employment prospects of young Aboriginal people who do drop out of mainstream education.
- To reduce the incidence of crime and anti-social behaviour involving young Aboriginal people.

5. Accord Strategies

The objectives identified in the Accord can only be achieved through the development of a well-considered and comprehensive Action Plan. The City of Albany Aboriginal Accord Action Plan identifies specific strategies that have been developed to achieve the objectives of the Accord, as well as providing a detailed blueprint of actions, activities, programs and initiatives.

Implementation of the Action Plan will see the vision outlined in the Statement of Understanding and Commitment and the broad objectives of the Accord achieved within a stated time frame. The City of Albany Aboriginal Accord - Action Plan is an appendix to the Accord document.

The Strategies identified in the Action Plan and which are supported by a detailed program of activities, are:

5.1 Cross Cultural Awareness & Understanding

- City of Albany Elected Members and staff will participate in a program of Aboriginal Cultural Awareness Training.
- The inclusion of Aboriginal people on the guest list for Council functions and City of Albany events.
- The inclusion of Aboriginal people in the ceremonial aspect of Council functions and City of Albany events. (eg. A "Welcome to Country")
- Support for and involvement with cultural awareness raising activities including NAIDOC week celebrations, Harmony Day, Reconciliation Week.

5.2 Consultative Mechanisms & Liaison

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

5.3 Social & Economic Planning

- Encourage local Aboriginal people to nominate and stand for the City's Council elections.
- Provide assistance, guidance and support to Aboriginal people looking to develop business initiatives.
- Include Aboriginal people within economic planning forums, working groups and initiatives.

5.4 Environment

- Joint naming (European & Aboriginal) or renaming (Aboriginal) of significant landmarks and locations.
- Utilisation of traditional Aboriginal names (people and places) when naming roads, streets, parks and places.
- Promotion of Aboriginal Heritage within suitable parks and reserves.
- Promotion of indigenous flora and fauna through botanical style gardens and within suitable parks and reserves.
- The involvement of Aboriginal people in the development and implementation of reserve management plans and in parks and gardens development planning.

5.5 Local History & Site Conservation

- Promotion of Aboriginal history and culture.
- Identification, recognition and protection of sites that have cultural and historical significance to Aboriginal people.
- Recognition of historically significant local Aboriginal people.
- Recognition of the involvement of local Aboriginal people in wars.

5.6 Arts & Culture

- Promotion of Aboriginal art and culture through community art projects.
- Promotion of Aboriginal art through the Albany Art Competition.
- Promotion of traditional Aboriginal music and Dance through community events.
- Provision of support for the development of an interpretive centre for Aboriginal culture.

5.7 Employment Education & Training

- Effective co-ordination and implementation of the strategies of the City of Albany Aboriginal Accord.
- Identification and development of traineeship opportunities within the City's workforce.
- City of Albany employment opportunities to be sustainable and ongoing once traineeships have concluded.
- Support for the delivery of vocational training programs for Aboriginal youth no longer involved in the education system.
- Promotion of sustainable Aboriginal employment opportunities with the City, through implementation of section 50D of the Equal Employment Opportunity Act.
- Encouragement of young Aboriginal people to pursue higher learning and vocational training opportunities.

5.8 Young People

- Provision of recreational opportunities targeted specifically at young Aboriginal people.
- Provision of information and training to raise awareness of Aboriginal history and culture within the Aboriginal youth community.
- Promotion of dance and music as recreational opportunities for young Aboriginal people.
- ~~Provision of personal development training for young Aboriginal women.~~
- Provision of vocational training for young Aboriginal people who are not involved in the education system.

The Nation's commitment to reconciliation as presented by the Australian Council for Reconciliation

"Reconciliation between Australia's indigenous peoples and all other Australians is about building bridges. It is about respecting our differences. It is about giving everybody a fair go. It is about building on the strengths of common ground."

Corroboree 2000

Australian Declaration Towards Reconciliation

"We, the peoples of Australia, of many origins as we are, make a commitment to go on together in a spirit of reconciliation.

We value the unique status of Aboriginal and Torres Strait Islander peoples as the original owners and custodians of lands and waters.

We recognise this land and its waters were settled as colonies without treaty or consent.

Reaffirming the human rights of all Australians, we respect and recognise continuing customary laws, beliefs and traditions.

Through understanding the spiritual relationship between the land and its first peoples, we share our future and live in harmony.

Our nation must have the courage to own the truth, to heal the wounds of its past so that we can move on together at peace with ourselves.

Reconciliation must live in the hearts and minds of all Australians. Many steps have been taken, many steps remain as we learn our shared histories.

As we walk the journey of healing, one part of the nation apologises and expresses its sorrow and sincere regret for the injustices of the past, so the other part accepts the apologies and forgives.

We desire a future where all Australians enjoy their rights, accept their responsibilities, and have the opportunity to achieve their full potential.

And so, we pledge ourselves to stop injustice, overcome disadvantage, and respect that Aboriginal and Torres Strait Islander peoples have the right to self-determination within the life of the nation.

Our hope is for a united Australia that respects this land of ours; values the Aboriginal and Torres Strait Islander heritage; and provides justice and equity for all."

Signatories

6.1 Executed by the Parties

The Common Seal of the City of Albany
was hereunto affixed in accordance with a
resolution of the Council in the presence of:

Alison Elizabeth Goode JP
Mayor

Andrew Hammond
Chief Executive Officer

Signed for and on behalf of the Aboriginal People of Albany by:

Noel Coyne

Edith Penny

Darryl Williams

Lynette Knapp

6.2 Witnessed

The signing of this document was witnessed by:

Hon. Alan Carpenter, MLA
Minister for Indigenous Affairs

Dated the 27th March 2003



MINUTES

OF THE MEETING OF THE ALBANY CULTURAL DEVELOPMENT COMMITTEE
HELD AT THE CITY OF ALBANY ADMINISTRATION BUILDING
MARGARET COATES BOARDROOM
ON Wednesday 17th December 2008, AT 12noon

1. **ATTENDANCE**
- A. Markovs – Chair
S. Malone
S. du Bignon
L. Cuthbert
D. Heaver
A. Davis
M. Weller – representing Peter Madigan

Joining us for lunch:

Annette Grant – Acquisition Panel
Katie Thamo – Acquisition Panel
Joan May Campbell – Acquisition Panel
Andrew Buchanan – Project Liaison officer City of Albany

Council Officers: ADVAC – T. Colby

APOLOGIES: HWM – M. Evans
EDCCS – P. Madigan
ILO - Cheryle James-Wallace
S. Codee
Beth Kirkland – Acquisition Panel

2. **DISCLOSURE OF INTEREST**
Nil

3. **CONFIRMATION OF PREVIOUS MINUTES**

RECOMMENDATION

THAT the minutes of the Albany Cultural Development Committee meeting held on Thursday 7th August and the Special Meeting held on 27th August be confirmed as true and accurate.

MOVED: D. Heaver

SECONDED: S. Du Bignon

CARRIED

4. **AQUISITION PANEL**

4.1 The Committee welcomed members of the City of Albany's Acquisitions Panel – Annette Grant, Katie Thamo, Beth Kirkland and Joan May Campbell. Beth Kirkland was unable to attend the meeting.

The panel was invited to introduce themselves and say a few words. Annette Grant expressed the importance of art to be considered in the Entertainment Centre Design, and ensured the Committee that the COA Collection was already valued on a regular basis and that regular conservation work was being undertaken.

Joan May Campbell spoke in support of Jenny Crisp's comments (Appendix 1), and the importance of having professional guidance with the COA Collection. She also requested that any COA Collection specific information that the Committee was aware of be sent through to Annette Grant.

In reference to Jenny Crisp's comments Andrew Markovs highlighted his association with Alan Dodge and Alan's strong support for the arts and culture of Albany through his association with PIAF, and his links to Albany.

Katie Thamo expressed that she was new to this area.

Mark Weller clarified the ACDC's structure and process in relation to Council. Andrew Markovs also explained that minutes are exchanged between the VAC Focus Group and the ACDC.

Members of the Acquisitions Panel were invited to stay for Andrew Buchanan's briefing.

5. ENTERTAINMENT CENTRE - ANDREW BUCHANAN

Entertainment Centre Briefing – the Committee began by recommending that thought be given to the final name of the Entertainment Centre.

Andrew Buchanan began by circulating photographs of the construction phase of the building process, showing plans and briefly explaining the layout. Andrew Markovs asked for clarification on the process of artwork incorporation into the final building. The majority of the rest of the discussion focused on this point. Points covered included:

- The formation of a committee to advise on the above point and the opportunity for the ACDC being involved as said committee or as part of said committee
- The potential or lack of potential to display the COA Collection in the completed building
- The public perception that the COA Collection would be displayed in the building
- The public Artwork already commissioned by the Department of Housing & Works
- The point that a purpose built Performing Arts Space could not also be a gallery
- That there is no current budget for the interior considerations required for artwork display
- The development of a policy to cover areas such as security, access, lighting etc of artworks – the Committee recommended that such a policy be developed
- The question was asked 'has a public program for artwork been considered in the annual running costs of the centre?'
- The consideration that the art component consist of a complex public program that included many areas such as visual art, digital art, poetry and more

The ACDC will hold a special meeting in early February and invite Stewart Gartland to attend in his capacity as the future manager of the Entertainment Centre.

6. MATTERS ARISING FROM PREVIOUS MINUTES

6.1 City's Artwork Collection Policy - (held over)

The Artwork Collection Policy was adopted by council on 15 May 2007 and is due for review on 30 June 2010. Updates do need to be made before this time to remove any reference to the Albany Arts Advisory Committee which no longer exists.

Both items 6 and 7 were covered in combination in the following discussion.

Clarification was given to the Committee highlighting that they are a strategic committee not an operational committee actually involved in policy writing, but able to recommend strategic direction to policy development.

The Committee supports Joan May Campbell's and Jenny Crisp's recommendations that the COA Collection be given a thorough 'stock take' by a visiting professional and has asked if funds could be made available to carry this out.

The Committee would like clarification on how the Artwork Collection Policy is due to be reviewed in June 2010 (Who is involved? How does the process work?)

The Committee would like to know if funds can be made available to them directly in order for them to be able to action ideas and tasks that come out of meetings.

7. CITY'S ART COLLECTION – Fly in fly out professional advisor

The Vancouver Arts Centre Focus Group has asked the ACDC to discuss the merit / potential of having a 'fly in fly out' advisor to the collection to give expert advice and guidance. This has come from the recent appointment of Alan Dodge as guest Curators to the VAC's annual Curator's Choice Exhibition, and the new insight he has been able to give to the collection.

This item was covered in the discussion minuted above. Please see appendix 1 for more detail on Jenny Crisp's recommendations.

8. CORRESPONDENCE RECEIVED

Nil

9. BUSINESS ITEMS

- For the next agenda the committee would like feedback on the outcomes of all the submissions that were made regarding the Town Hall and they would like a copy of the submission that was made on their behalf. They would like to discuss the implications and outcomes of these submissions.
- Committee to formally acknowledge Jenny Crisp's recommendations – Tanja Colby to action
- Cultural Plan to be launched on 17 January 10am – 12pm in the 'Town Square.'
- Sue Hodges to be invited to the next meeting to give the Committee a briefing on her Stage 1 report. Lawrence Culbert to contact Anthony Galanti at DIA for a copy of said report to be distributed to the Committee.

10. REPORTS

Nil

11. OUTSTANDING ITEMS

- The need for a consolidated view of what is happening in the city – a cultural events calendar. Committee agreed that this no longer needs discussion at this point as it will flow on from the Cultural Plan.

12. MEETING CLOSED

1.40pm

13. NEXT MEETING

Special Meeting – Entertainment Centre:
Wednesday 4th February 12 – 1.30pm

Regular 2009 meetings:
Wednesday 25th February 12 – 1.30pm
Wednesday 27th May 12 – 1.30pm
Wednesday 26th August 12 – 1.30pm
Wednesday 25th November 12 – 1.30pm

Appendix 1

I felt it might be helpful to outline the reasons why some of us see it as a real advantage to invite a professional curator to be attached to the City Collection.

There has never, to the best of our knowledge, been a professional curator survey the Collection, which is growing each year and with, now, additional prestigious works entering via the City of Albany Art Prize, it is becoming more pressing.

In the light of the above, the Collection should be valued by an accredited valuer in order that the Council/community are aware of what a valuable resource the Collection is and that it should be adequately insured and maintained.

This will allow Council, I believe, to show some pride in the art of the community and be more amenable to granting additional monies for the acquisition of works and for their preservation.

By having the assistance of someone of the stature of Alan Dodge, his advice will carry the weight of his position as retired Director of the Art Gallery of WA. I feel that Council will give greater credence to this advice, even if it means spending more money on the Collection.

I don't believe there is anyone in Albany who would be able to value the Collection or would feel sufficiently competent to advise on de-acquisition, which is an important adjunct to improving its status.

I make this observation because of a work in the MTH collection which was passed over by the acquisition panel and may well be an important aboriginal Carolup work. Joan is chasing this up.

It would be useful to have a curator's advice and a long term plan, on what is seen as the best way to acquire new works and, possibly, the type of work to be acquired that will give added strength to the Collection and still be within our means. (There was a good Weekend Australian article on Ron Radford, Director of the National Gallery in Canberra, who did just that in SA and Bathurst, where he recommended a collection of fine art prints) Of course there are the acquisition guidelines, but it would be helpful to have the insight and guidance of a prestigious curator.

To ask that a professional curator work with the Collection and the local community for a time, is not about personalities, but is about having the best advice from someone to whom the acquisitions panel can refer in times of doubt. This does not mean that the Collection shouldn't have a local manager to manage day to day affairs and mount exhibitions etc. from the Collection. Now seems to be a propitious time, with the visit from Alan Dodge, to pursue these suggestions with him.

Jenny Crisp



MINUTES

OF THE SPECIAL MEETING OF THE ALBANY CULTURAL DEVELOPMENT COMMITTEE
HELD AT THE CITY OF ALBANY ADMINISTRATION BUILDING
MARGARET COATES BOARDROOM
ON Wednesday 4TH February, AT 12noon

1. **ATTENDANCE** A. Markovs – Chair
S. Malone
D. Heaver
A. Davis

Council Officers: EDCCS – P. Madigan
ADVAC – T. Colby
ILO - Cheryle James-Wallace

Invited Guest: Stewart Gartland – Manager Albany Town Hall

APOLOGIES: HWM – M. Evans
S. du Bignon
L. Cuthbert

2. **DISCLOSURE OF INTEREST**
NIL

3. **CORRESPONDENCE RECEIVED**
Letter of resignation from Sue Codee accepted. T. Colby to write to Sue on behalf of Committee thanking her for her contribution.

4. **CONFIRMATION OF PREVIOUS MINUTES**

RECOMMENDATION

THAT the minutes of the Albany Cultural Development Committee meeting held on Wednesday 17th December 2008 confirmed as true and accurate.

MOVED: D. Heaver
SECONDED: A. Davis
CARRIED

4. **ENTERTAINMENT CENTRE – Artwork incorporation into the final building**
ACDC has invited Stewart Gartland to attend in his capacity as the future manager of the Entertainment Centre

A. Markovs provided an overview of the topic then introduced S. Gartland to address the Committee. The meeting proceeded in an informal question and answer style with the following points being covered:

- The Albany Entertainment Centre (AEC) was never intended as a place for visual art and the Committee's understanding of the AEC's primary use
- Display limitations due to fire ratings, sunlight, access & egress, security and the multiple use nature of the foyer area
- Concern over the potential ad hoc display of works
- Discussion on how the Town Hall, VAC and AEC would function together into the future with each centre having a manager reporting to an overseeing person, and each centre having its own reference group or committee.
- Public Art in and outside the building – A. Davis briefed the Committee on Public Art process that was undertaken, an internal piece was never in the planning and the space is limited,

there is future potential for an internal piece but it would come at a cost and there are many limitations as to where it could be incorporated. Publicity strategy to be developed to welcome the new sculpture into the community

- A. Markovs posed the question 'Where can the ACDC have influence?' and was advised that influence would be at a policy level, not an operational level
- At a policy level it was suggested that some form of Public Program be part of the Management Policy to ensure the community's connection and sense of ownership with the AEC
- P. Madigan suggested a Management Policy be developed for the ACDC to review

6. OUTSTANDING ITEMS

Other items briefly discussed:

- Cultural Plan to be launched 28th Feb as a part of PIAF Celebrations
- T. Colby to arrange for Committee to receive hard copies of the Cultural Plan – these will be available at the next meeting
- L. Cuthbert arranging for Committee to receive a copy of Sue Hodge's report

7. MEETING CLOSED

1.05pm

8. NEXT MEETING - Wed 25th Feb12 – 1.30pm CITY OF ALBANY ADMINISTRATION BUILDING MARGARET COATES BOARDROOM

As requested, some future meetings will be held in other areas closer to the City (Town Hall, Library).

ptervy@tsl.com.au



Council Policy

Extended Trading Hours

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Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

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PO Box 484, Albany WA 6331
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1. Objective

To establish guidelines as to when Extended Trading Hours under the Retail Trading Act are to operate in the City of Albany and under what circumstances permission is to be sought from the Department of Commerce for Extended Trading Hours for General Retail Shops.

2. Scope

General Retail Shops in the City of Albany Municipality

3. Definitions

Peak Times	Christmas and New Year Period* Easter Holidays* *excluding Christmas day and Good Friday
Special Circumstances	On arrival of a Cruise Ship or at other such times that there expected is to be an influx of people to the City at a time external to usual trading hours.
Cruise Ship	A passenger ship used for pleasure voyages, where the voyage itself and the ship's amenities are part of the experience.

4. Policy Statement

As directed by the 2005 referendum, Extended Trading Hours do not apply in the City of Albany except as detailed in this Policy.

During peak times, City of Albany will adhere to the Extended Trading Hours applied in the Metropolitan Area.

In special circumstances, the City of Albany will apply to the Minister for Extended Trading Hours at the discretion of the Mayor or in the absence of the Mayor, the Deputy Mayor.

Extended Trading Hours may apply on other occasions as determined by Council, contingent on the approval of the Minister.

5. Legislative and Strategic Context

This strategy directly relates to the following elements from the Albany Insight ~ Beyond 2020 Corporate Plan...

Priority Goals and Objectives:

Goal 4: Governance: The City of Albany will be an industry leader in good governance and service delivery.

Objective 4.1: Deliver excellent community services that meet the needs and interests of our diverse communities.

6. Review Position and Date

Manager Customer Service to review on or before 30/06/2012

7. Associated Documents

Nil

CEO Authorisation: _____

Date: ___/___/_____



FINANCE STRATEGY ADVISORY COMMITTEE

MINUTES

Minutes of a meeting held in the Margaret Coates Boardroom, City of Albany Administration Building on
3rd March, 2009

1.0 MEETING COMMENCEMENT 1530

Committee: Mayor Milton Evans
Clr Dot Price
Clr Joy Matla
Clr Jill Bostock

Council Staff: Mr Paul Richards
Mr Peter Madigan
Mr Stan Goodman

2.0 APOLOGIES Clr Des Wolfe Chairperson
Clr Robert Buegge – Deputy Chairperson

In the absence of the Chairperson and Deputy Chairperson, Clr Price chaired the meeting

3.0 DISCLOSURES OF INTEREST

There were no disclosures of interest

4.0 MINUTES OF THE PREVIOUS MEETING

RECOMMENDED:

THAT the minutes of the meeting held on the 3rd February 2009 be accepted as a true and correct record of that meeting.

**Moved Mayor Evans
Seconded Clr Bostock
Carried 4 - 0**

5.0 DRAFT BUDGET 09/10 - PARAMETERS

Councillors considered the budget parameters for the 2009/10 Draft Budget to provide guidance to Officers in budget preparation.

RECOMMENDATION 5.1:

THAT the Draft Budget rates increase be based on projected Consumer price Index (CPI) plus 1%

**Moved Mayor Evans
Seconded Clr Matla
Carried 4 - 0**

RECOMMENDATION 5.2:

THAT the Draft Budget be prepared utilizing a differential rate for vacant land with a common rates increase applied to all rates categories.

**Moved Clr Matla
Seconded Clr Bostock
Carried 4 - 0**

The Committee discussed budget savings goals for the 2009/10 Draft Budget, and commended the efforts made to date on the 2008/09 costs. Councillors noted that it is important to make budget savings an “attitude of mind” with all Officers conscious of the need to restrict expenditure and promote additional revenue. In the creation of the 2009/10 Budget, all avenues should be explored.

RECOMMENDATION 5.3:

THAT in creation of the 2009/10 Draft Budget, Officers look for savings across the board without adversely impacting Council services.

**Moved Clr Matla
Seconded Clr Bostock
Carried 4 - 0**

RECOMMENDATION 5.5:

THAT the 2009/10 Draft Budget include masterplan project funding from Council resources of \$2.3 million plus a one year inflation increase.

**Moved Clr Matla
Seconded Mayor Evans
Carried 4 - 0**

6.0 FINANCIAL ASSETS - LIQUIDATION OF FRNs

The Committee discussed the possible liquidation of the Floating Rate Notes (FRNs) and Australian Bank Subordinated Debt currently valued at \$ 2.2 million. This action would reduce the City’s financial assets exposure to the contentious CDOs which may be the subject of legal action.. Proceeds from the securities would be reinvested in accordance with City Policy in investments covered by the federal government guarantee..

RECOMMENDATION 6.0

THAT Council authorize the liquidation of the four Floating Rate Securities and Subordinated Debt (Suncorp Metway (2), St George, and MacQuarie) and the reinvestment of the funds in accordance with the City’s Investment Policy.

**Moved Clr Matla
Seconded Clr Bostock
Carried 4 - 0**

7.0 ITEMS FOR FUTURE DISCUSSION

There were no items for future discussion.

8.0 NEXT MEETING

The next meeting is proposed to be held on a date to be advised.

GENERAL MANAGEMENT SERVICES

Agenda Item Attachments



Albany - Compliance Audit Return 2008

Certified Copy of Return

Please submit a signed copy to the Director General of the Department of Local Government and Regional Development together with a copy of section of relevant minutes.

Caravan Parks and Camping Grounds					
No	Reference	Question	Response	Comments	Respondent
1	s21(1) Caravan Parks and Camping Grounds Act 1995	Did the local government inspect each caravan park or camping ground in its district within the period 1 July 2007 to 30 June 2008.	No	One caravan park was not inspected. Reason: Lack of resourcing. Status: The City's Environmental Health Team will conduct an inspection of the subject caravan park by 31 Mar 09.	Keith Barnett

Cemeteries					
No	Reference	Question	Response	Comments	Respondent
1	s40(1)(a), (b) Cemeteries Act 1986	Has a register been maintained which contains details of all burials in the cemetery, including details of the names and descriptions of the deceased persons and location of the burial. (For the return period)	N/A	The City of Albany is not responsible for any cemeteries.	Stuart Jamieson
2	s40(1)(a), (b) Cemeteries Act 1986	Has a register been maintained which contains details of all grants of right of burial in the cemetery, including details of assignments or bequests of grants. (For the return period)	N/A		Stuart Jamieson
3	s40(2) Cemeteries Act 1986	Have plans been kept and maintained showing the location of all burials registered in as above.	N/A		Stuart Jamieson



Commercial Enterprises by Local Governments					
No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a)(b)(c) F&G Reg 7,9	Has the local government prepared a business plan for each major trading undertaking in 2008.	N/A		Peter Madigan
2	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2008.	Yes	Property: 55 Francis St, Finance Strategy Committee dated 29 Nov 07 (Not proceeded with)	Peter Madigan
3	s3.59(2)(a)(b)(c) F&G Reg 7,11	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2008.	Yes	Refer to previous comment.	Peter Madigan
4	s3.59(4)	Has the local government given Statewide public notice of each proposal to commence a major trading undertaking or enter into a major land transaction for 2008.	Yes	Submission closed 4 Feb 08	Peter Madigan
5	s3.59(5)	Did the Council, during 2008, resolve to proceed with each major land transaction or trading undertaking by absolute majority.	Yes	Item 12.1.3, Ordinary Council Meeting 19 Feb 08.	Peter Madigan

Delegation of Power / Duty						
No	Reference	Question	Response	Comments	Respondent	
1	s5.16, 5.17, 5.18	Were all delegations to committees resolved by absolute majority.	Yes		Stuart Jamieson	
2	s5.16, 5.17, 5.18	Were all delegations to committees in writing.	Yes	Details recorded in the minutes and delegations register.	Stuart Jamieson	
3	s5.16, 5.17, 5.18	Were all delegations to committees within the limits specified in section 5.17.	Yes		Stuart Jamieson	
4	s5.16, 5.17, 5.18	Were all delegations to committees recorded in a register of delegations.	Yes		Stuart Jamieson	
5	s5.18	Has Council reviewed delegations to its committees in the 2007/2008 financial year.	Yes		Stuart Jamieson	
6	s5.42(1),5.43 Admin Reg 18G	Did the powers and duties of the Council delegated to the CEO exclude those as listed in section 5.43 of the Act.	Yes		Stuart Jamieson	
7	s5.42(1)(2) Admin Reg 18	Were all delegations to the CEO resolved by an absolute majority.	Yes		Stuart Jamieson	
8	s5.42(1)(2) Admin Reg 18	Were all delegations to the CEO in writing.	Yes		Stuart Jamieson	
9	s5.44(2)	Were all delegations by the CEO to any employee in writing.	Yes		Stuart Jamieson	
10	s5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority.	Yes		Stuart Jamieson	
11	s5.46(1)	Has the CEO kept a register of all delegations made under the Act to him and to other employees.	Yes		Stuart Jamieson	
12	s5.46(2)	Were all delegations made under Division 4 of Part 5 of the Act reviewed by the delegator at least once during the 2007/2008 financial year.	Yes		Stuart Jamieson	
13	s5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record as required.	Yes	Reported to file and monthly information bulletin.	Stuart Jamieson	

Disclosure of Interest						
No	Reference	Question	Response	Comments	Respondent	
1	s5.67	If a member disclosed an interest, did he/she ensure that they did not remain present to participate in any discussion or decision-making procedure relating to the matter in which the interest was disclosed (not including participation approvals granted under s5.68).	Yes	Recorded in minutes.	Stuart Jamieson	
2	s5.68(2)	Were all decisions made under section 5.68(1), and the extent of participation allowed, recorded in the minutes of Council and Committee meetings.	Yes		Stuart Jamieson	



No	Reference	Question	Response	Comments	Respondent
3	s5.73	Were disclosures under section 5.65 or 5.70 recorded in the minutes of the meeting at which the disclosure was made.	Yes		Stuart Jamieson
4	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly elected members within three months of their start day.	Yes		Stuart Jamieson
5	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly designated employees within three months of their start day.	Yes		Stuart Jamieson
6	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all continuing elected members by 31 August 2008.	Yes		Stuart Jamieson
7	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all designated employees by 31 August 2008.	Yes		Stuart Jamieson
8	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/ President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return.	Yes		Stuart Jamieson
9	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained the returns lodged under section 5.75 and 5.76	Yes		Stuart Jamieson
10	s5.88(1)(2) Admin Reg 2	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70 and 5.71, in the form prescribed in Administration Regulation 28.	Yes		Stuart Jamieson
11	s5.88 (3)	Has the CEO removed all returns from the register when a person ceased to be a person required to lodge a return under section 5.75 or 5.76.	Yes		Stuart Jamieson
12	s5.88(4)	Have all returns lodged under section 5.75 or 5.76 and removed from the register, been kept for a period of at least five years, after the person who lodged the return ceased to be a council member or designated employee.	Yes		Stuart Jamieson
13	s5.103 Admin Reg 34C	Where an elected member or an employee disclosed an interest in a matter discussed at a Council or committee meeting where there was a reasonable belief that the impartiality of the person having the interest would be adversely affected, was it recorded in the minutes.	N/A		Stuart Jamieson
14	s5.66(b)	Did the person presiding at a meeting, on all occasions, when given a member's written financial interest disclosure by the CEO, bring its contents to the attention of persons present immediately before any matters to which the disclosure relates were discussed.	Yes		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
15	s5.71(a)	Did the CEO disclose to the mayor or president the nature of the interest as soon as practicable after becoming aware that he or she had an interest in the matter to which the delegated power or duty related.	Yes		Stuart Jamieson
16	5.71(b)	Did an employee disclose to the CEO the nature of the interest as soon as practicable after becoming aware that he or she had an interest in the matter to which the delegated power or duty related.	Yes		Stuart Jamieson
17	s5.70(2)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to the Council or a Committee, did that person disclose the nature of that interest when giving the advice or report.	Yes		Stuart Jamieson
18	s5.70(3)	Where an employee disclosed an interest under s5.70(2), did that person also disclose the extent of that interest when required to do so by the Council or a Committee.	Yes		Stuart Jamieson
19	s5.66(a)	Did the CEO, on all occasions, where a council member gave written notice of a disclosure of interest before a meeting, cause that notice to be given to the person who presided at the meeting.	Yes		Stuart Jamieson
20	s5.71	On all occasions were delegated powers and duties not exercised by employees that had an interest in the matter to which the delegated power or duty related.	Yes		Stuart Jamieson

Disposal of Property

No	Reference	Question	Response	Comments	Respondent
1	s3.58(3)	Was local public notice given prior to disposal for any property not disposed of by public auction or tender (except where excluded by Section 3.58(5)).	N/A		Stan Goodman
2	s3.58(4)	Where the local government disposed of property under section 3.58(3), did it provide details, as prescribed by section 3.58(4), in the required local public notice for each disposal of property.	N/A		Stan Goodman

Executive Functions

No	Reference	Question	Response	Comments	Respondent
1	s3.18(3)(a)	Has the local government satisfied itself that the services and facilities that it provides ensure integration and co-ordination of services and facilities between governments.	Yes		Peter Madigan

No	Reference	Question	Response	Comments	Respondent
2	s3.32(1)	Was a notice of intended entry given to the owner or occupier of the land, premises or thing that had been entered.	Yes		Robert Fenn
3	s3.50	Did the local government close a thoroughfare wholly or partially for a period not exceeding 4 weeks under the guidelines of 3.50.	Yes		Robert Fenn
4	s3.18(3)(b)	Has the local government satisfied itself that the services and facilities that it provides avoid unnecessary duplication of services or competition particularly with the private sector.	Yes		Peter Madigan
5	s3.18(3)(c)	Has the local government satisfied itself that the services and facilities that it provides ensure services and facilities are properly managed.	Yes		Peter Madigan
6	s3.40A(1)	Where in the opinion of the local government a vehicle was an abandoned vehicle wreck, was it removed and impounded by an employee authorised (for that purpose) by the local government.	Yes		Graeme Bride
7	s3.40A(2)	Where the owner of the vehicle was identified within 7 days after its removal under s3.40A(1), did the local government give notice to that person advising that the vehicle may be collected from a place specified during such hours as are specified in the notice.	Yes		Robert Fenn
8	s3.40A(3)	Where notice was given under s3.40A(2) did it include a short statement of the effect of subsection (4)(b) and the effect of the relevant provisions of sections 3.46 and 3.47.	Yes	Detailed in the Ranger Services Standard Operating Procedures.	Graeme Bride
9	s3.51(3)	Did the local government give notice of what is proposed to be done giving details fo the proposal and inviting submissions from any person who wishes to make a submission and allow a reasonable time for submissions to be made and consider any submissions made.	Yes		Robert Fenn
10	s3.52(4)	Has the local government kept plans for the levels and alignments of public thoroughfares that are under its control or mangement, and made those plans available for public inspection.	Yes		Robert Fenn
11	s3.32(2)	Did the notice of intended entry specify the purpose for which the entry was required.	Yes		Robert Fenn
12	s3.32(3)	Was the notice of intended entry given not less than 24 hours before the power of entry was exercised.	Yes		Robert Fenn

Finance



No	Reference	Question	Response	Comments	Respondent
1	s5.53, Admin Reg 19B	Has the local government prepared an annual report for the financial year ended 30 June 2008 that contained the prescribed information under the Act and Regulations.	Yes		Stan Goodman
2	s5.54(1), (2)	Was the annual report accepted by absolute majority by the local government by 31 December 2008.	Yes		Stan Goodman
3	s5.54(1), (2)	Where the Auditor's report was not available in time for acceptance by 31 December, was it accepted no more than two months after the Auditor's report was made available.	N/A		Stan Goodman
4	s5.55	Did the CEO give local public notice of the availability of the annual report as soon as practicable after the local government accepted the report.	Yes		Stan Goodman
5	S5.56 Admin Reg 19C(2)	Has the local government made a plan for the future of its district in respect of the period specified in the plan (being at least 2 financial years).	Yes		Stan Goodman
6	Admin Reg 19D	After a plan for the future, or modifications to a plan were adopted under regulation 19C, did the local government give public notice in accordance with subsection (2).	Yes		Stan Goodman
7	s5.94, s5.95	Did the local government allow any person attending the local government during office hours to inspect information, free of charge, listed in s5.94 of the Act and subject to s5.95 whether or not the information was current at the time of inspection.	Yes		Stan Goodman
8	s5.96	Where a person inspected information under Part 5, Division 7 of the Act and requested a copy of that information, did the local government ensure that copies were available at a price that did not exceed the cost of providing those copies.	Yes		Stan Goodman
9	s5.98 Admin Reg 30	Was the fee made available to elected members for attending meetings within the prescribed range.	Yes		Stan Goodman
10	s5.98 Admin Reg 31	Was the reimbursement of expenses to elected members within the prescribed ranges or as prescribed.	Yes		Stan Goodman
11	s5.98A Admin Reg 33A	Where a local government decided to pay the deputy mayor or the deputy president an allowance, was it resolved by absolute majority.	Yes		Stan Goodman
12	s5.98A Admin Reg 33A	Where a local government decided to pay the deputy mayor or the deputy president an allowance, was it up to (or below) the prescribed percentage of the annual local government allowance to which the mayor or president is entitled under section 5.98 (5).	Yes		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
13	s5.99 Admin Reg 34	Where a local government decided to pay Council members an annual fee in lieu of fees for attending meetings, was it resolved by absolute majority.	Yes		Stan Goodman
14	s5.99 Admin Reg 34	Where a local government decided to pay Council members an annual fee in lieu of fees for attending meetings, was it within the prescribed range.	Yes		Stan Goodman
15	s5.99A Admin Reg 34A, AA, AB	Where a local government decided to pay Council members an allowance instead of reimbursing telephone, facsimile machine rental charges and other telecommunication, information technology, travelling and accommodation expenses, was it resolved by absolute majority.	Yes		Stan Goodman
16	s5.99A Admin Reg 34A, AA, AB	Where a local government decided to pay Council members an allowance instead of reimbursing telephone, facsimile machine rental charges and other telecommunication, information technology, travelling and accommodation expenses, was it within the prescribed range.	Yes		Stan Goodman
17	s5.100 (1)	Did the local government pay a fee for attending committee meetings only to a committee member who was a council member or employee.	N/A		Stan Goodman
18	s5.100 (2)	Where the local government decided to reimburse a committee member, who was not a council member or employee, for an expense incurred by the person in relation to a matter affecting the local government, was it within the prescribe range.	N/A		Stan Goodman
19	s6.2	Did Council, prior to 31 August in the review period, adopt by absolute majority, a budget in the form and manner prescribed by Financial Management (FM) Reg 22 and the Act. (Please enter the date of the Council Resolution in the "Comments" column)	Yes		Stan Goodman
20	s6.2	If 'no', was Ministerial approval sought for an extension.	N/A		Stan Goodman
21	s6.3	Did the council prepare and adopt a budget in a manner similar to the annual budget with modifications as listed in section 6.3.	Yes		Stan Goodman
22	FM Reg 33	Was the 2008/2009 budget forwarded to the Department of Local Government and Regional Development within 30 days of its adoption. (Please enter the date sent in the "Comments" column).	Yes	16 Jul 08	Stan Goodman
23	s6.4(1) FM Reg 34	Did the local government prepare an annual financial report as prescribed.	Yes		Stan Goodman
24	s6.4(1) FM Reg 34	Did the local government prepare other financial reports as prescribed.	Yes		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
25	FM Reg 34	If the local government prepared other financial reports as prescribed in s6.4 (1) FM Reg 34, were they presented to Council and recorded in the minutes of the meetings in which they were submitted.	Yes		Stan Goodman
26	s6.4(3)(b)	Was the annual financial report, prepared for the financial year ended 30 June 2008, submitted to the Auditor by 30 September 2008 or by the extended time allowed by the Minister or his delegate.	Yes		Stan Goodman
27	FM Reg 51(2)	Was the annual financial report submitted to the Department of Local Government and Regional Development sent by the CEO within 30 days after receiving the Auditor's report.	Yes		Stan Goodman
28	s6.8	Was expenditure that the local government incurred from its municipal fund, but not included in its annual budget, authorised in advance on all occasions by absolute majority resolution.	Yes		Stan Goodman
29	s6.8(1)(c)	Did the Mayor or President authorise expenditure from the municipal fund in an emergency. (Please indicate circumstances in the "Comments" column)	N/A		Stan Goodman
30	s6.8	In relation to expenditure that the local government incurred from its municipal fund that was authorised in advance by the mayor or president in an emergency, was it reported on all occasions to the next ordinary meeting of council.	N/A		Stan Goodman
31	s6.9 (1)	Does the local government's trust fund consist of all money (or the value of assets) that are required by the Local Government Act 1995 or any other written law to be credited to the fund.	Yes		Stan Goodman
32	s6.9 (1)	Does the local government's trust fund consist of all money or the value of assets held by the local government in trust.	Yes		Stan Goodman
33	s6.9(2)	Has the local government's trust fund been applied for the purposes of and in accordance with the trusts affecting it.	Yes		Stan Goodman
34	s6.9(3)	Has money held in the trust fund, been paid to the person entitled to it, together with, if the money has been invested, any interest earned from that investment.	Yes		Stan Goodman
35	s6.9(3)	Has property held in trust been delivered to the persons entitled to it.	Yes		Stan Goodman
36	s6.11(2)	Have all decisions to change the use or purpose of money held in reserve funds been by absolute majority.	Yes		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
37	s6.11(2) FM Reg 18	Did the local government give one months public notice of the proposed change of purpose or proposed use of money held in reserve funds . (Notice not required where the local government has disclosed the change of purpose or proposed use of reserve funds in its annual budget or where the money was used to meet expenditure authorised under s6.8(1) (c) of the Act or where the amount to be used did not exceed \$5,000).	N/A		Stan Goodman
38	s6.12, 6.13, 6.16 (1),(3)	Did Council at the time of adopting its budget, determine the granting of a discount or other incentive for early payment by absolute majority.	Yes		Stan Goodman
39	s6.12, 6.13, 6.16 (1),(3)	Did Council determine the setting of an interest rate on money owing to Council by absolute majority.	Yes		Stan Goodman
40	s6.12, 6.13, 6.16 (1),(3)	Did Council determine to impose or amend a fee or charge for any goods or services provided by the local government by absolute majority. (Note: this applies to money other than rates and service charges).	Yes		Stan Goodman
41	s6.17(3)	Were the fees or charges imposed for receiving an application for approval, granting an approval, making an inspection and issuing a licence, permit, authorisation or certificate, limited to the cost of providing the service or goods.	Yes		Stan Goodman
42	s6.17(3)	Were the fees or charges imposed for any other service prescribed in section 6.16 (2)(f), limited to the cost of providing the service or goods.	Yes		Stan Goodman
43	s6.19	After the budget was adopted, did the local government give local public notice for all fees and charges stating its intention to introduce the proposed fees or charges and the date from which it proposed to introduce the fees or charges.	Yes		Stan Goodman
44	s6.20(2) FM Reg 20	On each occasion where the local government exercised the power to borrow and details of the proposal were not included in the annual budget for that financial year, did the local government give one month's local public notice of the proposal (except where the proposal was of a kind prescribed in FM Regulation 20).	N/A		Stan Goodman
45	s6.20(2) FM Reg 20	On each occasion where the local government exercised the power to borrow, was the Council decision to exercise that power by absolute majority (Only required where the details of the proposal were not included in the annual budget for that financial year).	N/A		Stan Goodman

No	Reference	Question	Response	Comments	Respondent
46	s6.20(3) FM Reg 21	On each occasion where the local government changed the use of borrowings, did the local government give one month's local public notice of the change in purpose. (Only required if the details of the change of purpose were not included in the annual budget or were of the kind prescribed in FM Regulation 21).	N/A		Stan Goodman
47	s6.20(3) FM Reg 21	On each occasion where the local government changed the use of borrowings, was the decision on the change of use by absolute majority. (Only required if the details of the change of purpose were not included in the annual budget or were of the kind prescribed in FM Regulation 21)	N/A		Stan Goodman
48	s6.32(1)(a)	Did Council determine by absolute majority to impose a general rate on rateable land within its district .	Yes		Stan Goodman
49	s6.32(1)(b)(i)	Did Council determine by absolute majority to impose a specified area rate on rateable land within its district .	N/A		Stan Goodman
50	s6.32(1)(b)(ii)	Did Council determine by absolute majority to impose a minimum payment on rateable land within its district .	Yes		Stan Goodman
51	s6.32(1)(c)	Did Council determine by absolute majority to impose a service charge on rateable land within its district .	N/A		Stan Goodman
52	s6.33(3)	Did Council obtain the approval of the Minister or his delegate before it imposed a differential general rate that was more than twice the lowest differential rate imposed.	N/A		Stan Goodman
53	s6.34	Did Council obtain the approval of the Minister or his delegate before it adopted a budget with a yield from general rates that was plus or minus 10% of the amount of the budget deficiency.	N/A		Stan Goodman
54	s6.35(4) FM Reg 53	Did the local government ensure that it did not impose a minimum payment on more than 50% of the number of separately rated properties in the district (unless the general minimum did not exceed \$200).	Yes		Stan Goodman
55	s6.35(4) FM Reg 53	Did the local government ensure that it did not impose a minimum payment on more than 50% of the number of separately rated properties, rated on gross rental value (unless the general minimum did not exceed \$200).	Yes		Stan Goodman
56	s6.35(4) FM Reg 53	Did the local government ensure that it did not impose a minimum payment on more than 50% of the number of separately rated properties rated on unimproved value (unless the general minimum did not exceed \$200).	Yes		Stan Goodman

No	Reference	Question	Response	Comments	Respondent
57	s6.35(4) FM Reg 53	Did the local government ensure that it did not impose a minimum payment on more than 50% of the number of separately rated properties in each differential rating category (unless the general minimum did not exceed \$200).	Yes		Stan Goodman
58	s6.36	Did the local government before imposing any differential general rate, or a minimum payment applying to a differential rate category, give local public notice of its intention to do so containing details of each rate or minimum proposed.	Yes		Stan Goodman
59	s6.36	Did the local government, before imposing any differential general rate or a minimum payment applying to a differential rate category, give local public notice of its intention to do so by extending an invitation for a period of 21 days or longer for submissions.	Yes		Stan Goodman
60	s6.36	Did the local government before imposing any differential general rate or a minimum payment applying to a differential rate category, give local public notice of its intention to do so, detailing the time and place where the document describing the objects and reasons for each proposed rate and minimum payment may be inspected.	Yes		Stan Goodman
61	s6.38(1) FM Reg 54	Where a local government imposed a service charge was it only imposed for a prescribed purposes of television and radio rebroadcasting, volunteer bush fire brigades, underground electricity, water, property surveillance and security.	N/A		Stan Goodman
62	s6.38	Was money received from the imposition of a service charge applied in accordance with the provisions of s6.38 of the Act.	N/A		Stan Goodman
63	s6.46	Did Council, in granting a discount or other incentive for early payment of any rate or service charge, do so by absolute majority.	Yes		Stan Goodman
64	s6.47	When a local government resolved to waive a rate or service charge or grant other concessions did it do so by absolute majority.	N/A		Stan Goodman
65	s6.51	Did Council, in setting an interest rate on a rate or service charge that remained unpaid, do so by absolute majority.	Yes		Stan Goodman
66	S6.76(6)	Was the outcome of an objection under section 6.76(1) promptly conveyed to the person who made the objection including a statement of the local government's decision on the objection and its reasons for that decision.	N/A		Stan Goodman

No	Reference	Question	Response	Comments	Respondent
67	FM Reg 5	Has efficient systems and procedures been established by the CEO of a local government as listed in Finance Reg 5.	Yes		Stan Goodman
68	FM Reg 6	Has the local government ensured that an employee to whom is delegated responsibility for the day to day accounting or financial management operations of a local government is not also delegated the responsibility for conducting an internal audit or reviewing the discharge of duties by that employee.	Yes		Stan Goodman
69	FM Reg 8	Did the local government maintain a separate account with a bank or other financial institution for money to be held in a municipal fund, trust fund or reserve accounts.	N/A		Stan Goodman
70	FM Reg 9	On all occasions have separate financial records been kept for each trading undertaking and each major land transaction.	Yes		Stan Goodman
71	FM Reg 11(1)	Has the local government developed procedures for the authorisation of, and the payment of, accounts to ensure that there is effective security for and properly authorised use of cheques, credit cards, computer encryption devices and passwords, purchasing cards and other devices or methods by which goods, services, money or other benefits may be obtained.	Yes		Stan Goodman
72	FM Reg 11(1)	Has the local government developed procedures for the authorisation of, and the payment of, accounts to ensure that there is effective security for and properly authorised use of petty cash systems.	Yes		Stan Goodman
73	FM Reg 11(2)	Has the local government developed procedures that ensure a determination is made that the debt was incurred by a person who was properly authorised, before any approval for payment of an account is made.	Yes		Stan Goodman
74	FM Reg 11(2)	Has the local government developed procedures that ensure a determination is made that the goods or services to which each account relates were provided in a satisfactory condition or to a satisfactory standard, before payment of the account.	Yes	Receipting Officer certifies statement/invoices. Deliveries are physically checked against purchase orders.	Peter Madigan
75	FM Reg 12	Have payments from the Municipal or Trust fund been made under the appropriate delegated authority.	Yes		Stan Goodman
76	FM Reg 12	When Council are presented with a list detailing the accounts to be paid, have payments from the Municipal or Trust fund been authorised in advance by resolution of Council.	Yes		Stan Goodman

No	Reference	Question	Response	Comments	Respondent
77	FM Reg 13	Did the list of payments made or accounts for approval to be paid from the Municipal or Trust fund that were recorded in the minutes of the relevant meeting include the payee's name.	Yes		Stan Goodman
78	FM Reg 13	Did the list of payments made or accounts for approval to be paid from the Municipal or Trust fund, that were recorded in the minutes of the relevant meeting, include the amount of the payment.	Yes		Stan Goodman
79	FM Reg 13	Did the list of payments made or accounts for approval to be paid from the Municipal or Trust fund that were recorded in the minutes of the relevant meeting, include sufficient information to identify the transaction.	Yes		Stan Goodman
80	FM Reg 13	Did the list of accounts for approval to be paid from the Municipal or Trust fund that were recorded in the minutes of the relevant meeting, include the date of the meeting of Council.	Yes		Stan Goodman
81	FM Reg 19	Do the internal control procedures over investments established and documented by the local government enable the identification of the nature and location of all investments.	Yes		Stan Goodman
82	FM Reg 33A	Did the local government, between 1 January and 31 March 2008, carry out a review of its annual budget for the year ended 30 June 2008.	Yes		Stan Goodman
83	FM Reg 55	Does the local government's rate record include all particulars set out in the FM Regulations.	Yes		Stan Goodman
84	FM Reg 56,57	Are the contents of the local government's rate notice in accordance with the FM Regulations.	Yes		Stan Goodman
85	FM Reg 56,57	Are the contents of the local government's reminder notice for instalment payments in accordance with the FM Regulations.	Yes		Stan Goodman
86	FM Reg 68	Was the maximum rate of interest imposed 5.5% as prescribed under section 6.45(3).	Yes		Stan Goodman
87	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act.	Yes		Stan Goodman
88	s7.1B	Where a local government determined to delegate to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority.	N/A		Stan Goodman
89	s7.3	Was the person(s) appointed by the local government to be its auditor, a registered company auditor.	Yes		Stan Goodman
90	s7.3	Was the person(s) appointed by the local government to be its auditor, an approved auditor.	Yes		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
91	s7.3	Was the person or persons appointed by the local government to be its auditor, appointed by an absolute majority decision of Council.	Yes		Stan Goodman
92	Audit Reg 10	Was the Auditor's report for the financial year ended 30 June 2008 received by the local government within 30 days of completion of the audit.	Yes		Stan Goodman
93	s7.9(1)	Was the Auditor's report for 2007/2008 received by the local government by 31 December 2008.	Yes		Stan Goodman
94	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report prepared under s7.9 (1) of the Act required action to be taken by the local government, was that action undertaken.	N/A		Stan Goodman
95	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a report prepared on any actions undertaken.	N/A		Stan Goodman
96	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a copy of the report forwarded to the Minister by the end of the financial year or 6 months after the last report prepared under s7.9 was received by the local government whichever was the latest in time.	N/A		Stan Goodman
97	Audit Reg 7	Did the agreement between the local government and its auditor include the objectives of the audit.	Yes		Stan Goodman
98	Audit Reg 7	Did the agreement between the local government and its auditor include the scope of the audit.	Yes		Stan Goodman
99	Audit Reg 7	Did the agreement between the local government and its auditor include a plan for the audit.	Yes		Stan Goodman
100	Audit Reg 7	Did the agreement between the local government and its auditor include details of the remuneration and expenses to be paid to the auditor.	Yes		Stan Goodman
101	Audit Reg 7	Did the agreement between the local government and its auditor include the method to be used by the local government to communicate with, and supply information to, the auditor.	Yes		Stan Goodman

Local Government Employees

No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 18C	Did the local government approve the process to be used for the selection and appointment of the CEO before the position of CEO was advertised.	Yes		David Hughes
2	s5.36(4) s5.37(3)	Were all vacancies for the position of CEO and for designated senior employees advertised.	Yes		David Hughes
3	s5.36(4) s5.37(3) Admin Reg 18A(1)	Did the local government advertise for the position of CEO and for designated senior employees in a newspaper circulated generally throughout the State.	Yes		David Hughes
4	s5.36(4), 5.37(3), Admin Reg 18A	Did all advertisements for the position of CEO and for designated senior employees contain details of the remuneration and benefits offered.	Yes		David Hughes
5	s5.36(4), 5.37(3), Admin Reg 18A	Did all advertisements for the position of CEO and for designated senior employees contain details of the place where applications for the position were to be submitted.	Yes		David Hughes
6	s5.36(4), 5.37(3), Admin Reg 18A	Did all advertisements for the position of CEO and for designated senior employees detail the date and time for closing of applications.	Yes		David Hughes
7	s5.36(4), 5.37(3), Admin Reg 18A	Did all advertisements for the position of CEO and for designated senior employees indicate the duration of the proposed contract.	Yes		David Hughes
8	s5.36(4), 5.37(3), Admin Reg 18A	Did all advertisements for the position of CEO and for designated senior employees provide contact details of a person to contact for further information.	Yes		David Hughes
9	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss a designated senior employee.	Yes	CEO and Executive Directors are designated Senior Employees	David Hughes
10	s5.38	Was the performance of each employee, employed for a term of more than one year, (including the CEO and each senior employee), reviewed within the most recently completed 12 months of their term of employment.	Yes		David Hughes
11	Admin Reg 18D	Where Council considered the CEO's performance review did it decide to accept the review with or without modification (if Council did not accept the review, the preferred answer is N/A & refer Q12).	Yes		David Hughes
12	Admin Reg 18D	Where the Council considered the CEO's performance review, but decided not to accept the review, did it decide to reject the review (if Council accepted the review, the preferred answer is N/A refer Q11).	N/A		David Hughes



No	Reference	Question	Response	Comments	Respondent
13	s5.39	During the period covered by this Return, were written performance based contracts in place for the CEO and all designated senior employees who were employed since 1 July 1996.	Yes		David Hughes
14	s5.39 Admin Reg 18B	Does the contract for the CEO and all designated senior employees detail the maximum amount of money payable if the contract is terminated before the expiry date. This amount is the lesser of the value of one year's remuneration under the contract.	Yes		David Hughes
15	s5.39 Admin Reg 18B	Does the contract for the CEO and all designated senior employees detail the maximum amount of money payable if the contract is terminated before the expiry date and this amount is the lesser of the value of the remuneration they would be entitled to had the contract not been terminated.	Yes		David Hughes
16	s5.50(1)	Did Council adopt a policy relating to employees whose employment terminates, setting out the circumstances in which council would pay an additional amount to that which the employee is entitled under a contract or award.	N/A	Specified in the Enterprise Bargaining Agreement (EBA) instead of Policy.	David Hughes
17	s5.50(1)	Did Council adopt a policy relating to employees whose employment terminates, setting out the manner of assessment of an additional amount.	N/A	Specified in the Enterprise Bargaining Agreement (EBA) instead of Policy.	David Hughes
18	s5.50(2)	Did the local government give public notice on all occasions where council made a payment that was more than the additional amount set out in its policy.	N/A		David Hughes
19	S5.53(2)(g) Admin Reg 19B	For the purposes of section 5.53(2)(g) did the annual report of a local government for a financial year contain the number of employees of the local government entitled to an annual salary of \$100,000 or more.	Yes		David Hughes
20	S5.53(2)(g) Admin Reg 19B	For the purposes of section 5.53(2)(g) did the annual report of a local government for a financial year contain the number of those employees with an annual salary entitlement that falls within each band of \$10,000 and over \$100,000.	Yes		David Hughes
21	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position of CEO under section 5.36(4).	Yes		David Hughes
22	Admin Regs 18E	Did the local government ensure checks were carried out to confirm that the information in an application for employment was true (applicable to CEO only).	Yes		David Hughes



No	Reference	Question	Response	Comments	Respondent
23	Admin Reg 33	Was the allowance paid to the mayor or president for the purposes of s5.98 (5) within the prescribed range.	Yes		Stan Goodman

Local Laws

No	Reference	Question	Response	Comments	Respondent
1	s3.12(2) F&G Reg 3	On each occasion that Council resolved to make a local law, did the person presiding at the Council meeting give notice of the purpose and effect of each proposed local law in the manner prescribed in Functions and General Regulation 3.	Yes		Stuart Jamieson
2	s3.12(3)(a)	On each occasion that Council proposed to make a local law, did the local government give Statewide and local public notice stating the purpose and effect of the proposed local law	Yes		Stuart Jamieson
3	s3.12(3)(a)	Did the local government give Statewide and local public notice stating details of where a copy of the local law may be inspected or obtained.	Yes		Stuart Jamieson
4	s3.12(3)(b)	On all occasions, as soon as a Statewide and local public notice was published, did the local government provide a copy of the proposed law, together with a copy of the notice, to the Minister for Local Government and Regional Development	Yes		Stuart Jamieson
5	s3.12(3)(b)	On all occasions, as soon as a Statewide and local public notice was published, did the local government provide a copy of the proposed law, together with a copy of the notice where applicable, to the Minister who administers the Act under which the local law was made.	Yes		Stuart Jamieson
6	s3.12(4)	Have all Council's resolutions to make local laws been by absolute majority.	Yes		Stuart Jamieson
7	s3.12(4)	Have all Council's resolutions to make local laws been recorded as such in the minutes of the meeting.	Yes		Stuart Jamieson
8	s3.12(5)	After making the local law, did the local government publish the local law in the Gazette.	Yes		Stuart Jamieson
9	s3.12(5)	After making the local law, did the local government give a copy to the Minister for Local Government and Regional Development and where applicable to the Minister who administers the Act under which the local law was made.	Yes		Stuart Jamieson
10	s3.12(6)	After the local law was published in the Gazette, did the local government give local public notice stating the title of the local law.	Yes		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
11	s3.12(6)	After the local law was published in the Gazette, did the local government give local public notice summarising the purpose and effect of the local law and the day on which it came into operation.	Yes		Stuart Jamieson
12	s3.12(6)	After the local law was published in the Gazette, did the local government give local public notice advising that copies of the local law may be inspected or obtained from its office.	Yes		Stuart Jamieson
13	s3.16(1)	Have all reviews of local laws under section 3.16(1) of the Act been carried out within a period of 8 years.	No	Review process initiated; however not finalised within the specified 8 year period.	Stuart Jamieson
14	s3.16(1)(2)	If the local government carried out a review of a local law under section 3.16 of the Act, to determine whether or not the local law should be repealed or amended, did it give Statewide public notice stating that it intended to review the local law.	Yes		Stuart Jamieson
15	s3.16(1)(2)	If the local government carried out a review of a local law under section 3.16 of the Act, to determine whether or not the local law should be repealed or amended, did it give Statewide public notice advising that a copy of the local law could be inspected or obtained at the place specified in the notice.	Yes		Stuart Jamieson
16	s3.16(1)(2)	If the local government carried out a review of a local law under section 3.16 of the Act, to determine whether or not the local law should be repealed or amended, did it give Statewide public notice detailing the closing date for submissions about the local law.	Yes		Stuart Jamieson
17	s3.16(3)	Did the local government (after the last day for submissions) prepare a report of the review and have it submitted to Council.	Yes		Stuart Jamieson
18	s3.16(4)	Was the decision to repeal or amend a local law determined by absolute majority on all occasions.	Yes		Stuart Jamieson

Meeting Process

No	Reference	Question	Response	Comments	Respondent
1	s2.25(1)(3)	Where Council granted leave to a member from attending 6 or less consecutive ordinary meetings of Council was it by Council resolution.	Yes		Stuart Jamieson
2	s2.25(1)(3)	Where Council granted leave to a member from attending 6 or less consecutive ordinary meetings of Council, was it recorded in the minutes of the meeting at which the leave was granted.	Yes		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
3	s2.25(3)	Where Council refused to grant leave to a member from attending 6 or less consecutive ordinary meetings of Council, was the reason for refusal recorded in the minutes of the meeting.	N/A	Council did not refuse to grant leave during the reporting period.	Stuart Jamieson
4	s2.25(2)	Was Ministerial approval sought (on all occasions) before leave of absence was granted to an elected member in respect of more than 6 consecutive ordinary meetings of council.	N/A		Stuart Jamieson
5	s5.4	On all occasions when the mayor or president called an ordinary or special meeting of Council, was it done by notice to the CEO setting out the date and purpose of the proposed meeting;	Yes		Stuart Jamieson
6	s5.5	On all occasions when councillors called an ordinary or special meeting of Council was it called by at least 1/3 (one third) of the councillors, by notice to the CEO setting out the date and purpose of the proposed meeting.	Yes		Stuart Jamieson
7	s5.5(1)	Did the CEO give each council member at least 72 hours notice of the date, time, place and an agenda for each ordinary meeting of Council.	Yes		Stuart Jamieson
8	s5.5(2)	Did the CEO give each council member notice before the meeting, of the date, time, place and purpose of each special meeting of Council.	Yes		Stuart Jamieson
9	s5.7	Did the local government seek approval (on each occasion as required) from the Minister or his delegate, for a reduction in the number of offices of member needed for a quorum at a Council meeting	Yes		Stuart Jamieson
10	s5.7	Did the local government seek approval (on each occasion as required) from the Minister or his delegate, for a reduction in the number of offices of member required for absolute majorities.	N/A		Stuart Jamieson
11	s5.8	Did the local government ensure all Council committees (during the review period) were established by an absolute majority.	Yes		Stuart Jamieson
12	s5.10(1)(a)	Did the local government ensure all members of Council committees, during the review period, were appointed by an absolute majority (other than those persons appointed in accordance with section 5.10 (1)(b)).	Yes		Stuart Jamieson
13	s5.10(2)	Was each Council member given their entitlement during the review period, to be appointed as a committee member of at least one committee, as referred to in section 5.9(2)(a) & (b) of the Act.	Yes		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
14	s5.12(1)	Were Presiding members of committees elected by the members of the committees (from amongst themselves) in accordance with Schedule 2.3, Division 1 of the Act.	Yes		Stuart Jamieson
15	s5.12(2)	Were Deputy presiding members of committees elected by the members of the committee (from amongst themselves) in accordance with Schedule 2.3 Division 2 of the Act.	Yes		Stuart Jamieson
16	s5.15	Where the local government reduced a quorum of a committee meeting, was the decision made by absolute majority on each occasion.	N/A		Stuart Jamieson
17	s5.21 (4)	When requested by a member of Council or committee, did the person presiding at a meeting ensure an individual vote or the vote of all members present, were recorded in the minutes.	Yes		Stuart Jamieson
18	s5.22(1)	Did the person presiding at a meeting of a Council or a committee ensure minutes were kept of the meeting's proceedings.	Yes		Stuart Jamieson
19	s5.22(2)(3)	Were the minutes of all Council and committee meetings submitted to the next ordinary meeting of Council or committee, as the case requires, for confirmation.	Yes		Stuart Jamieson
20	s5.22(2)(3)	Were the minutes of all Council and committee meetings signed to certify their confirmation by the person presiding at the meeting at which the minutes of Council or committee were confirmed.	Yes		Stuart Jamieson
21	s5.23 (1)	Were all council meetings open to members of the public (subject to section 5.23(2) of the Act).	Yes		Stuart Jamieson
22	s5.23 (1)	Were all meetings of committees to which a power or duty had been delegated open to members of the public (subject to section 5.23(2) of the Act).	Yes		Stuart Jamieson
23	s5.23(2)(3)	On all occasions, was the reason, or reasons, for closing any Council or committee meeting to members of the public, in accordance with the Act.	Yes		Stuart Jamieson
24	s5.23(2)(3)	On all occasions, was the reason, or reasons, for closing any Council or committee meeting to members of the public recorded in the minutes of that meeting.	Yes		Stuart Jamieson
25	s5.24 (1) Admin Reg 5&6	Was a minimum time of 15 minutes allocated for questions to be raised by members of the public and responded to at every ordinary meeting of Council.	Yes		Stuart Jamieson

No	Reference	Question	Response	Comments	Respondent
26	s5.24 (1) Admin Reg 5&6	Was a minimum time of 15 minutes allocated for questions to be raised by members of the public and responded to at every special meeting of Council.	Yes		Stuart Jamieson
27	s5.24 (1) Admin Reg 5&6	Was a minimum time of 15 minutes allocated for questions to be raised by members of the public and responded to at every meeting of a committee to which the local government has delegated a power or duty.	Yes		Stuart Jamieson
28	Admin Reg 8	Was a period of 30 minutes allowed from the advertised commencement time before any Council or committee was adjourned due to the lack of a quorum.	Yes		Stuart Jamieson
29	Admin Reg 9	Was voting at Council or committee meetings conducted so that no vote was secret.	Yes		Stuart Jamieson
30	Admin Reg 10(1)	Were all motions to revoke or change decisions at Council or committee meetings supported in the case where an attempt to revoke or change the decision had been made within the previous 3 months but failed, by an absolute majority.	Yes		Stuart Jamieson
31	Admin Reg 10(1)	Were all motions to revoke or change decisions at Council or committee meetings supported in any other case, by at least one third of the number of officers of member (whether vacant or not) of the Council or committee.	Yes		Stuart Jamieson
32	Admin Reg 10(2)	Were all decisions to revoke or change decisions made at Council or committee meetings made (in the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority), by that kind of majority.	Yes		Stuart Jamieson
33	Admin Reg 10(2)	Were all decisions to revoke or change decisions made at Council or committee meetings made in any other case, by an absolute majority.	Yes		Stuart Jamieson
34	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include the names of members present at the meeting.	Yes		Stuart Jamieson
35	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include where a member entered or left the meeting, the time of entry or departure, as the case requires, in the chronological sequence of the business of the meeting.	Yes		Stuart Jamieson
36	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include details of each motion moved at the meeting, including details of the mover and outcome of the motion.	Yes		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
37	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include details of each decision made at the meeting.	Yes		Stuart Jamieson
38	Admin Reg 11	Did the contents of the minutes of all Council or committee meetings include, where the decision was significantly different from written recommendation of a committee or officer, written reasons for varying that decision.	Yes		Stuart Jamieson
39	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include a summary of each question raised by members of the public and a summary of the response given.	Yes		Stuart Jamieson
40	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include in relation to each disclosure made under sections 5.65 or 5.70, where the extent of the interest has been disclosed, the extent of the interest.	Yes		Stuart Jamieson
41	Admin Reg 12(1)	Did the local government, at least once during the period covered by this return, give local public notice for the next twelve months of the date, time and place of ordinary Council meetings.	Yes		Stuart Jamieson
42	Admin Reg 12(1)	Did the local government, at least once during the period covered by this return, give local public notice for the next twelve months of the date, time and place of those committee meetings that were required under the Act to be open to the public or that were proposed to be open to the public.	Yes		Stuart Jamieson
43	Admin Reg 12(2)	Did the local government give local public notice of any changes to the dates, time or places referred to in the question above.	Yes		Stuart Jamieson
44	Admin Reg 12(3) (4)	In the CEO's opinion, where it was practicable, were all special meetings of Council (that were open to members of the public) advertised via local public notice.	Yes	New CEO appointed 01 Dec 08.	Stuart Jamieson
45	Admin Reg 12(3) (4)	Did the notice referred to in the question above include details of the date, time, place and purpose of the special meeting.	Yes		Stuart Jamieson
46	Admin Reg 13	Did the local government make available for public inspection unconfirmed minutes of all Council meetings within 10 business days after the Council meetings.	Yes	Published on City of Albany's website, and made available to the public in hardcopy at the library and foyer of the North Rd, Administration building.	Stuart Jamieson
47	Admin Reg 13	Did the local government make available for public inspection unconfirmed minutes of all committee meetings within 5 business days after the committee meetings.	Yes		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
48	Admin Reg 14(1) (2)	Were notice papers, agenda and other documents relating to any Council or committee meeting, (other than those referred to in Admin Reg 14(2)) made available for public inspection.	Yes		Stuart Jamieson
49	Admin Reg 14A	On all occasions where a person participated at a Council or committee meeting by means of instantaneous communication, (by means of audio, telephone or other instantaneous contact) as provided for in Administration Regulation 14A, did the Council approve of the arrangement by absolute majority.	N/A		Stuart Jamieson
50	Admin Reg 14A	On all occasions where a person participated at a Council or committee meeting by means of instantaneous communication, (as provided for in Administration Regulation 14A) was the person in a suitable place as defined in Administration Regulation 14A(4)	N/A		Stuart Jamieson
51	s5.27(2)	Was the annual general meeting of electors held within 56 days of the local government's acceptance of the annual report for the previous financial year.	Yes		Stuart Jamieson
52	s5.29	Did the CEO convene all electors' meetings by giving at least 14 days local public notice and each Council member at least 14 days notice of the date, time, place and purpose of the meeting.	Yes	Date confirmed at the Ordinary Council Meeting held on the 18 Oct 08.	Stuart Jamieson
53	s5.32	Did the CEO ensure the minutes of all electors' meetings were kept and made available for public inspection before the Council meeting at which decisions made at the electors' meeting were first considered.	Yes		Stuart Jamieson
54	s5.33(1)	Were all decisions made at all electors' meetings considered at the next ordinary Council meeting, or, if not practicable, at the first ordinary Council meeting after that, or at a special meeting called for that purpose.	Yes	No decisions made.	Stuart Jamieson
55	s5.33(2)	Were the reasons for Council decisions in response to decisions made at all electors' meetings recorded in the minutes of the appropriate Council meeting.	Yes	No decisions made.	Stuart Jamieson
56	s5.103(3) Admin Reg 34B	Has the CEO kept a register of all notifiable gifts received by Council members and employees.	Yes		Stuart Jamieson

Miscellaneous Provisions					
No	Reference	Question	Response	Comments	Respondent
1	s9.4	Has each person who received an unfavourable decision from Council, or from an employee of the local government exercising delegated authority, (that is appealable under Part 9 of the Act) been informed of his or her right to object and appeal against the decision.	Yes		Stuart Jamieson
2	s9.29(2)(b)	On all occasions, were those employees who represented the local government in court proceedings, appointed in writing by the CEO.	Yes		Stuart Jamieson
3	s9.6(5)	Did the local government ensure that the person who made the objection was given notice in writing of how it has been decided to dispose of the objection and the reasons why.	Yes		Stuart Jamieson

Official Conduct					
No	Reference	Question	Response	Comments	Respondent
1	s5.120	Where the CEO is not the complaints officer, has the local government designated a senior employee, as defined under s5.37, to be its complaints officer.	N/A	CEO is the complaints officer.	Stuart Jamieson
2	s5.121(1)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that result in action under s5.110(6)(b) or (c).	Yes	Held in the CEO's Office.	Stuart Jamieson
3	s5.121(2)(a)	Does the complaints register maintained by the complaints officer include provision for recording of the name of the council member about whom the complaint is made.	Yes		Stuart Jamieson
4	s5.121(2)(b)	Does the complaints register maintained by the complaints officer include provision for recording the name of the person who makes the complaint.	Yes		Stuart Jamieson
5	s5.121(2)(c)	Does the complaints register maintained by the complaints officer include provision for recording a description of the minor breach that the standards panel finds has occurred.	Yes		Stuart Jamieson
6	s5.121(2)(d)	Does the complaints register maintained by the complaints officer include the provision to record details of the action taken under s5.110(6)(b) (c).	Yes		Stuart Jamieson

Swimming Pools					
No	Reference	Question	Response	Comments	Respondent
1	s245A(5)(aa) LG (MiscProv) Act 1960	Have inspections of known private swimming pools, either been, or are proposed to be, carried out as required by section 245A(5)(aa) of the Local Government (Miscellaneous Provisions) Act 1960.	Yes	Next inspection due in 2010.	Keith Barnett

Tenders for Providing Goods and Services					
No	Reference	Question	Response	Comments	Respondent
1	s3.57 F&G Reg 11	Did the local government invite tenders on all occasions (before entering into contracts for the supply of goods or services) where the consideration under the contract was, or was expected to be, worth more than the consideration stated in Regulation 11(1) of the Local Government (Functions & General) Regulations (Subject to Functions and General Regulation 11(2)).	Yes		Wayne Male
2	F&G Reg 12	Has the local government, as far as it is aware, only entered into a single contract rather than multiple contracts so as to avoid the requirements to call tenders in accordance with F&G Reg 11 (1).	Yes		Wayne Male
3	F&G Reg 14(1)	Did the local government invite tenders via Statewide public notice.	Yes		Wayne Male
4	F&G Reg 14(3)	Did all the local government's invitations to tender include a brief description of the goods and services required and contact details for a person from whom more detailed information could be obtained about the tender.	Yes		Wayne Male
5	F&G Reg 14(3)	Did all the local government's invitations to tender include information as to where and how tenders could be submitted.	Yes		Wayne Male
6	F&G Reg 14(3)	Did all the local government's invitations to tender include the date and time after which tenders would not be accepted.	Yes		Wayne Male
7	F&G Reg 14(3)(4)	Did the local government ensure information was made available to all prospective tenderers concerning detailed specifications of the goods or services required.	Yes		Wayne Male
8	F&G Reg 14(3)(4)	Did the local government ensure information was made available to all prospective tenderers of the criteria for deciding which tender would be accepted.	Yes		Wayne Male



No	Reference	Question	Response	Comments	Respondent
9	F&G Reg 14(3)(4)	Did the local government ensure information was made available to all prospective tenderers about whether or not the local government had decided to submit a tender.	Yes		Wayne Male
10	F&G Reg 14(3)(4)	Did the local government ensure information was made available to all prospective tenderers on whether or not tenders were allowed to be submitted by facsimile or other electronic means and if so, how tenders were to be submitted.	Yes		Wayne Male
11	F&G Reg 14(3)(4)	Did the local government ensure all prospective tenderers had any other information that should be disclosed to those interested in submitting a tender.	Yes		Wayne Male
12	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer, notice of the variation.	Yes		Wayne Male
13	F&G Reg 15	Following the publication of the notice inviting tenders, did the local government allow a minimum of 14 days for tenders to be submitted.	Yes		Wayne Male
14	F&G Reg 16(1)	Did the local government ensure that tenders submitted, (including tenders submitted by facsimile or other electronic means) were held in safe custody.	Yes		Wayne Male
15	F&G Reg 16(1)	Did the local government ensure that tenders submitted, (including tenders submitted by facsimile or other electronic means) remained confidential.	Yes		Wayne Male
16	F&G Reg 16 (2)& (3)(a)	Did the local government ensure all tenders received were not opened, examined or assessed until after the time nominated for closure of tenders.	Yes		Wayne Male
17	F&G Reg 16 (2)& (3)(a)	Did the local government ensure all tenders received were opened by one or more employees of the local government or a person authorised by the CEO.	Yes		Wayne Male
18	F&G Reg 16 (3)(b)	Did the local government ensure members of the public were not excluded when tenders were opened.	Yes		Wayne Male
19	F&G Reg 16 (3)(c)	Did the local government record all details of the tender (except the consideration sought) in the tender register immediately after opening.	Yes		Wayne Male
20	F&G Reg 18(1)	Did the local government reject the tenders that were not submitted at the place, and within the time specified in the invitation to tender.	Yes		Wayne Male



No	Reference	Question	Response	Comments	Respondent
21	F&G Reg 18 (4)	In relation to the tenders that were not rejected, did the local government assess which tender to accept and which tender was most advantageous to the local government to accept, by means of written evaluation criteria.	Yes		Wayne Male
22	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) a brief description of the goods or services required.	Yes		Wayne Male
23	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) particulars of the decision made to invite tenders and if applicable the decision to seek expressions of interest under Regulation 21(1).	Yes		Wayne Male
24	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) particulars of any notice by which expressions of interest from prospective tenderers were sought and any person who submitted an expression of interest.	Yes		Wayne Male
25	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) any list of acceptable tenderers that was prepared under regulation 23(4)	Yes		Wayne Male
26	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) a copy of the notice of invitation to tender.	Yes		Wayne Male
27	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) the name of each tenderer whose tender was opened.	Yes		Wayne Male
28	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) the name of the successful tenderer.	Yes		Wayne Male
29	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) the amount of consideration or the summary of the amount of the consideration sought in the accepted tender.	Yes		Wayne Male
30	F&G Reg 19	Was each tenderer sent written notice advising particulars of the successful tender or advising that no tender was accepted.	Yes		Wayne Male
31	F&G Reg 21(3)	On each occasion that the local government decided to invite prospective tenderers to submit an expression of interest for the supply of goods or services, did the local government issue a Statewide public notice.	Yes		Wayne Male



No	Reference	Question	Response	Comments	Respondent
32	F&G Reg 21(4)	Did all public notices inviting an expression of interest, include a brief description of the goods and services required.	Yes		Wayne Male
33	F&G Reg 21(4)	Did all public notices inviting an expression of interest, include particulars of a person from whom more detailed information could be obtained.	Yes		Wayne Male
34	F&G Reg 21(4)	Did all public notices inviting an expression of interest, include information as to where and how expressions of interest could be submitted.	Yes		Wayne Male
35	F&G Reg 21(4)	Did all public notices inviting an expression of interest, include the date and time after which expressions of interest would not be accepted.	Yes		Wayne Male
36	F&G Reg 22	Following the publication of the notice inviting expressions of interest, did the local government allow a minimum of 14 days for the submission of expressions of interest.	Yes		Wayne Male
37	F&G Reg 23(1)	Did the local government reject the expressions of interest that were not submitted at the place and within the time specified in the notice.	Yes		Wayne Male
38	F&G Reg 23(4)	After the local government considered expressions of interest, did the CEO list each person considered capable of satisfactorily supplying goods or services.	Yes		Wayne Male
39	F&G Reg 24	Was each person who submitted an expression of interest, given a notice in writing in accordance with Functions & General Regulation 24.	Yes		Wayne Male
40	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government prepare a proposed regional price preference policy (only if a policy had not been previously adopted by Council).	Yes		Wayne Male
41	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government give Statewide public notice of its intention to have a regional price preference policy and include in that notice the region to which the policy is to relate (only if a policy had not been previously adopted by Council).	Yes	City of Albany - Buy Local Policy (Regional Price Preference) - adopted by Council on the 16 Apr 02.	Wayne Male
42	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government include in the notice details of where a complete copy of the proposed policy may be obtained (only if a policy had not been previously adopted by Council).	Yes		Wayne Male



No	Reference	Question	Response	Comments	Respondent
43	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government include in the notice a statement inviting submissions commenting on the proposed policy, together with a closing date of not less than 4 weeks for those submissions (only if a policy had not been previously adopted by Council).	Yes		Wayne Male
44	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government make a copy of the proposed regional price preference policy available for public inspection in accordance with the notice (only if a policy had not been previously adopted by Council).	Yes		Wayne Male
45	F&G Reg 11A(1)	Has the local government prepared and adopted a purchasing policy in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, \$100,000 or less or worth \$100,000 or less.	Yes		Wayne Male
46	F&G Reg 11A(3)(a)	Did the purchasing policy that was prepared and adopted make provision in respect of the form of quotations acceptable.	Yes		Wayne Male
47	F&G Reg 11(3)(b)	Did the purchasing policy that was prepared and adopted make provision in respect to the recording and retention of written information, or documents for all quotations received and all purchases made.	Yes		Wayne Male

I certify this Compliance Audit return has been adopted by Council at its meeting on _____

Signed Mayor / President, Albany

Signed CEO, Albany



TERMS OF REFERENCE

Aboriginal Accord Advisory Committee

File Reference: REL114

Purpose

To coordinate and impliment the Aboriginal Accord Agreement.

Scope and limitations

The Aboriginal Accord Advisory committee identifies areas where the City has a role to play in supporting and advocating for Aboriginal people in relation to the services and facilities provided by other government agencies and organisations.

Membership

Councillor Kidman

Council Officer

Executive Director Corporate & Community Services

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.1

Community Representation

Nyoongar People

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Bi-monthly. 2nd Tuesday (Feb, Apr, June, Aug, Oct, Dec) at City of Albany offices.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy
- Aboriginal Accord
- Aboriginal Accord Action Plan



TERMS OF REFERENCE

Airport Emergency Committee

File Reference: MAN173

Purpose

To review the Albany Airport's emergency procedures and analyse the annual emergency exercise.

Scope and limitations

The City of Albany Local Emergency Management Committee (LEMC) is a committee established under the Emergency Management Act that advises and assists the City in ensuring that local emergency management arrangements are established for its district.

The LEMC membership draws on the City of Albany, WA Police Service, Albany Regional Hospital, Fire and Emergency Services Authority, St John Ambulance (Albany and Wellstead branches), Department of Environment and Conservation, State Emergency Service, City of Albany volunteer bush fire brigades, Department of Planning and Infrastructure, FESA Fire and Rescue Service, Main Roads WA, Western Power, Department for Community Development, Water Corporation, Telstra, Department of Agriculture and Food WA, Westnet Rail, Albany Volunteer Marine Rescue, Alinta Gas, Department of Education, Albany Port Authority, ABC Radio, Bureau of Meteorology, Department of Health and Albany Surf Life Saving Club.

At quarterly meetings, the committee takes a strategic approach to reducing the impact of emergencies on the community and to being prepared in the event that they do occur. Part of the preparation is holding mock exercises to test the efficiency of the procedures of agencies responding to or recovering from an emergency and to make improvements where necessary. Emergency Management Australia has also outlined some practical steps to help you to be better prepared for an emergency situation, whether bushfires, floods or acts of terrorism.

Membership

Councillor Wolfe

Vacant x 1

Council Officer

Manager City Services

Emergency Management Coordinator

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.2

Community Representation

Members of the Local Emergency Management (LEM) committee should be on this.

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

To coincide with annual Emergency exercises or as otherwise determined.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy
- Albany Community Emergency Recovery Arrangements
- Albany Community Emergency Management Arrangements



TERMS OF REFERENCE

Airport Users Group Advisory Committee

File Reference: MAN 007

Purpose

To oversee all services provided at the Airport.

Scope and limitations

Membership

Vacant x 1

Council Officer

Manager City Services

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.3

Community Representation

Users of the Airport - Key Stake Holders.

- Lee Mason, Albany Airport
- Steve Johnson, Skywest
- Mike Crawshaw, Avis, Albany
- Greg McFarlane, Airport User
- Ian Williams, Albany Aviation
- Ralph Burnett, Flying Schools
- Lindsay Joyce, Commercial Operator
- Tyrone James, Refueller
- Kevin Watkins, Airport User
- Bob Hannington, Airport User
- Steve Chaplin, Senior Reporting Officer, Albany Regional Airport
- Anne Johnson, Skywest
- Brian Holman, Airport User
- Wing Commander John Wood, RAAF
- Mark Fairclough, Albany Police

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Quarterly at City's office at 10.30am
Minutes to Council.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy
- Albany Regional Airport Business Plan



TERMS OF REFERENCE

Albany Entertainment Centre Interior Design Advisory Committee

File Reference: MAN075

Purpose

OCM 15/01/2008 Item 14.3.1.

Committee of Elected members be established to provide input into of the interior fit-out (including colours and styles of seating, wall finishes, carpeting etc , but excluding public art (being considered by an established Panel including Mayor Evans) .

The Department of Housing and Works, architects Cox Howlett Bailey Woodland and a staff member will assist the proposed Committee.

Scope and limitations

Membership

Councillor Buegge
Councillor Matla
Councillor Stanton
Vacant x 2

Council Officer

Manager Economic Development

Appointment reference

Ordinary Council Meeting 15/01/2008 Resolution 14.3.1

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

On an as required basis.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

ANZAC Centenary Commemorations Guide Committee

File Reference: REL110

Purpose

OCM 15/07/08 Item 14.3.2.

Establish a Committee to guide the City's ANZAC Centenary commemorations with the terms of reference being to:

establish a framework to guide Council's role in the 2014/15 commemorations;

prepare a draft business plan outlining a program of activities for 2014/15; and

recommend a process to engage other stakeholders that may have an interest in commemorating the Centenary.

Scope and limitations

Membership

Mayor Evans

Councillor Stanton

Vacant x 2

Council Officer

Manager Economic Development

Appointment reference

Ordinary Council Meeting 15/07/08 Resolution 14.3.2

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Not setup.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Asset Management and City Service Strategy and Policy Committee

File Reference: MAN236

Purpose

OCM 19/2/08 Item 14.2.4

To make recommendations to Council on policies, strategies, business plans, local laws and other corporate and strategic documents relevant to their demarcated responsibilities, being:

Asset Master Planning – reserves, pathways, roads, drainage, municipal buildings

Fleet Management

Purchasing and contract management

Airport

Waste Management

Raw Materials

Property Leasing

Scope and limitations

Membership

Vacant x 3

Members:

Mayor Evans

Councillor Kidman

Councillor Stanton

Councillor Wolfe

Councillor Walker

Deputies:

Councillor Price

Councillor Matla

Councillor Paver

Councillor Buegge

Councillor Bostock

Council Officer

Executive Director Works & Services

Appointment reference

Ordinary Council Meeting 19/2/08

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Monthly.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Audit Committee

File Reference: FIN 020

Purpose

To review annual results of the external external auditor prior to Council adoption of annual accounts.

The role of the audit committee is to support Council in its endeavours to provide effective corporate governance and fulfil its responsibilities in relation to directing and controlling the affairs of the local government.

Scope and limitations

Membership

Councillor Paver
Councillor Matla
Councillor Price

Council Officer

Chief Executive Officer, Manager Finance, Corporate Governance Officer

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.4

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

One meeting annually – around October

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy
- Local Government Operational Guidelines - Number 09.



TERMS OF REFERENCE

Bush Fire Management Committee

File Reference: MAN 089

Purpose

Review decisions of the Bushfire Advisory Committee and advise on Bush Fires Act matters.

Scope and limitations

Membership

Councillor Wolfe
Councillor Bostock
councillor Buegge
Councillor Stanton

Council Officer

Executive Director Development Services (R Fenn) Emergency Management Co-ordinator OCM
18/10/05

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.6

Community Representation

Derek Jones- Chairman of the Bush Fire Advisory Committee
OCM 21/08/07
Chris Gilmour- Deputy Chief Bush Fire Control Officer (North East).
Ken Johnson – Deputy Chief Bush Fire Control Officer (South West)
Alan Lubke – Senior Fire Control Officer (North East).

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Meets after Advisory Board meetings
Twice a year.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Bushcarers Advisory Committee

File Reference: MAN 121

Purpose

To coordinate external assistance and resources to community bush care groups.

Scope and limitations

- Co-ordinate and prioritise external assistance and resources to community bush care groups.
- The Bushcarers charter(objectives):
- To promote the value, conservation and management of bushland.
- To provide a forum and support to local groups, including funding, training and activities.
- To encourage networking, providing access to ideas, information and expertise concerning bush land.
- To promote policy development for the protection and management of bush land.
- To provide an avenue for lobbying and seek legislative changes for bush land protection.
- Note: During the past year, all five objectives have been achieved.

Membership

Councillor Stanton (Chair)

THAT the Terms of Reference for the Bushcarers Advisory Committee be amended at Clause 7 to read:

“The Committee shall comprise of the following:

- *1 Councillor*
- *1 representative from the Department of Agriculture and Food*
- *1 representative from the Department of Environment and Conservation*
- *1 representative from South Coast Natural Resource Management*
- *2 community representatives*

and that the committee be provided with administrative support from the City of Albany Reserves Officer (Bush and Coastal) and the Reserves Supervisor be invited to attend meetings as an observer.”

Council Officer

Bush & Coastal Reserves Officers

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.7

Community Representation

OCM 15/04/08 Item 11.6.1

Greg Freebury - Dept of Environment and Conservation

Val Davies - Community Representative.

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Meets every three months at the City of Albany offices.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Chief Executive Officer Performance Appraisal Committee

File Reference: PF:(Pers File)

Purpose

To review the performance of the CEO after summarising individual Councillor feedback.

Scope and limitations

Reviews the performance of the CEO.

The CEO appraisal Committee comprise of four Councillors and Mayor with at least two Councillors having served at least one 4 yr term.

Membership

Mayor Evans
Councillor Walker
Councillor Wolfe
Councillor Matla
Councillor Price

Council Officer

Nil

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.8

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Annually as advised.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Community and Economic Development Strategy and Policy Committee

File Reference: MAN233

Purpose

OCM 19/2/08 Item 14.2.1

To make recommendations to Council on policies, strategies, business plans, local laws and other corporate and strategic documents relevant to their demarcated responsibilities, being:

Economic Development

Tourism

City Events

Recreation Planning

Youth and Seniors

Aboriginal Accord

Community Arts

Community Service Units – ALAC, Library, Day Care, Town Hall Theatre, Princess Royal Forts, Vancouver Arts Centre.

Scope and limitations

Membership

Members:

Councillor Price

Councillor Kidman

Councillor Paver

Councillor Walker

Deputy:

Councillor Matla

Councillor Stanton

Councillor Wolfe

Councillor Buegge

Councillor Bostock

Council Officer

Executive Director Corporate & Community Services

Appointment reference

Ordinary Council Meeting 19/2/08

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Monthly.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Community Financial Assistance Committee

File Reference: MAN 146

Purpose

Community Financial Assistance Committee: To administer the Community Financial Assistance Program.

Scope and limitations

To administer the provisions of the community financial assistance program.
Council Policy - Community Financial Assistance Program, Adopted 17 July 2007.

Membership

Mayor Evans
Councillor Wolfe
Councillor Buegge
Councillor Matla
Councillor Price
Vacant x 1

Council Officer

Executive Director Corporate & Community Services

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.9
Ordinary Council Meeting 16/09/08 Resolution 14.4.1:

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Monthly.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Corporate Strategy and Governance Strategy and Policy Committee

File Reference: MAN234

Purpose

To make recommendations to Council on policies, strategies, business plans, local laws and other corporate and strategic documents relevant to their demarcated responsibilities, being:

- Human Resource Management
- Organisational Development
- Corporate Strategy
- Customer Service
- Information Technology
- General governance – delegations, code of conduct, standing orders, meetings framework.
- Civic and ceremonial matters.

Scope and limitations

Ordinary Council Meeting 19/2/08 Item 14.2.2

Membership

Members:

Councillor Price

Councillor Matla

Councillor Paver

Councillor Wolfe

Councillor Buegge

Councillor Bostock

Deputy:

Councillor Kidman

Councillor Stanton

Councillor Walker

Council Officer

Chief Executive Officer

Appointment reference

Ordinary Council Meeting 19/2/08

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Monthly.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Cultural Development Committee

File Reference: MAN 223

Purpose

To oversee the broader strategic direction of arts and culture in Albany.

Scope and limitations

To focus on the broader strategic direction of arts and culture in Albany including the outcomes of the cultural planning process, the development of new facilities, securing professional leadership for the arts in Albany.

Membership

Mayor Evans

Council Officer

Executive Director Corporate & Community Services

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.10

Community Representation

THAT the following community representatives be appointed as members of the Cultural Development Committee:

- David Heaver
- Lawrence Cuthbert
- Sally Malone
- Sue Codee
- Shaaron du Bignon
- Andrew Markovs
- Annette Davis

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Meetings, four times per annum at the City of Albany, midday.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy
- Community Development Strategy



TERMS OF REFERENCE

Finance Strategic Advisory Committee

File Reference: FIN 066

Purpose

To oversee the preparation of the 5 Year Business Plan and Long Term Financial Sustainability Plan.

Scope and limitations

Oversee the preparation of a 5 yr business plan & 15 yr Economic Sustainability Plan.
Requires: 3 Councillors with 4 yr terms and 3 Councillors with 2 yr terms.

Membership

Mayor Evans
Councillor Wolfe
Councillor Price
Councillor Buegge
Councillor Matla
Councillor Bostock

Council Officer

Executive Director Corporate & Community Services; and Manager Finance

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.11

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

As required, approximately four meetings a (Jan, Apr, Jul & Oct)

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Local Emergency Management Committee

File Reference: MAN104

Purpose

To ensure local emergency management arrangements are established in the City.

Scope and limitations

The functions of a local emergency management committee are, in relation to its district or the areas for which it is established:

- (a) to advise and assist the local government in ensuring that local emergency management arrangements are established for its district;
- (b) to liaise with public authorities and other persons in the development, review and testing of local emergency management arrangements; and
- (c) to carry out other emergency management activities as directed by the SEMC or prescribed by the regulations.

Membership

Councillor Wolfe

Council Officer

Emergency Management Coordinator

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.12

Community Representation

- Main Roads WA
- Mark Fairclough, WA Police (Deputy Chair)
- Lesley Pearson, Silver Chain
- Jo Weekes, SES
- Damian Buswell, FESA
- Tony Fitzpatrick, DPI
- Lyn Tutt, ARH Emergency Department
- Ken Clark, Albany Surf Life Saving Club Emergency Response Team
- Mark Selby – St John Ambulance
- Ric Linnet – Albany Port
- Kerrin Digney – Western Power

- Jason Balhorn, Bureau of Meteorology
- Greg Broomhall, DEC
- Irene Montefiore, ABC Radio
- Jo Briggs, Albany Regional Hospital
- Tom Marron, Albany Surf Life Saving Club Emergency Response Team
- Kevin Parsons, FESA

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

To be determined, new committee. Anticipate a maximum of two meetings a year.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Planning and Environment Strategy and Policy Committee

File Reference: MAN235

Purpose

To make recommendations to Council on policies, strategies, business plans, local laws and other corporate and strategic documents relevant to their demarcated responsibilities, being:

- Urban and Regional Planning
- Environmental Health
- Building Control
- Ranger Services
- Fire Control

Scope and limitations

Ordinary Council Meeting 19/2/08 Item 14.2.3

Membership

Members:

Councillor Matla
Councillor Stanton
Councillor Buegge
Councillor Bostock.

Deputy:

Councillor Price
Councillor Kidman
Councillor Paver
Councillor Wolfe
Councillor Walker

Council Officer

Executive Director Development Services

Appointment reference

Ordinary Council Meeting 19/2/08

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Monthly.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Premiers Australia Day Active Citizenship Awards

File Reference: REL021

Purpose

To consider nominations for the Citizen of the Year Award.

Scope and limitations

To consider nominations for the Australia Day Citizen, Young Citizen and Community Event/Organisation of the Year Awards and to select award winners.

Membership

Mayor Evans

Councillor Buegge

Councillor Wolfe

Vacant x 1

Council Officer

Manager Community Development and Community Development Officer Youth

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.5

Ordinary Council Meeting 16/09/08 Resolution 14.4.1

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

One or two meetings per annum (as required). Early December each year.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Senior's Advisory Committee

File Reference: MAN 131

Purpose

To provide a consultative forum for Seniors' issues.

Scope and limitations

To act as a consultative forum for Council in relation to seniors' issues.

Membership

Councillor Buegge

Council Officer

Community Development Officer - Seniors

Appointment reference

Special Council Meeting 06/11/2007

Resolution 6.1.13

Community Representation

THAT the following community representatives be appointed as members of the Cultural Development Committee:

- John Beamon
- Scott Beaton
- Ray Crocker
- Middy Dumper
- Heather Gilmore
- Margaret James
- Nancy Millard
- John Stephens
- Colleen Tombleson
- Maggie Whittle

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Monthly, 3rd Thursday at City of Albany office.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Service Complaint Internal Review Committee

File Reference: MAN 180

Purpose

To review unresolved service complaints in accordance with the City of Albany, Service Complaints Policy.

Scope and limitations

Membership

Councillor Paver
Councillor Price
Councilor Matla

Council Officer

Manager Customer Service

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.14

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Bi-monthly (Jan, Mar, May, Jul, Sept & Nov)

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy
- Service Complaint Policy



TERMS OF REFERENCE

Streetscape Advisory Committee

File Reference: MAN 161

Purpose

To oversee the development and implementation of the City's streetscape strategy.

Scope and limitations

Membership

Councilor Walker
Councillor Kidman
Councillor Buegge

Vacant x 1

Council Officer

Executive Director Works & Services

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.15

Community Representation

Nil

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Usually meet on a Thursday after a council meeting or on an as required basis in the Councillors lounge.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy
- Urban design and streetscape Guidelines for infill development in Albany



TERMS OF REFERENCE

Tourism Marketing Advisory Committee

File Reference: STR 208

Purpose

The role of the Committee is to make recommendations to Council on matters pertaining to marketing Albany as a tourism destination.

Scope and limitations

Membership

Councillor Kidman

Councillor Walker

Vacant x 1

Council Officer

Manager Economic Development

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.16

Community Representation

OCM 15/01/2008

Item 14.5.1

THAT Council appoint four industry/community representatives to the Albany Tourism Marketing Advisory Committee being:

1. Mr Simon Shuttleworth;
2. Ms Alisia Mumby;
3. Ms Caroline Badminton; and
4. Ms Gaynor Clarke.

The following members have resigned from the committee: Ms Alisia Mumby and Ms Caroline Badminton.

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Bi-monthly, or as necessary. City of Albany.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy
- Economic Development Strategy



TERMS OF REFERENCE

Town Hall Theatre Advisory Committee

File Reference: REL 016

Purpose

To advise on the future direction of the Town Hall Theatre.

Scope and limitations

Membership

Councillor Price

Vacant x 1

Council Officer

Town Hall Manager

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.1.17

Community Representation

THAT the following community representatives be appointed as members of the Cultural Development Committee:

- Cyril Lovitt
- Annette Grant
- Marguerite Flynn

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Bi-monthly. 1st Wednesday of the month at 10am.
Held in the months of: Feb, Apr, Jun, Aug, Oct & Dec.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Albany Agricultural Society Committee

File Reference: REL046

Purpose

Elected member to represent Council on the Albany Agricultural Society committee subject to the Council representative being able to undertake the role of a full committee member, able to attend all meetings with the same rights and function as all other committee members.

Website: <http://www.albanysociety.org.au/>

Scope and limitations

Membership

Councillor Stanton

Council Officer

Corporate Governance Coordinator

Appointment reference

Ordinary Council Meeting 15/01/2008 Resolution 14.4.1

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Executive Meetings are monthly on a Thursday at 7:30pm.

Full Council Meetings are held bi-monthly on a Monday at 7:30pm. These Council Meetings are held less often "after" the Show and more "before" the Show.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Albany Leisure and Aquatic Centre User Group

File Reference: MAN167

Purpose

Elected member to represent the City of Albany.

Role of the External Committee. To assist with the management of the day to day operations of the centre, customer service and marketing, with the ultimate aims being:

To make ALAC the premier sporting complex for the Region;

To make all activities more attractive to the Albany community;

To help each activity to maintain its cohesion during the upgrade;

To provide public input to the decisions made for ALAC's Public Amenities; and

To work with Management & Staff to produce the best result for the City of Albany.

Scope and limitations

Membership

Councillor Matla

Council Officer

Leisure Centre Manager

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.1

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Previous representative to provide details.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Albany Port Authority Community Liaison Group Inc

File Reference: REL 054

Purpose

Elected member to represent the City of Albany. The role of the Albany Port Authority Liaison Group is to provide advice to the Board of the Authority on planning and operational issues at the port.

These issues could include port development plans (expansions, freight access), environmental issues, new trades, marine operations and State port policy. The Group will also be expected to disseminate information on port activities back to the community.

<http://www.albanyport.com.au/community.htm>

Scope and limitations

Membership

Councillor Stanton

Council Officer

Nil

Appointment reference

Ordinary Council Meeting 15/04/08 Resolution 14.5.3

Community Representation

Not Applicable.

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Monthly.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Amity Heritage Precinct Management Group

File Reference: STR 206

Purpose

To progress the City of Albany's involvement with the Master Plan Amity Heritage Precinct.

Scope and limitations

.

Membership

Councillor Paver
Councillor Bostock
Councillor Stanton
Vacant x 1

Council Officer

Manager Economic Development

Appointment reference

Ordinary Council Meeting 15/04/08 Resolution 12.8.1
Ordinary Council Meeting 16/09/08 Resolution 14.4.1

Community Representation

WA Museum
Albany Historical Society
OCM 15/07/08 Item 14.5.3
Mr Andrew Eydon;
Ms Rachael Wilsher-Saa; and
Ms Vicki Northey.

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

On an as required basis.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Great Southern Regional Recreation Advisory Group (GSRAG)

File Reference: MAN 105

Purpose

The GSRAG is comprised of representatives from twelve (12) local governments from throughout the Great Southern Region and the Department of Sport and Recreation (Great Southern Branch).

Scope and limitations

Charter:

To help create co-operation across local government municipal boundaries; providing a forum to share ideas; and provide advice and direction.

In recent years the group has developed both local (Shire specific) and a regional plan for community sport and recreation, discussed general issues and reviewed and provided comment for the annual Community Sport and Recreation Facilities Fund (CSRFF) grant scheme, administered by the Department of Sport and Recreation.

Membership

Councillor Matla

Council Officer

Manager Community Development

Appointment reference

Special Council Meeting 06/11/2007
Resolution 6.2.3

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

The group meets up to four (4) times a year.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Great Southern Regional Road Group – Coastal Sub Group

File Reference: REL 088

Purpose

Allocate State Government funding for regional road maintenance and construction and oversee the implementation of State Government 'Black spot' funding.

Scope and limitations

Membership

Councillor Wolfe
Councillor Walker

Council Officer

Executive Director Works & Services (L Hewer)

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.4
Ordinary Council Meeting 18/12/2007 Resolution 12.8.1

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Quarterly meetings 10.00am – 3.00pm.
Contact: K Forbes, Chairman, Mt Barker.
Ph: 9851 1344

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

Entitlement to meeting fees and allowances is detailed in Local Government Operational Guideline No 15. – [Meeting Fees, Allowances and Expenses for Elected Members](#).

Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Keep Albany Beautiful Committee

File Reference: REL 062

Purpose

Previous EDWS recommends that no councillor is appointed as this is covered by the Street Scape committee.

Scope and limitations

Membership

No representatives were appointed to this committee.

Council Officer

Executive Director Works & Services

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.5

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Once a month in the library, on the 3rd Thursday.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

National Timber Councils Taskforce

File Reference: SER217

Purpose

The objective of the Taskforce is to lobby Federal Government for additional funds for road infrastructure affected by the Timber Industry transporters.

Scope and limitations

Membership

Councillor Walker

Council Officer

Executive Director Works & Services

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.6

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Quarterly, as advised.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

- Governance and Meeting framework Policy
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- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Oyster Harbour Catchment Group Society Committee

File Reference: REL153

Purpose

Mission Statement. Coordinate and facilitate Natural Resource Management to all stakeholders within the Oyster Harbour Catchment including land managers, marine managers, the urban and peri-urban community, education facilities, training agencies, volunteer groups, local government and government agencies.

Objectives. Ensure landholder, local government and broad stakeholder participation in the Oyster Harbour Catchment Group Inc.

Encourage the development and implementation of strategic Best Management Practices in sustainable agriculture, marine, waterways and conservation.

Increase the awareness and involvement of the wider community in Natural Resource Management within the Oyster Harbour Catchment.

Encourage the incorporation of Natural Resource Management priorities into all aspects of land use and strategic planning.

Website: <http://www.ohcg.org.au>

Scope and limitations

Membership

Councillor Walker (Member)

Councillor Buegge (Deputy)

Council Officer

Reserves (Bush & Coastal) Officer

Appointment reference

Ordinary Council Meeting 19/02/08 Resolution 14.5.1

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

The committee meets on the second Tuesday of each month at the Community Agricultural Centre in Mount Barker commencing at 9am

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Rainbow Coast Regional Council

File Reference: MAN 015

Purpose

To discuss matters of mutual interest and concern that affects councils/shires in the great southern.

Scope and limitations

Membership

Mayor Evans
Councillor Wolfe

Council Officer

Chief Executive Officer/Nominee

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.7

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Meetings on a as needed basis.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

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- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Road Wise Committee

File Reference: GOV077

Purpose

The Committee works to discuss and address local road safety issues and has undertaken a range of effective programs in recent years.

Note: Originally a Committee of Council.

Scope and limitations

Membership

Councillor Matla

Council Officer

Executive Director Works & Services

Appointment reference

Ordinary Council Meeting 15/07/08 Resolution 13.8.1

Community Representation

Committee members include representatives from Police, Main Roads WA, Health, Department for Planning and Infrastructure, City of Albany staff and community members.

Julie MacQueen (Acting Chairperson)

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

To be advised.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

South Coast Management Group

File Reference: MAN 177

Purpose

Vision:

To bring together people, organisations and information, so that communities in the South Coast Region are able to work in partnership, to improve the quality of the coastal and marine environment, resulting in environmental, social and economic sustainability.

Scope and limitations

Preparing regional strategy between Denmark and Esperance for Coastal issues. Focus on local government and Community groups.

Membership

Councillor Stanton
Councillor Walker

Council Officer

Bush and Coastal Reserves Officer

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.8

Community Representation

Anna Gorman
Brad Kneebone
OCM 20/12/05 (12.8.2)

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Bi-monthly (March, July, September, December.

Venue: varies.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

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Meeting fees and allowances

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Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Sportsperson of the Year Judging Panel

File Reference: REL 009

Purpose

To facilitate the selection of the Sport Person of the year.

Scope and limitations

Define the selection criteria.

Represent the City as a judging member of the selection panel.

Membership

Vacant

Council Officer

Manager Community Development and Community Development Officer Youth.

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.9

Ordinary Council Meeting 16/09/08 Resolution 14.4.1

Community Representation

Albany Advertiser Sports Reporter

Indigenous Police Liaison Officer (Mr Dallas Coyne)

Department of Sport & Recreation Regional Officer

Community Representative - Ms Alice Rule

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Monthly as advised by the Department of Sport and Recreation (DSR), through the Albany Advertiser, Collie Street.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Timber Industry Road Evaluation Strategy (TIRES)

File Reference: GOV 089

Purpose

The Timber Industry Road Evaluation Strategy (TIRES) was established in 1998 through the efforts of the GSDC and Timber 2020. TIRES continues to be highly active in ensuring the local road system is adequate for the timber transport task.

Great Southern Development Commission (GSDC) provides executive support to TIRES and Main Roads Western Australia coordinates the planning process.

TIRES has been positioned with the support of the State Government, to apply for Commonwealth funding under the Auslink program.

Scope and limitations

Note: Councillor Wolfe suggested that this representation is ceased or combined with the representative allocated to the Regional Road User Group.

Membership

Councillor Wolfe
Councillor Walker

Council Officer

Executive Director Works and Services

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.10

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Meets as required. Meeting normally held:
9am - 12pm at the Main Roads Office, Chesterpass Road.
Contact: Julie Hansen
Ph: 9841 4088

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

UWA Foundation Inc

File Reference: MAN106

Purpose

The objects of the association are to promote the educational and research activities of the Centre through the provision of financial and other support.

Scope and limitations

Support includes:

- (a) awarding scholarships to university students from outside the Perth metropolitan area;
 - (b) promoting joint research projects between private enterprise, government and the Centre; underwriting selected courses from time to time; raising funds;
 - (c) carrying out, or enabling the carrying out of, works;
 - (d) providing financial assistance to the Centre for teaching and research;
 - (e) promoting collaboration between Universities serving as an advisory committee for the Centre to facilitate interaction between the Centre and the wider community; and
 - (f) such other activities as may assist the Centre to fulfill its objects.
- <http://www.albany.uwa.edu.au/foundation.html>

Membership

Councillor Price

Council Officer

Mayoral Liaison Officer

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.11

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Mr Alex Campbell UWA Foundation Inc PO Box 5771 ALBANY WA 6332
Mr Randall Jasper, Executive Officer: Development Manager, UWA Albany Centre
ph: 9842 0810
fx: 9842 0877
email: randall.jasper@uwa.edu.au

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

- Governance and Meeting framework Policy
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- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Vancouver Arts Centre Focus Group

File Reference: MAN228

MAN116

Purpose

Focus on the effective operation of the VAC including future planning and development, sign-off and evaluation of programs, appropriate staffing.

Scope and limitations

Membership

No nominations received, no representatives appointed.

Council Officer

Artistic Director

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.12

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Bi Monthly. Held on the second Wed of the month at 4pm, at the VAC.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

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The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

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Meeting fees and allowances

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Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

WA Local Government Association (WALGA) – Great Southern Zone

File Reference: GOV 106

Purpose

The WA Local Government Association is the voice of Local Government in Western Australia. As the peak industry body WALGA advocates on behalf of the State's 142 Local Governments and negotiates service agreements for the sector.

Scope and limitations

WALGA is not a government department or agency.

Website: <http://www.walga.asn.au/>

Membership

Mayor Evans

Councillor Walker

Council Officer

Manager Executive Services

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.13

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Monthly meetings, via teleconference and face to face in the Great Southern.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

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The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

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Meeting fees and allowances

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Associated document

- Governance and Meeting framework Policy
- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Wilson Inlet Drainage Review Stakeholder Group

File Reference: GOV097

Purpose

The aim of the Stakeholder Group is to develop a management strategy, supported by principles and policy, which allows decisions to be made about when to breach the sandbar.

Scope and limitations

The Water Corporation formed the Wilson Inlet Stakeholder Group to discuss issues relating to the breaching of the sand bar and the effects on local properties and infrastructure.

Membership

Councillor Wolfe
Councillor Stanton

Council Officer

Executive Director Works & Services

Appointment reference

Ordinary Council Meeting 15/07/08 Resolution 13.8.2

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Monthly.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

Elected members and Officers are responsible for ensuring that the transcripts of meetings (minutes) and associated information is filed on the records management system.

The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

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- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Wilson Inlet Management Advisory Group

File Reference: MAN 063

Purpose

To provide advice & assistance to the Water & Rivers Commission by promoting the values of waterways & wetlands; effective management of natural resources in Wilson Inlet.

Scope and limitations

Membership

Councillor Stanton

Council Officer

Executive Director Corporate and Community Services

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.14

Community Representation

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Bi Monthly

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

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The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

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- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



TERMS OF REFERENCE

Youth Advisory Committee

File Reference: REL 092

Purpose

To act as a consultative forum for Council, Youth Organisations and State/Federal Government in relation to youth issues.

Scope and limitations

Plan and initiate youth programs and events.

Membership

Vacant x 1

Council Officer

Community Development Officer Youth

Appointment reference

Special Council Meeting 06/11/2007 Resolution 6.2.15

Community Representation

Informal Committee, interested youth can apply at any time. Restricted to the age group 12 - 25 years.

Office for Youth - Regional Officer.

Application Policy and Legislation

Local Government Act 1995

Meeting dates, times and venue

Fortnightly on a Wednesday, 5pm – 6pm at the PCYC or CoA.
Informal advertising through Schools and youth organisations.

Conduct of meetings

Meetings are to be conducted in accordance with the City of Albany Governance and Meeting Framework Policy (NP084913_1), the City of Albany Standing Orders Local Law, and the Administration Regulations 1996.

Recording of minutes

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The content of minutes of is detailed in Regulation 11 of the Local Government Regulations 1996.

Conflict of interest

It is the member's /officers responsibility to declare if he/she has an interest in a matter. Please refer to the Local Government Operational Guideline No 1. – [Disclosure of Interests Affecting Impartiality](#) for guidance.

Meeting fees and allowances

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Associated document

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- Local Government Operational Guideline No. 5 - Council Forums
- Code of Conduct Policy 2008
- Information Management Policy



Council Register

Register of Delegations

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Adoption Date: Not applicable
Adoption Reference: Not applicable
Review Date: Annually 12 Feb 09
Maintained By: Corporate Governance Coordinator
Document Reference: MAN122

102 North Road, Yakamia WA 6330
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Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

Introduction

A register of Delegations of Authority is essential in order to inform the public of the activities, functions, powers and duties of the Local Government as well meeting the requirements of Section 5.46 of the Local Government Act.

This Act requires the Chief Executive Officer (CEO) of the Local Government to keep a Register of Delegations made by the Council to a Committee or the Chief Executive Officer, and by the CEO to other employees.

The compilation of the content of this Register was prepared through references to the Local Government Act 1995, the Complete Guide to The Local Government Act 1995 (which is a joint production of the Western Australian Municipal Association, the Institute of Municipal Management (WA Division) and the Western Australia Department of Local Government.

When perusing the Delegations of Authority, please be aware that some delegations are ongoing. Others give Delegated Authority to make a decision for a "one of" specific reason. Once exercised, "one of" delegations are removed from the current Delegations Register and transferred to the Central Records System for permanent retention.

Please ask our Customer Services staff if you would like to view the Delegations of Authority register.

The Delegations of Authority Register is maintained by the Corporate Governance Coordinator.

Statutory Requirements

Section 5.42 of the Local Government Act 1995 enables the delegation of some powers and duties to the Chief Executive Officer:

A local government may delegate to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties under this Act other than those referred to in section 5.43

A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

Section 5.16 and 5.17 of the Local Government Act 1995 enables the delegation of some powers and duties to a committee:

Which may be in writing and be general or as otherwise provided in the instrument of delegation;

Which have effect for the period of time specified or if no period specified, indefinitely;

But can not include any power or duty that requires a decision of an absolute majority or a 75% majority of the Council, or any powers or duties that can be delegated to the CEO under Division 4, etc"

Under the provisions of section 5.46 of the Local Government Act 1995, delegations must be reviewed at least once every financial year.

Enabling Policy or Strategy

- Local Government Act 1995

Review Position and Date

- Corporate Governance Coordinator to review annually, before the second week of February.

Associated Documents

- Local Government (Miscellaneous Provisions Act 1960)
- Local Government Act 1995, section 5.18 and 5.46
- Local Government Operational Guidelines - Number 17 January 2007
- Local Government Property Local Law 2001
- Planning and Development Act 2005

Synergy File Reference

- MAN122

Register Location

- Located electronically at: N:\Governance\Compliance

DELEGATIONS REGISTER

GENERAL REPORT

Title:	Council Reference:
Building Licences	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (s) Amended: Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (g)
Reference: Local Government (Miscellaneous Provisions Act 1960)	Function: The power to: Approve and refuse the issue of building licenses; The power to serve a stop order upon a builder; To grant approval for a building which encroaches over a public place or street no more than 0.4 of a metre; and To require unfinished buildings to be completed or removed.
Conditions: Nil	
Delegated to: Chief Executive Officer Manager Building & Health Services Principal Building Surveyor	Reporting Requirement: MAN122 Report Requirement: Bulletin

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Bushfires Agreements	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (e) Amended: Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (c)
Reference: Local Government Act 1995, section 5.42	Function: To execute Grant and Service Agreements arranged with the Fire & Emergency Services Authority of WA.
Conditions: Nil	
Delegated to: Chief Executive Officer Executive Director Development Services Manager Planning and Ranger Services Bushfire Officer	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Common Seal	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(i) (c)
Reference: Local Government Act 1995, section 9.49 and 5.43	Function: To attach the Common Seal to all documents in accordance with section 5.43 and 9.49 of the Local Government Act 1995.
Conditions: Subject to the restrictions imposed by section 5.43 of the Local Government Act 1995.	
Delegated to: Chief Executive Officer Acting CEO - Executive Director Corporate & Community Services	Reporting Requirement: MAN122 Report Requirement: Bulletin

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Community Financial Assistance - Financial Grants	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1 (ii) (a)
Reference: Local Government Act 1995, sections 5.16 and 5.17	Function: In accordance with the provisions of section 5.16 and 5.17 of the Local Government Act, Council agree to delegate to the Community Financial Assistance Committee, the power to assess applications for minor community grants and to approve funding allocations.
Conditions: In accordance with the Community Financial Assistance Policy.	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Community Financial Assistance - Sundry donations	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(i) (j)
Reference: Local Government Act 1995, section 5.42	Function: To approve sundry donations to the value of \$200.00 in accordance with the Community Financial Assistance Program Policy.
Conditions: Nil	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Crown Reserves	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (o)
Reference: Local Government Act 1995, section 5.43 and 9.49	Function: Process requests related to Crown Reserves.
<p>Conditions: Subject to the restrictions imposed by section 5.43 of the Local Government Act 1995. (1) Requests for a change of purpose, subject to it fitting in with the City Town Planning Scheme. (2) Where the Crown is seeking Council comment/approval for it to lease vacant Crown land subject to the request not requiring any structures to be built (or used), and in accordance with the City Town Planning Scheme. (3) Creation of a Crown reserve through a development process, subject to it being in accordance with the City Town Planning Scheme.</p>	
Delegated to: Chief Executive Officer Executive Director Corporate and Community Services Executive Director Development Services Manager Planning and Ranger Services Reserve (Bush & Coastal) Officers	Reporting Requirement: MAN122 & LEG007 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Disposal of Council Land	Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (a)
Reference: Local Government Act 1995, section 3.58 (1) (2) (a) (b)	Function: The power to: Engage an auctioneer, real estate agent and settlement agent to represent the City, and to negotiate the sale of property. Sell a property, which is valued at less than \$5000 dollars and is not capable of being independently developed.
Conditions: Condition: (i) When properties fail to sell at public auction or public tender the sale price is no less than the value determined by a licensed professional valuer.	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 & FIN066 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Drainage Easements	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (h)
Reference: Local Government Act 1995, Schedules 3.2	Function: To obtain drainage easements for Council's drainage needs.
Conditions: (1) All alternative routes with regard to stormwater discharge shall be investigated as part of the easement process; (2) Easement location be based on sound engineering knowledge taking into account existing and future drainage systems; (3) Should the issue of compensation form part of the negotiations of gaining an easement over private property, an independent valuation is to be obtained from a licensed valuer. Compensation shall only be paid to a maximum of \$25,000.00; (4) No payment of compensation is to be paid until the easement has been registered with the Titles Office; (5) Easement width shall be to a maximum of 3 metres wide (urban) or 10 meters wide (rural); (6) Location of easement is agreed to by the affected land owner; and (7) Agreement has been obtained from the affected landowner for the grant of easement.	
Delegated to: Executive Director Works & Services	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Extension of Kerbside Waste Collection Service Area	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (q)
Reference: Local Government Act 1995, section 3.18	Function: Gives the Chief Executive Officer the power to offer residents within the Willyung area a full kerbside collection service including domestic household waste, domestic recyclables and green waste service.
Conditions: As per the provisions of the Waste Minimisation Contract.	
Delegated to: Chief Executive Officer Manager City Services	Reporting Requirement: SER193 & SER194 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Geographic Names Committee	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (n) Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (e)
Reference: Local Government Act 1995, section 5.42 Land Administration Act 1997 Part 2- General administration Division 3-General	Function: Authority to forward recommendations of street names to the Committee.
Conditions: In accordance with the Geograhic Names Committee, Western Australia, Principles, Guidelines and Procedures.	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Gross Rental Valuation	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(i) (a)
Reference: Local Government Act 1995, section 6.28	Function: Review of City of Albany's Gross Rental Valuation (GRV) Rating Area.
Conditions: Nil	
Delegated to: Chief Executive Officer/Manager of Finance Finance Officer (Rates)	Reporting Requirement: MAN122 & FIN036 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Landfill Subsidy Scheme	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (r) Amended: Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (f)
Reference: Local Government Act 1995, section 6.10	Function: Gives the Chief Executive Officer the power to administer the Landfill Subsidy Scheme, in accordance with provisions of Delegated Authority as contained in the policy.
Conditions: As per the parameters set out in the Council's "Landfill Subsidy Scheme" Policy.	
Delegated to: Chief Executive Officer Executive Director Corporate & Community Services	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Leases	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (m)
Reference: Land Administration Act, section 18 Local Government Act, section 3.58	Function: To undertake the following functions of the Land Administration Act, subject to the criteria outlined thereunder: Process requests related to Leases. Current Lessee or sub-lessee requests to take up an option, subject to there being no variation to the lease and all accounts being paid in full. Lessee or sub-lessee requests Council to renegotiate rental, subject to the figures being within the independent sworn valuation. Current lessee or sub-lessee requests approval to assign lease, subject to there being no variations to the current lease conditions. Application for a sublease to be processed, where there is a current lease in place.
Conditions: Nil	
Delegated to: Chief Executive Officer Manager City Services	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Local Laws – appointment of “Authorised Persons”	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (d)
Reference: Local Government Act 1995, sections 5.42 and 9.10	Function: The authority to appoint “authorised persons” under the City of Albany’s local laws.
Conditions: Nil	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Municipal and Trust Payments	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (g)
Reference: Local Government Act 1995, section 6.10 Local Government (Financial Management) Regulations, section 12 & 13	Function: The power to make payments from the Municipal and Trust Funds in accordance with Section 12 and 13 of the Local Government (Financial Management) Regulations 1997.
Conditions: Nil	
Delegated to: Chief Executive Officer Executive Director Corporate & Community Executive Director Development Services Executive Director Works & Services	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Objections to Rates Record	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (l)
Reference: Local Government Act 1995, section 6.76	Function: The power to deal with objections to the rate record.
Conditions: Nil	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 & FIN036 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Payments to employees	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii)(ii) Amended: Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (d)
Reference: Local Government Act 1995, section 5.50	Function: To implement the provisions of the policy –“Payments to Employees in Addition to Contract or Award”, except when the officer under consideration is the Chief Executive Officer, in which case a Committee consisting of the Mayor and two other Councillors may implement the provisions of this policy.
Conditions: Where in the opinion of the Council, an employee has provided outstanding service during their period of employment, the Council may purchase a gift to the value of \$500.00, for presentation to the employee upon cessation of employment. The manner of assessment of such a gift is to include the following factors:- the conscientiousness of the employee over the employment period; the value of the employee’s service having regard to the position(s) held and the regard given by the organisation to the employee’s contribution. It should be noted, that: A reference to a payment to an employee includes a reference to the disposition of property in favour of, or the conferral of any other financial benefit on, the person; and Should Council make a payment greater than the amount set out in the policy, local public notice is to be given.	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER

GENERAL REPORT

Title:	Council Reference:
Permission to Allow Blasting	Note: There is no requirement for a delegation from Council, but the CEO may delegate to nominated staff.
Reference: Local Government Act 1995, section 5.42 Explosives and Dangerous Goods Act 1961, section 115(6)	Function: The power to grant permission of the local government to allow blasting within a townsite.
Conditions: In accordance with Regulation 115(6) of the Explosive and Dangerous Goods (Explosives) Regulations 1963 states that any person who wishes to blast within a townsite must give the clerk of the Council of the local government 24 hours notice of that wish. Therefore, there is no requirement for a delegation from Council, but the Chief Executive Officer may delegate to nominated staff.	
Delegated to: Chief Executive Officer Executive Director Development Services Manager of Building & Health	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Picking Flora	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (f)
Reference: Local Government Act 1995, schedule 9.1, section 2	Function: To approve and refuse applications to pick flora from City of Albany vested reserves and road reserves for educational and scientific purposes.
Conditions: Nil	
Delegated to: Chief Executive Officer Executive Director Development Services Manager Planning & Ranger Services Manager City Works Parks & Reserves Coordinator Senior Ranger Reserves (Bush & Coastal) Officer	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Rates Penalty Interest	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (k)
Reference: Local Government Act 1995, section 6.12	Function: To approve the writing off of penalty interest relating to rates payments to the value of \$1.99.
Conditions: Nil	
Delegated to: Chief Executive Officer Manager of Finance	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Road Widening/s	Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (b)
Reference: Local Government Act 1995, section 5.42	Function: The power to: obtain road widening/s for Council's road infrastructure improvement.
Conditions: All alternative routes with regard to road construction or re-construction shall be investigated as part of the design process; Road widening location to be based on sound engineering principles taking into account existing and future road systems; Should the issue of compensation form part of the negotiations of resuming a private property, an independent valuation is to be obtained from a licensed valuer. Compensation shall only be paid to a maximum of \$50 000 dollars, without referral to Council; Agreement has been obtained from the affected land owners for the land to be resumed; and No payment of compensation is to be paid until the road widening has been registered with the Titles Office.	
Delegated to: Chief Executive Officer Executive Director Works & Services	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Strata Titles	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (p)
Reference: Strata Titles Amendment Act 1995, sections 6, 23(5), and 42 Local Government Act 1995, section 5.42	Function: The power to exercise the functions provided by the Strata Titles Act in the following areas: Authority to sign certificates issued; The ability, when a strata/survey strata is lodged for registration, to restrict the use for which the parcel or part of the parcel may be put; and The ability to require a strata company to make a by-law that includes a management statement detailing such matters as the control, management, use and maintenance of the property.
Conditions: Nil	
Delegated to: Executive Director Development Services Manager of Building & Health Manager Planning & Ranger Services Principal Building Surveyor	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Tenders	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (b)
Reference: Local Government Act 1995, section 5.43(b), Local Government Regulations 1996 (Functions & General), section 3.57	Function: Power to accept Tenders for the provision of Goods and Services and acquire/dispose of property up to \$100,000.00 (excluding GST).
Conditions: Being detailed in Council's annual budget, and Complying with any relevant Council policy.	
Delegated to: Chief Executive Officer Executive Director Corporate & Community Services Executive Director Development Services Executive Director Works & Services	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Town Hall - Programming of Performances	Ordinary Council Meeting dated 18/12/2007, Item 14.4.1 (ii) (b)
Reference: Local Government Act 1995, sections 5.16, and 5.17	Function: In accordance with the provisions of section 5.16 and 5.17 of the Local Government Act, Council agree to delegate to the Town Hall Theatre Advisory Committee the authority to make decisions on programming of performances.
Conditions: The performance can be funded from within the Theatre's current operating budget for shows.	
Delegated to: Chief Executive Officer Manager, Town Hall Theatre	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
GENERAL REPORT

Title:	Council Reference:
Write Off Debts	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (t)
Reference: Local Government Act, section 6.12(c)	Function: Write off any amount of money, including rate debts where the cost of recovering the debt will be greater than the actual debt.
Conditions: Maximum \$2,000.	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
POLICY REPORT

Title:	Council Reference:
Community Financial Assistance - Council Policy	Ordinary Council Meeting dated 18/12/2007 Item 14.4.1 (ii) (a)
Reference: Local Government Act 1995, sections 5.16 and 5.17	Function: In accordance with the provisions of section 5.16 and 5.17 of the Local Government Act, Council agree to delegate to the Community Financial Assistance Committee, the power to assess applications for minor community grants and to approve funding allocations.
Conditions: In accordance with the Community Financial Assistance Policy.	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
POLICY REPORT

Title:	Council Reference:
Community Financial Assistance Program - Council Policy	Ordinary Council Meeting dated 17/07/2007 Item 12.8.2
Reference:	Function: Authority is delegated to the Chief Executive Officer to approve/decline donations. Authority is delegated to the Financial Assistance Committee to approve/decline applications for minor grants, youth crisis grants and subsidies granted to sporting clubs and community organisations up to 100% of the rates levied, at the discretion of the Financial Assistance Committee.
Conditions:	
Delegated to: Chief Executive Officer Financial Assistance Committee	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER
POLICY REPORT

Title:	Council Reference:
Investment of Surplus Funds - Council Policy	Ordinary Council Meeting dated 20/05/08 Item 12.8.3
Reference: Legislation covering investment of surplus funds includes: <ul style="list-style-type: none"> • Local Government Act 1995 Section 6.14. • The Trustees Act 1962 – Part III Investments as amended by the Trustees Amendment Act. • Local Government (Financial Management) Regulations 1996 – Regulation 19, Regulation 28 and Regulation 49. • Australian Accounting Standards. 	Function: Authority for implementation of the Investment Policy is delegated by Council to the CEO in accordance with the Local Government Act 1995.
Conditions: In accordance with Council Policy - Investment of Surplus Funds	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 Report Requirement: File

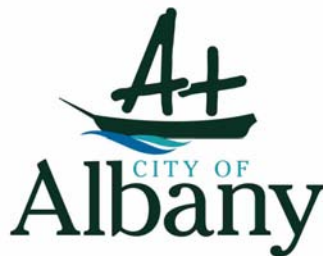
DELEGATIONS REGISTER
POLICY REPORT

Title:	Council Reference:
Landfill Subsidy Scheme - Council Policy	Not adopted.
Reference:	Function: Authority is delegated to the Chief Executive Officer to determine eligibility of organisations to qualify for the Waste Services Subsidy.
Conditions:	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 Report Requirement: File

DELEGATIONS REGISTER

POLICY REPORT

Title:	Council Reference:
Policy - Cash / Investment Backing for Reserve Accounts - Council Policy	Ordinary Council Meeting dated 17/06/08 Item 12.8.4 (2) (i).
Reference: Local Government (Financial Management) Regulations 1996 – Regulation 38 (1) (f).	Function: That Council delegate authority for the implementation of the Cash / Investment Backing for Reserve Accounts to the Chief Executive Officer in accordance with the local government act.
Conditions: In accordance with Council Policy - Cash / Investment Backing for Reserve Accounts.	
Delegated to: Chief Executive Officer	Reporting Requirement: MAN122 Report Requirement: File



AMITY HERITAGE PRECINCT ENHANCEMENT COMMITTEE

MINUTES

**Held at City of Albany
North Road Board room
2.00pm – 4.00pm
Monday 23 February 2009**

PRESENT

Members

Ms Rachael Wilsher-Saa

Cr Jill Bostock

Cr Dot Price

Executive

Mr Jon Berry, Manager Economic Development City of Albany

Invited Guests

Mr James Dexter (Curator WA Museum)

APOLOGIES

Cr Roley Paver

Cr Kim Stanton

Mr Andrew Eydon

Jon Berry introduced the meeting explaining Council had resolved to establish the Committee with terms of reference to steer progression of the Amity Heritage Precinct Master Plan adopted by Council on 17 May 2007.

1. ELECTION OF CHAIRPERSON

It was agreed not to elect a Chairperson until the full Committee was available to meet. The members elected Rachael Wilsher-saa to chair today's meeting.

2. DECLARATION OF OPENING

The Chairperson declared the meeting open at 2.15pm

3. CONFIRMATION OF PREVIOUS COMMITTEE MINUTES

As the previous Committee was disbanded and this was the inaugural meeting of the new Committee therefore there are no previous minutes to confirm.

4. DISCLOSURE OF FINANCIAL INTEREST

Nil

5. BACKGROUND TO COMMITTEE – Jon Berry

Jon Berry provided a brief background to the Committee stating that the Committee is an advisory body to Council and is established under the Local Government Act 1995.

The Council had previously adopted a master plan to guide the enhancement of tourism appeal within the precinct. The City was progressing with upgrading the Brig Amity with physical works on board and an interpretation program including audio guides, a new brochure, three life-size figures, facsimiles of artefacts in the captains' cabin, public furniture and new signage. Some precinct interpretation signage and landscaping was also being installed. It is planned to launch the enhancement project in April 2009.

Delivery of other parts of the Amity precinct master plan were dependant on the availability of funding and on the direction the WA Museum was taking with its master planning for the site and the residency museum.

The meeting was called at short notice upon advice by the WA Museum that its curator James Dexter was in Albany today.

6. GUEST PRESENTATION – James Dexter WA Museum

Mr James Dexter from the WA Museum made a slide presentation on plans to upgrade the Residency Museum. The following is a summation:-

- The aim of the project is to tell the story of Albany and its surrounding districts
- The budget is \$250,000
- The timeframe is completion by the 3rd quarter of 2009
- The dimensions of the Residency are 220 m2 across 7 galleries
- Challenges for the redevelopment are:-
 - Budget of \$250K (\$1135 per m2)
 - Timeframe: likely to move into the 4th quarter
 - No air conditioning
 - High light levels exceeding museum standards
 - Arresting views
- Challenges will be responded to by:-
 - Exhibition will need to be made up of robust objects, high quality reproductions and facsimiles
 - Graphic design quality must be excellent
 - AV and electronic interactives will need to be screen-based with solid state electronics and online diagnostics
 - Web-based delivery
 - Enforced one way visitor flow
- Proposed storylines by WA Museum are:-
 - Sustainability
 - Biodiversity
 - Indigenous voice
 - Strategic location
 - Reinvention

- The stories proposed to be told in the following form:-
 - Chronologically and thematically
 - Each room will be a separate story in which all or most of the themes will be present but presented in a rough chronological order

- Proposed Galleries are:-
 - Foyer Welcome to Country
 - Gallery 1 Origins
 - Gallery 2 Contact
 - Gallery 3 Settlement
 - Gallery 4 The Port
 - Gallery 5 Defence
 - Gallery 6 Stagnation
 - Gallery7 Revival

Cr Bostock indicated she believed the storylines were too broad and needed to be narrowed down to key focus areas, especially given the size of the building. There was general agreement with this and a suggestion that the proposal as it stood would not be workable within the space provided and the budget allocated.

Cr Price left the meeting at 2.40pm (A quorum was lost).

Jon Berry invited the WA Museum to use the Committee as a reference group in further developing and refining the content of the Residency redevelopment and invited ongoing dialogue including assistance with advocacy to secure additional funds from State and Australian Government programs as the budget would struggle to meet the objectives as stated.

7.OTHER BUSINESS

Jon Berry requested an update on the Welcome Wall project. No further information was available on at this stage as it was still being considered by the Minister.

8.MEETING CLOSE

The Interim Chairperson closed the meeting at 3.55pm.


DEVELOPMENT SERVICES

General Report Items

CITY OF ALBANY
REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Building
Subject : Building Activity – February 2009
Date : 3 March 2009

1. In February 2009 eighty eight (88) building licences were issued for building activity worth \$7,645,617.00. This included three (3) demolition licences, four (4) sign licences and one (1) scaffold licence.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for February 2009, the eighth month of activity in the City of Albany for the financial year 2008/2009.

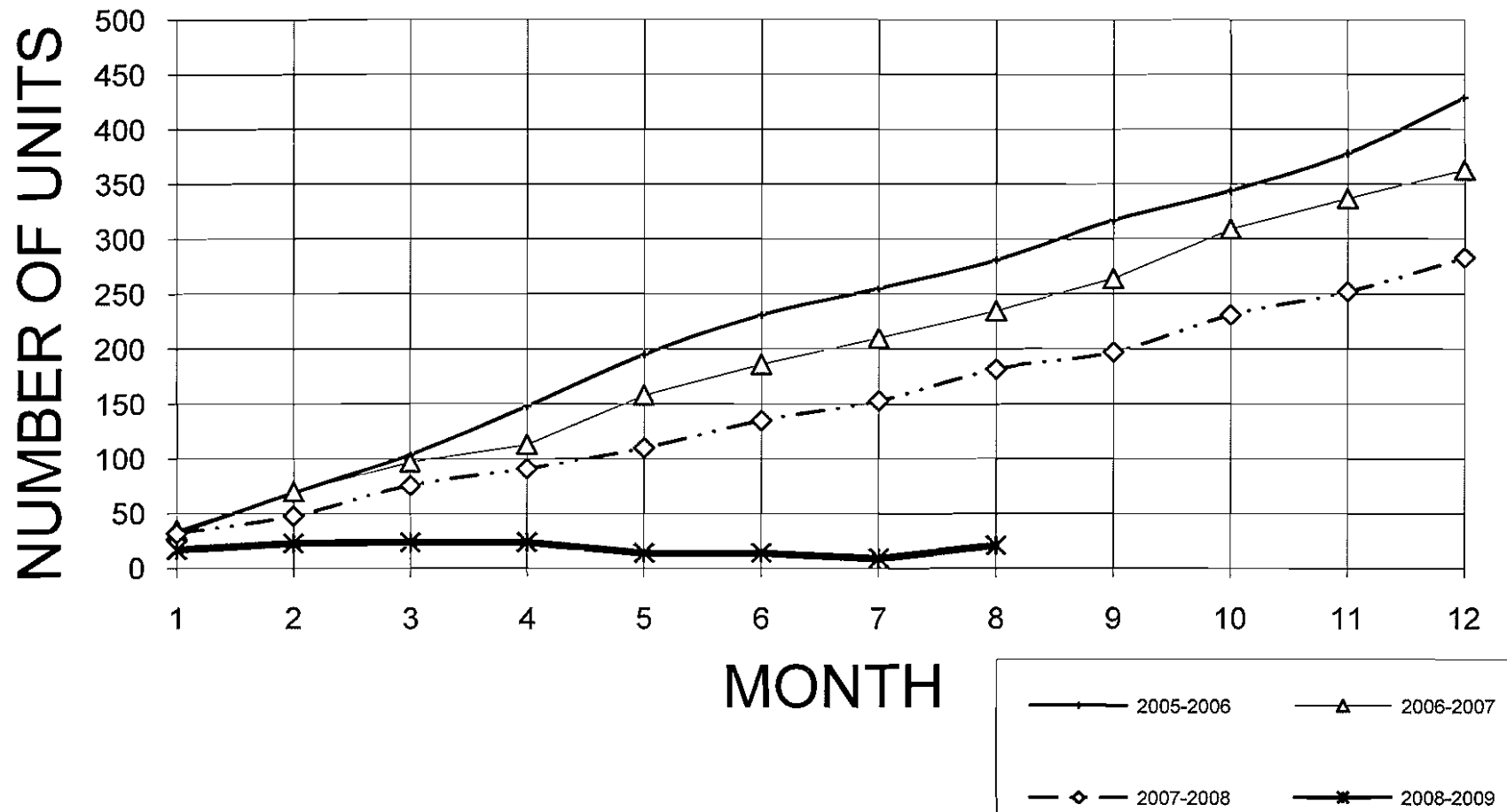

Kerry Fyffe
Administration Officer – Building

CITY OF ALBANY

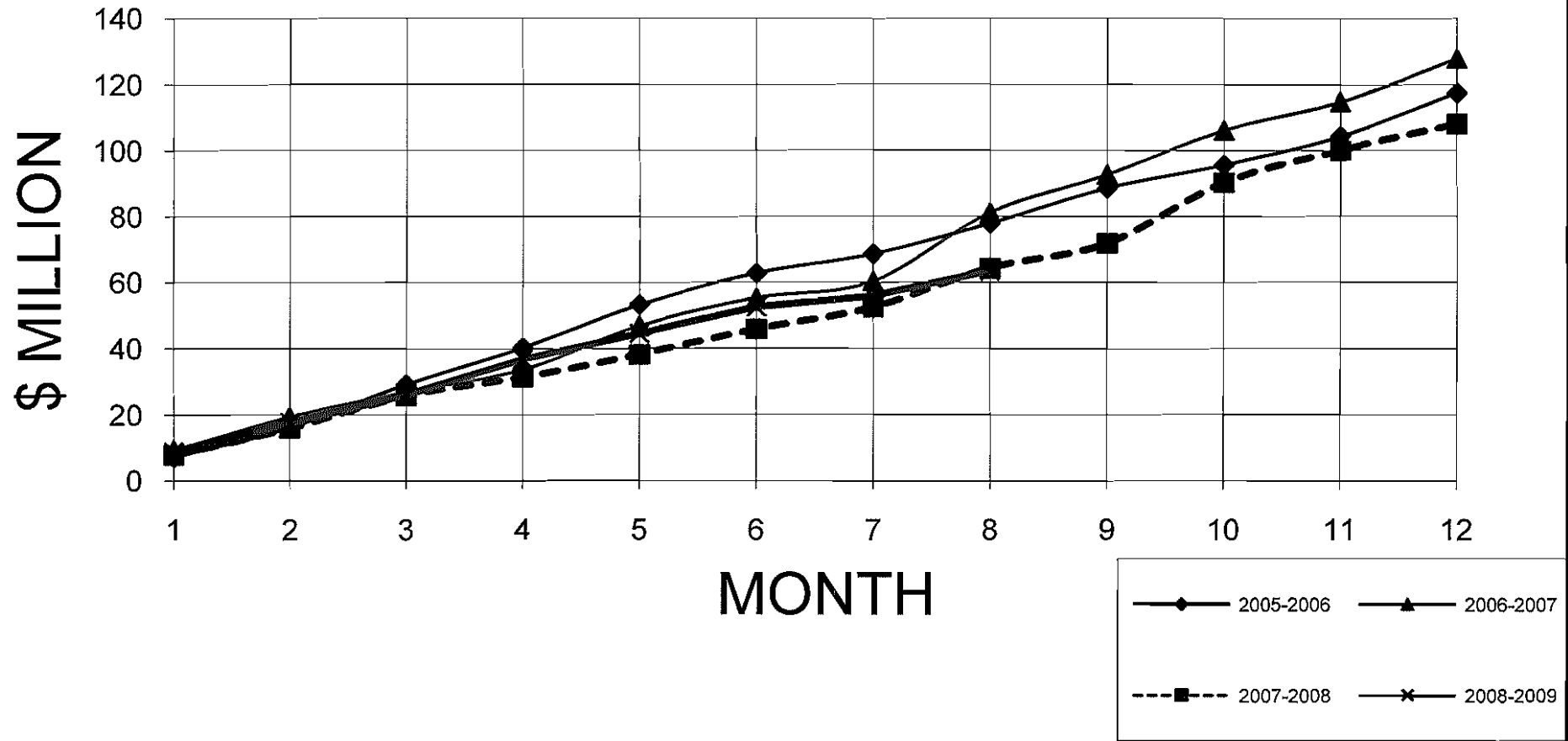
BUILDING CONSTRUCTION STATISTICS FOR 2008-2009

2008/2009	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	14	3,754,653	3	741,775	17	14	199,139	28	643,957	0	0	2	2,450,000	1	200,000	7	900,133	8,889,657
AUGUST	18	6,219,416	5	829,556	23	15	202,083	30	1,114,679	0	0	1	113,025	1	7,000	12	274,989	8,760,748
SEPTEMBER	22	5,746,795	2	374,761	24	16	286,393	27	583,231	0	0	2	553,000	5	551,000	13	293,000	8,388,180
OCTOBER	18	4,370,773	6	1,130,954	24	11	160,761	24	479,552	0	0	0	0	6	4,566,686	10	110,991	10,819,717
NOVEMBER	14	4,150,453	0	0	14	20	394,682	39	2,534,451	0	0	4	377,000	5	164,000	6	34,500	7,655,086
DECEMBER	13	5,447,687	1	357,000	14	14	207,929	33	944,047	0	0	1	324,786	8	608,934	8	60,000	7,950,383
2009																		
JANUARY	5	947,178	4	881,244	9	5	109,252	20	845,911	0	0	2	138,000	2	142,000	8	233,200	3,296,785
FEBRUARY	18	4,278,430	3	654,237	21	18	424,207	24	445,059	0	0	2	317,875	7	789,592	17	736,217	7,645,617
MARCH					0													0
APRIL					0													0
MAY					0													0
JUNE					0													0
TOTALS TO DATE	122	34,915,385	24	4,969,527	146	113	1,984,446	225	7,590,887	0	0	14	4,273,686	35	7,029,212	81	2,643,030	63,406,173

DWELLING UNITS



BUILDING ACTIVITY \$M Value



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for February 2009

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
281003	W R COLQUHOUN	F & C DANIELE & SKYWAY NOMINEES PTY LTD	ADDITIONS & ALTERATIONS TO OFFICE	47	Location ATS 102 Lot 12	ABERDEEN STREET	ALBANY
290032	MD PHILIP	MR G J MANSFIELD	CARPORT	58	Location SL 118 Lot 201	PARADE STREET	ALBANY
290000	G TOWNS BUILDING SERVICES	K G ROGERSON & P A CLEEVE	SCAFFOLDING	86-94	Location ATL 23 Lot 17	STIRLING TERRACE	ALBANY
290128	J & TW DEKKER PTY LTD	ST JOSEPHS LODGE	DEMOLITION OF UNIT 7	162-182	Location AT331 Lot 66	ABERDEEN STREET	ALBANY
281032	AR & DA DOCKING	Owner's name & address not shown at their request	ALTERATIONS & ADDITIONS	27	Location 464 Lot 32	INNES STREET	ALBANY
281145	RG GLIOSCA	Owner's name & address not shown at their request	DWELLING GARAGE & VERANDAH	2	Location 3040 Lot 434	PAUL TERRY DRIVE	BAYONET HEAD
290054	PULS PATIOS	Owner's name & address not shown at their request	PATIO	1	Location 284 Lot 25	ALBATROSS DRIVE	BAYONET HEAD
281149	COLIN BRINHAM	MR A S RADFORD	RETAINING WALL	26	Location 285 Lot 903	ANCHORAGE VISTA	BAYONET HEAD
290134	WA COUNTRY BUILDERS PTY LTD	Owner's name & address not shown at their request	DWELLING ALFRESCO & CARPORT	13	Location 3040 Lot 403	PAUL TERRY DRIVE	BAYONET HEAD
290021	OUTDOOR WORLD	KNIGHTS PARKS & PROPERTIES PTY LTD	CARPORT FOR SITE 32	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
290019	JAMES REEKIE	Owner's name & address not shown at their request	ACCOMMODATION SIGN	278	Location ASL P7 Lot 4	ALBANY HIGHWAY	CENTENNIAL PARK
290080	R & C LITTLE	C M G SPAGNOLO	DWELLING ADDITIONS BATHROOM ALFRESCO & DECK	5	Location ASL 68 Lot 27	TASMAN STREET	CENTENNIAL PARK
281045	ERCEG MANAGEMENT PTY LTD	PRIMEWEST (STEAD RD ALBANY) PTY LTD	TENANCY FITOUT TO UPPER FLOOR OF BUILDING 'B' - SPOTLIGHT	160	Location SL24 Lot 300	ALBANY HIGHWAY	CENTENNIAL PARK
281076	OWNER BUILDER	COCKLES PTY LTD	INSTALLATION OF MECHANICAL AIR CONDITIONING	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290112	COUNTRYWIDE SIGNS	D C TANGAY	SIGN X HORIZONTAL	5	Location ASL 67 Lot 2	YOUNG STREET	CENTENNIAL PARK
290055	PULS PATIOS	Owner's name & address not shown at their request	PATIO	27	Location 43 Lot 229	BORONIA AVENUE	COLLINGWOOD HEIGHTS
290029	OUTDOOR WORLD	Owner's name & address not shown at their request	SHED & PATIO	41	Location 43 Lot 185	ECLIPSE DRIVE	COLLINGWOOD HEIGHTS
290048	JOHN ALLAN GREAY	B G & M A GALLINAGH	DWELLING ADDITION - BATHROOM	11	Location 43 Lot 122	MANLEY CRESCENT	COLLINGWOOD HEIGHTS
290088	PAUL BOCCAMAZZO	L D & R C GUEST	DEMOLITION	34	Location ALB TOWN Lot 1067	BEDWELL STREET	EMU POINT
290016	CHESTERS CONSTRUCTIONS	CITY OF ALBANY	SHED ADDITION	8-12	Location RES 37091 Lot 92	KITSON STREET	GLEDHOW
290090	IWA COUNTRY BUILDERS PTY LTD	Owner's name & address not shown at their request	DWELLING CARPORT & ALFRESCO	85A	Location 233 New Lot 214	CULL ROAD	GLEDHOW
290093	OUTDOOR WORLD	Owner's name & address not shown at their request	SHED LEAN-TO	43	Location GLEDHOW Lot 14	BOTTLEBRUSH ROAD	GLEDHOW
290139	PLANTAGANET SHEDS & STEEL PTY LTD	TULLIBARDINE PASTORAL TRUST	SHED	154	Location 6483 Lot 1	BLUFF CREEK ROAD	GREEN RANGE
290062	GLENHAY HOLDINGS PTY LTD	Owner's name & address not shown at their request	DWELLING & ALFRESCO	LOT 208	Location 4378 Lot 208	PRIDEAUX ROAD	KALGAN
290125	R J WALLRODT	G E WEBB	SHED	46428	Location 1516 Lot 151	SOUTH COAST HIGHWAY	KING RIVER
290130	EYERITE SIGNS	D W & C A W HINE	SIGN - FASCIA X 2	978	Location 1516 Lot 150	CHESTER PASS ROAD	KING RIVER
290022	KOSTERS STEEL CONSTRUCTION PTY LTD	P A & G L THOMPSON	SHED		Location TAA 34 Lot 204	MIGO PLACE	KRONKUP
290122	GEOFFREY ST CLAIRE HOLMES	M S & W G WEAVER	DWELLING	41	Location TAA 41 Lot 4	SHELLEY BEACH ROAD	KRONKUP
290051	IWA COUNTRY BUILDERS PTY LTD	Owner's name & address not shown at their request	ESTATE RETAINING WALL / FENCE	21	Location 293 Lot 1000	BROOKS GARDEN BOULEVARD	LANGE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290092	TRICOAST CIVIL	TRIUMPHANT NOMINEES PTY LTD	RETAINING WALL	27	Location 7181 New lot 27	BAGNELL PARKWAY	LANGE
290015	M VAN DER MEULEN	Owner's name & address not shown at their request	SHED ADDITION AND PATIOS X 2	599	Location 24 Lot 38	FRENCHMAN BAY ROAD	LITTLE GROVE
290082	KOSTERS STEEL CONSTRUCTION PTY LTD	P H & A M CAMERON	SHED	52	Location 52 Lot 30	CHIPANA DRIVE	LITTLE GROVE
290119	WA COUNTRY BUILDERS PTY LTD	Owner's name & address not shown at their request	DWELLING AND VERANDAH	134	Location 24 Lot 101	BAY VIEW DRIVE	LITTLE GROVE
290071	AIKEN PTY LTD	S J MADAFFARI & A J WELLS	DWELLING AND GARAGE	2	Location 24 Lot 331	SPRING STREET	LITTLE GROVE
290141	OWNER BUILDER	D J & C CONNOR	DWELLING ADDITION	10	Location 25 Lot 39	PAULAS WAY	LITTLE GROVE
280887	CITY OF ALBANY	CITY OF ALBANY	ADDITIONS TO EXISTING OFFICE	39	Location 392 Lot 5	MERCER ROAD	LMSLEY
280842	OWNER BUILDER	A J BROWN	COVERED DECK DECK & CARPORT	45	Location 7 Lot 119	FRANCIS STREET	LOWER KING
290065	RYDE BUILDING COMPANY PTY LTD	RYDE BUILDING COMPANY PTY LTD	DWELLING GARAGE & ALFRESCO	475	Location 520 Lot 1	LOWER KING ROAD	LOWER KING
281114	ROBYN MARGARET EGERTON	R M EGERTON	DWELLING GARAGE & VERANDAH	LOT 13	Location 520 Lot 13	RIVERVALE CHASE	LOWER KING
290047	KOSTERS STEEL CONSTRUCTION PTY LTD	O J A BOTHA	SHED AND LEAN-TO	22	Location 1077 Lot 89	VISCOUNT HEIGHTS	LOWER KING
281134	KOSTERS STEEL CONSTRUCTION PTY LTD	L A LEGGETT & J T TRENDALL	RESTAURANT & FACTORY ADDITIONS & CHANGE OF CLASSIFICATIO	35	Location 2964 Lot 1 & 2	KNAPP HEAD ROAD	LOWLANDS
290059	CHANTEL LAWSON	Owner's name & address not shown at their request	DWELLING AND GARAGE	34	Location 527 Lot 35	REDGUM TRAIL	MARBELUP
290129	KOSTERS STEEL CONSTRUCTIONS PTY LTD	P M & K A FISHER	SHED		Location 401 Lot 24	LAITHWOOD CIRCUIT	MARBELUP
290144	W R COLQUHOUN	D J & P P HAMMOND	SHED	39	Location 401 Lot 36	BARFLEUR PLACE	MARBELUP

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290041	OWNER BUILDER	M J WHYTE	RETAINING WALL	38	Location 492 Lot 242	CENTAURUS TERRACE	MCKAIL
290091	WA COUNTRY BUILDERS PTY LTD	Owner's name & address not shown at their request	DWELLING GARAGE AND ALFRESCO	38	Location 492 Lot 242	CENTAURUS TERRACE	MCKAIL
290123	FORMATION HOMES PTY LTD	LAKESIDE NORTH PTY LTD	DWELLING AND GARAGE	30	Location 381 Lot 709	GERDES WAY	MCKAIL
280731	APH CONTRACTORS	HOUSING AUTHORITY	RETAINING WALLS TO MULTIPLE LOTS	242	Location 2174 Lot 2 1	SOUTH COAST HIGHWAY	MCKAIL
290154	K & T CASTLEHOW BUILDERS	I R & T A CASTLEHOW	DWELLING GARAGE AND ALFRESCO	54	Location 399 Lot 608	CLYDESDALE ROAD	MCKAIL
290155	FORMATION HOMES PTY LTD	Owner's name & address not shown at their request	DWELLING GARAGE AND ALFRESCO	7	Location 381 Lot 769	CORDERY WAY	MCKAIL
290097	OUTDOOR WORLD	Owner's name & address not shown at their request	SHED	609	Location 390 Lot 149	ALBANY HIGHWAY	MCKAIL
290124	OWNER BUILDER	P G WILLIAMS	RETAINING WALL	11	Location 399 Lot 731	STODDART CORNER	MCKAIL
290132	OUTDOOR WORLD	Owner's name & address not shown at their request	SHED	27	Location 492 Lot 148	CENTAURUS TERRACE	MCKAIL
290136	OUTDOOR WORLD	Owner's name & address not shown at their request	PATIO	18	Location 492 Lot 141	LUNAR RISE	MCKAIL
290146	OUTDOOR WORLD	Owner's name & address not shown at their request	PATIO	47776	Location 5490 Lot 4	SOUTH COAST HIGHWAY	MCKAIL
290094	RYDE BUILDING COMPANY PTY LTD	M N & D M WILLOCK	DWELLING GARAGE & ALFRESCO	94	Location 399 Lot 460	GREGORY DRIVE	MCKAIL
290147	G SUTTON	ENERGY WEST SOCIAL CLUB	DEMOLITION OF DWELLING	8	Location SA14 Lot 140	GARDEN STREET	MIDDLETON BEACH
290001	KEVAN DUDLEY WALLIS	D G PEARSON	ADDITONS TO EXISTING WORKSHOP	17-23	Location AT550 Lot 1	COCKBURN ROAD	MIRA MAR
290038	GREG LEEDER BUILDING SERVICES	Owner's name & address not shown at their request	DWELLING GARAGE & DECK	49	Location ASL 07 Lot 403	MCLEOD STREET	MIRA MAR
290058	TURPS STEEL FABRICATIONS	B T & M J JACKSON	CARPORT	14	Location PL44 Lot 30	SEYMOUR STREET	MIRA MAR
290039	JR GOMM	Owner's name & address not shown at their request	FREE STANDING GARDEN WALL	15	Location SA22 Lot 103	THOMAS STREET	MT CLARENCE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290060	OUTDOOR WORLD	Owner's name & address not shown at their request	SHED	28	Location AT505 Lot 201	MUNSTER AVENUE	MT CLARENCE
280060	M & A STEEL FABRICATION	Owner's name & address not shown at their request	WAREHOUSE	17	Location 2 Lot 8	LOWER DENMARK ROAD	MT ELPHINSTONE
280744	WISHART HOMES PTY LTD	REPARTO HOLDINGS PTY LTD	GROUPED DWELLING X 2	235	Location SL110 Lot 16	ALBANY HIGHWAY	MT MELVILLE
280790	MD PHILIP	ALBANY AGRICULTURAL SOCIETY INC	UNAPPROVED EDUCATION FACILITY	37-43	Location RES 28077 Lot 1135	MAXWELL STREET	MT MELVILLE
290099	PULS PATIOS	Owner's name & address not shown at their request	CARPORT	315	Location 0 Lot 281	ALBANY HIGHWAY	MT MELVILLE
290127	MHR METTAM	M H R METTAM	DWELLING CARPORT & VERANDAH	14-20	Location SL117 Lot 9	GILLAM PLACE	MT MELVILLE
290044	TECTONICS CONTRUCTIONS GROUP PTY LTD	Owner's name & address not shown at their request	CARPORTS AND STOREROOMS	36-40	Location 220 Lot 6	MCKAIL STREET	ORANA
290089	OWNER BUILDER	C & S A FORD	RETAINING WALL	74	Location 229 Lot 159	MINOR ROAD	ORANA
290137	PULS PATIOS	R L & D M RONCHI	PATIO	89	Location 222 Lot 25	LE GRANDE AVENUE	ORANA
290023	M & A STEEL FABRICATION	J P & S J MILLER	PARTIALLY ENCLOSED PATIO	8	Location 267 Lot 106	KOORYONG AVENUE	RRENUP
290043	OWNER BUILDER	Owner's name & address not shown at their request	PATIOS X 2	12	Location 4929 Lot 242	MENEGOLA DRIVE	RRENUP
290069	OWNER BUILDER	Owner's name & address not shown at their request	HAY SHED	275	Location 2977 Lot 6	CHESTER PASS ROAD	RRENUP
281095	WA COUNTRY BUILDERS PTY LTD	Owner's name & address not shown at their request	GROUPED DWELLING X 1	56	Location ASL 381 Lot 9	DREW STREET	SEPPINGS
290045	OUTDOOR WORLD	Owner's name & address not shown at their request	PATIO	44	Location 42 Lot 667	MCWHAE DRIVE	SPENCER PARK
290073	METROOF ALBANY	Owner's name & address not shown at their request	SHED	19	Location PL42 Lot 85	REIDY DRIVE	SPENCER PARK
290036	COLIN BRINHAM	I M EDWARDS	RETAINING WALL	106	Location 42 Lot 689	ANGOVE ROAD	SPENCER PARK

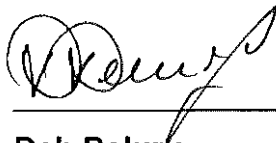
Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290096	GEIDANS	KS DRAPER & I GEIDANS	SHED	LOT 247	Location TAA Lot 247	UNNDIUP ROAD	TORBAY
290067	PULS PATIOS	CROWN LAND	WAGON SHELTER	LOT 49	Location RES 46802 Lot 49	WINDSOR ROAD	WELLSTEAD
290061	OUTDOOR WORLD	Owner's name & address not shown at their request	SHED	LOT 212	Location 439 Lot 212	GREENWOOD DRIVE	WILLYUNG
290057	TURPS STEEL FABRICATIONS	AUSTRALIAN FLYING CORPS AND RAAFA	PATIO FOR NO.95	1-25	Location 42 Lot 800	ULSTER ROAD	YAKAMIA
290111	OUTDOOR WORLD	Owner's name & address not shown at their request	PATIO	21	Location AT 176 Lot 108	KAMPONG ROAD	YAKAMIA
290075	OWNER BUILDER	Owner's name & address not shown at their request	PATION & DECK	10	Location 177 Lot 65	LESLIE STREET	YAKAMIA
290114	J VAN DER SCHAAF	FREE REFORMED CHURCH OF ALBANY (INC)	2 STORY DWELLING & GARAGE	46	Location 356 Lot 149	HAYWOOD CRESCENT	YAKAMIA
290098	M BALL	TANJOD NOMINEES PTY LTD	SIGN 1 X PYLON	58	Location 177 Lot 1	CHESTERPASS ROAD	YAKAMIA
290013	OWNER BUILDER	M L BAINES	DWELLING ALTERATION - RELOCATE STAIRS	130	Location 2536	LAKE SAIDE NORTH ROAD	YOUNGS SIDING
281009	OWNER BUILDER	MR S B HUGHES-SMITH	UNAPPROVED DWELLING AND GARAGE		Location 2576 Lot 26	PIGGOT MARTIN ROAD	YOUNGS SIDING
290031	OWNER BUILDER	RM & M L PLANT	SHED		Location 4944 Lot 4944	SOUTH COAST HIGHWAY	YOUNGS SIDING

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – February 2009
Date : 5 March 2009

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of December 2007.
2. Within the period there was a total of twenty two (23) decisions made on active Planning Scheme Consents ;
 - Nineteen (19) Planning Scheme Consents approved under delegated authority;
 - Three (3) Planning Scheme Consents were refused;
 - One (1) Planning Scheme Consent was withdrawn.



Deb Delury
Planning Assistant

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for February 2009

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
285392	8/12/2008	Howard & Heaver Architects	Collie Street	Albany	Office (Modifications to existing approval) Refer P285216	Delegate Approved	6/02/2009	Taylor Gunn
285319	17/10/2008	Concept Building Design	Melville Street	Albany	Single House & Outbuilding - design code relaxation - retaining Single House (Additions) design code relaxation - overlooking & overheight	Delegate Approved	11/02/2009	Taylor Gunn
285365	18/11/2008	G Adams	Maskill Place	Albany	Single House (Additions) design code relaxation - overlooking & overheight	Delegate Approved	19/02/2009	Taylor Gunn
295008	19/01/2009	G Goddard	Sanford Road	Centennial Park	Warehouse - Additions (electrical and safety goods)	Delegate Approved	10/02/2009	Jessica Anderson
285341	5/11/2008	Roberts Gardiner Architects	Middleton Road	Centennial Park	Shop - Additions/Alterations (new canopies and entries to existing shopping centre)	Delegate Approved	10/02/2009	Jessica Anderson
285270	8/09/2008	B Critchison	Alexander Street	Centennial Park	Consulting Rooms	Withdrawn	26/02/2009	Tom Wenbourne
295003	12/01/2009	A Brown	Down Road	Drome	Development - earthworks in excess of 600mm (pond for storage of low hazard waste)	Delegate Approved	25/02/2009	Taylor Gunn
285342	6/11/2008	M & A Steel Fabrication	Moortown Road	Gledhow	Single House - outbuilding (located outside building envelope)	Refused	4/02/2009	Tom Wenbourne
285413	22/12/2008	R McDonald	La Perouse Court	Goode Beach	Single House - special residential Area 8	Delegate Approved	3/02/2009	Tom Wenbourne
285358	6/11/2008	City Of Albany	Warriup Road	Green Range	Industry Extractive Gravel	Refused	3/02/2009	Taylor Gunn
285388	3/12/2008	S Gilfillan	Goss Street	Little Grove	Change of use (Ancillary Accommodation to bed and breakfast)	Delegate Approved	12/02/2009	Tom Wenbourne
295018	3/02/2009	Kosters	Viscount Heights	Lower King	Outbuilding & Overheight (sited within development exclusion area)	Delegate Approved	17/02/2009	Jessica Anderson
295014	22/01/2009	M Whyte	Centaurus Terrace	McKail	Development - earthworks in excess of 600mm (retaining wall on boundary)	Delegate Approved	5/02/2009	Jessica Anderson


Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
285405	15/12/2008	Concept Building Design & Drafting	Middleton Road	Mira Mar	Single House - design code relaxation - overlooking side setback relaxations	Delegate Approved	5/02/2009	Tom Wenbourne
285402	15/12/2008	K Meiklejohn	Middleton Road	Mt Clarence	Consulting Rooms (Audiology)	Delegate Approved	5/02/2009	Taylor Gunn
295027	6/02/2009	Timbercorp Forestry Pty Ltd	Settlement Road	Napier	Silviculture	Delegate Approved	16/02/2009	Jessica Anderson
285357	6/11/2008	City Of Albany	Wilcox Road	Redmond	Industry Extractive Gravel	Refused	2/02/2009	Ian Humphrey
285324	22/10/2008	WA Country Builders	Drew Street	Seppings	Grouped Dwelling (x2)	Delegate Approved	20/02/2009	Craig McMurtrie
285407	16/12/2008	R Charles	Discovery Drive	Spencer Park	Holiday Accommodation	Delegate Approved	10/02/2009	Tom Wenbourne
295012	20/09/2009	City Of Albany (Mr David Hatelie)	Mercer Road	Walmsley	Office extension	Delegate Approved	5/02/2009	Jessica Anderson
295010	20/01/2009	N O'Keefe	Pinaster Road	Willyung	Home Occupation (computer aided design)	Delegate Approved	12/02/2009	Taylor Gunn
285393	9/12/2008	D Lyon	Parker Brook Road	Willyung	Tourist Accommodation - Chalet (change of use of second dwelling)	Delegate Approved	23/02/2009	Taylor Gunn
285387	3/12/2008	Vrban Homes	Butts Road	Yakamia	Single House - design code relaxation - side setback relaxation/overlooking	Delegate Approved	13/02/2009	Jessica Anderson

CITY OF ALBANY

REPORT

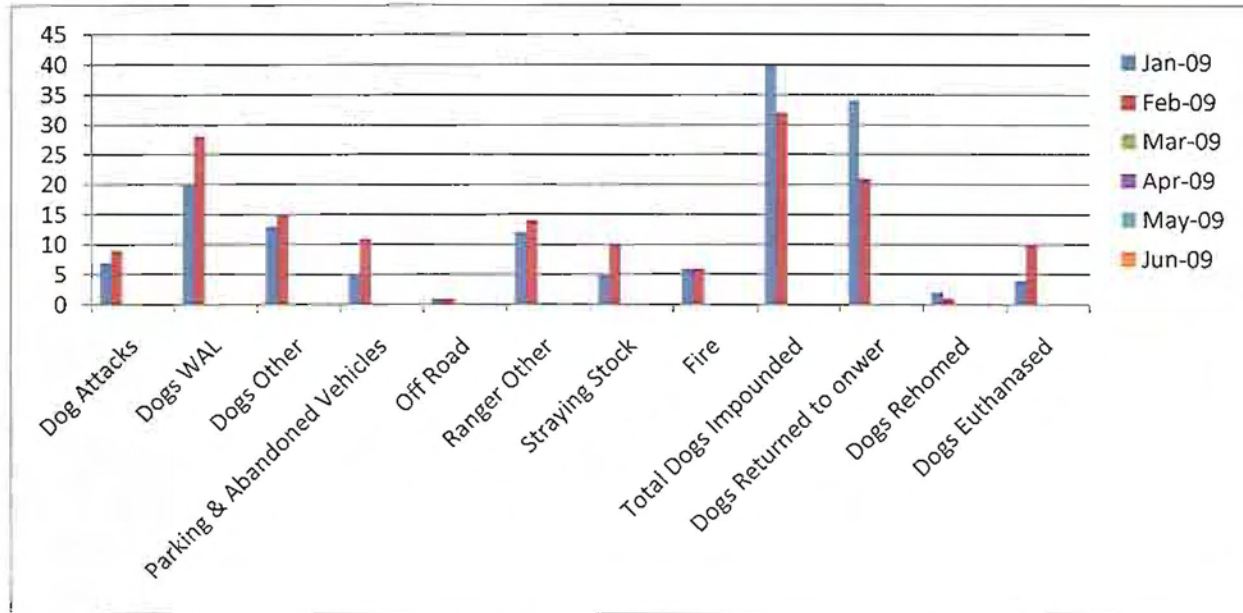
To : His Worship the Mayor and Councillors
From : Administration Officer – Ranger
Subject : Ranger Activity – July 2008 to December 2008 plus 2009 to date
Date : 3rd March 2009

1. The attached graphs shows the Customer Service Requests and Infringements issued during the months of July 2008 to December 2008. A separate graph shows Customer Service Requests and Infringements issued to date for 2009
2. Within the month of February 2009 a total of 94 were jobs attended to and a total of 32 dogs impounded, with 21 of them returned to their owners and 1 rehomed.
3. Also within the month of February there were a total of 124 infringements issued.

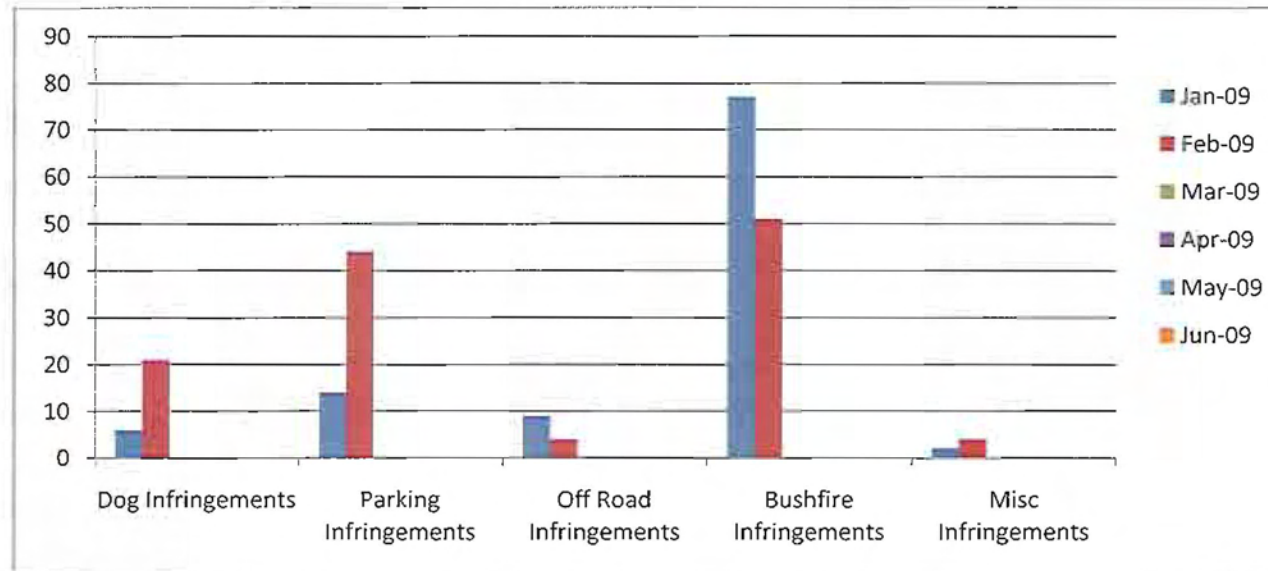


Sarah Abbott
Administration Officer - Rangers

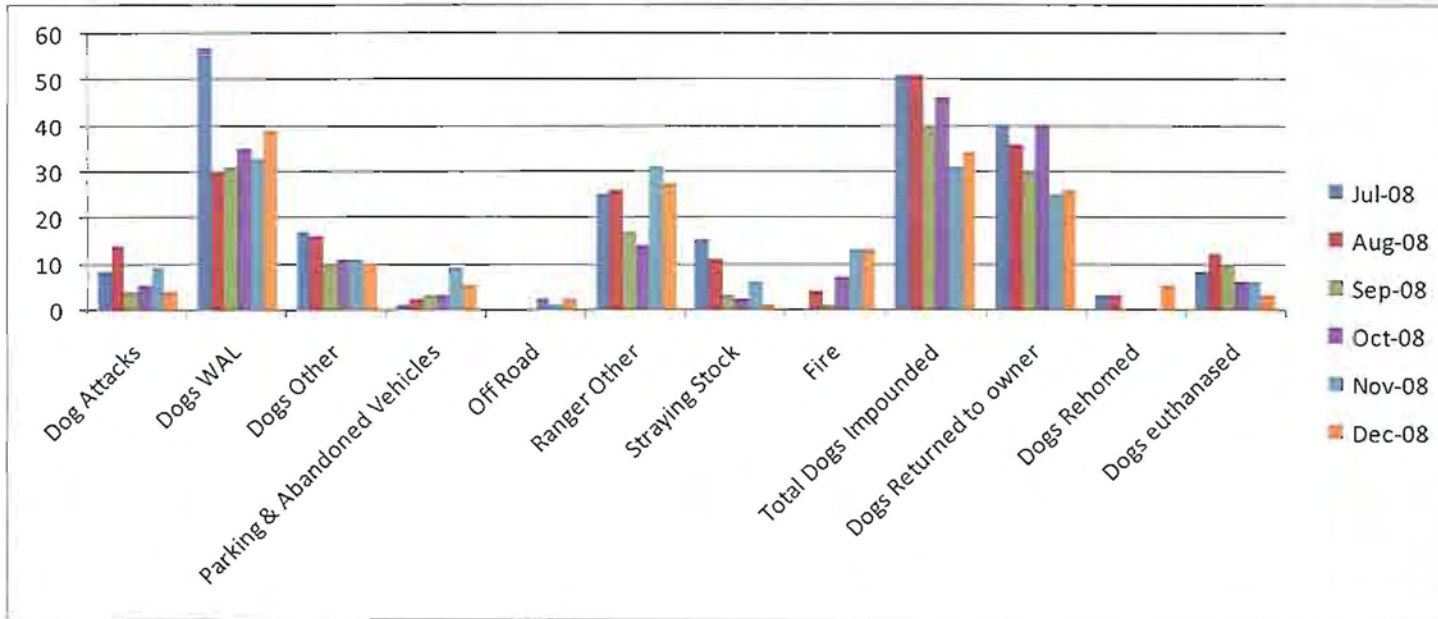
Customer Service Requests 2009



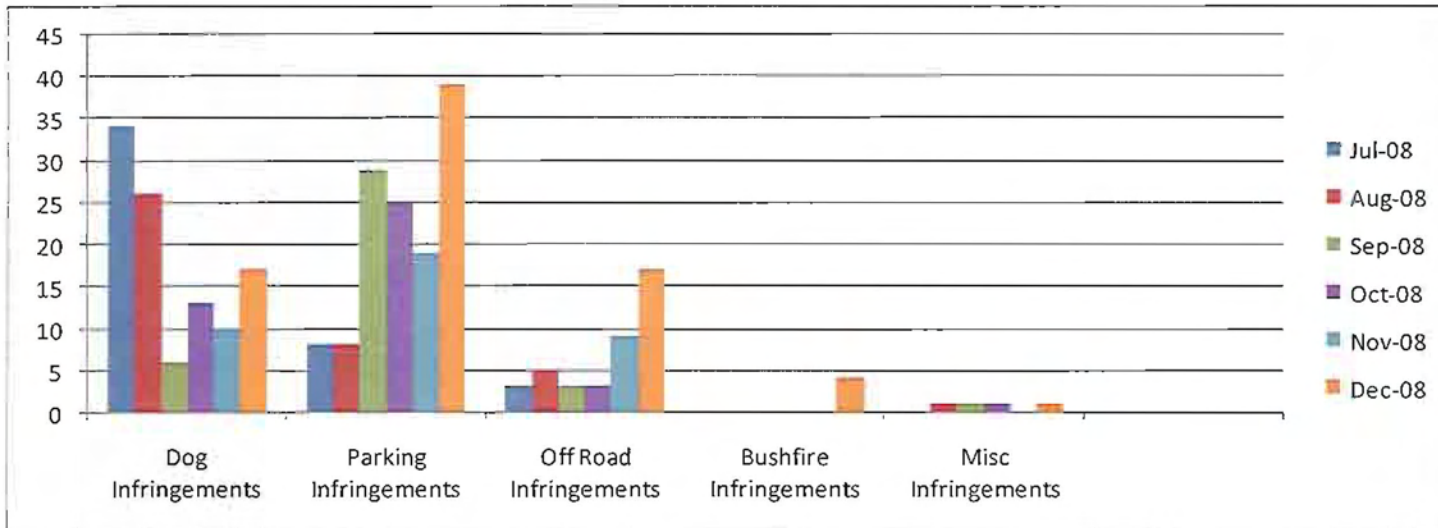
Enforcements 2009



Customer Service Requests 2008



Enforcements 2008





ALBANY SUMMER SCHOOL INC.

PO Box 5146, ALBANY, WA 6332
ABN 83556 841 167

OFFICE: Lotteries House, 211 North Rd, ALBANY 6330
Ph/fax (08) 9841 5006 email: AlbanySummerSchool@westnet.com.au

WEB <http://www.AlbanySummerSchool.com.au>

COORDINATOR: Evie Kinkade

Ph (08) 9841 8617 email: ykinkade@bigpond.com

SECRETARY: Severin Crisp

Ph (08) 9842 1950 email: sevcrisp@westnet.com.au



30 January 2009

His Worship the Mayor
Mr Milton Evans
The City of Albany
PO Box 484
Albany
WA, 6331

Dear Milton

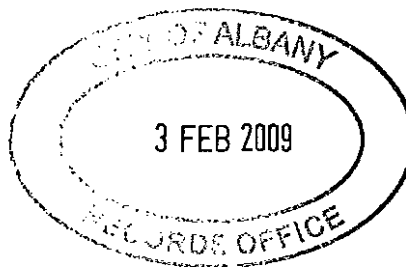
I am writing to thank you and the City of Albany for your support of the Albany Summer School in general and specifically through the Reception for the Summer School Committee and tutors which you so kindly hosted. Our enrolment numbers this year were high, the school ran smoothly and we have received a great deal of appreciative feedback from students.

We believe that the annual Albany Summer School makes an intrinsically valuable contribution to Albany and the wider community as well as a positive contribution to local tourism and we are most appreciative of the acknowledgement by the City of Albany of this.

On behalf of all the committee, I offer our warmest thanks for your hospitality.

Yours sincerely

Severin Crisp, Secretary, Albany Summer School





KT 8075912 file -
MAN 103.

ALBANY COMMUNITY CHURCH
160 North Road, Albany
Postal: PO Box 96, Albany WA 6331
Telephone: (08) 9841 1068
Residence: (08) 9841 7336
Facsimile: (08) 9841 6784

City of Albany
102 North Road
Yakamia WA 6330

6 February 2009

Dear Sir/Madam,

Christmas is a very special time of year; however, it is also a time of added pressure which often places significant strain on families and individuals.

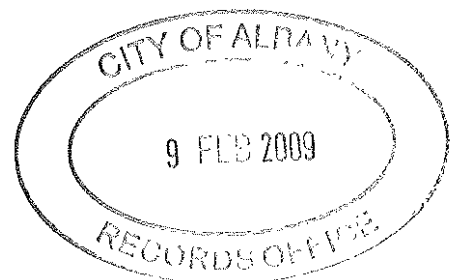
Your willingness to help the many needy people in our community is greatly appreciated and your generous donation has enabled us to make a difference in so many people's lives.

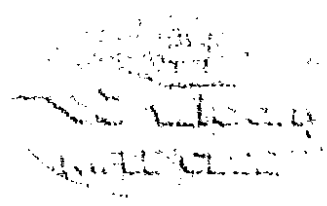
On behalf of The Salvation Army and the many recipients of Christmas hampers and presents, thank you for your outstanding kindness and generosity.

God bless you

Yours Sincerely

Niall Gibson (Captain)
Corps Officer





City of Albany Records
 Doc No: ICR8076172
 File: REL122
 Date: 25 FEB 2009
 Officer: MAYOR1
 Attach:

Secretary
 Albany Rifle club
 PO Box 1729
 ALBANY W.A.6331
 Tel/Fax 98474794
 Mob 0427 710254
 E – Mail mlang8@bigpond.com

? *Bulletin*

30th January, 2009

His Worship the Mayor, Milton Evans JP
 City of Albany
 102 North Road
 ALBANY WA 6330

Dear Mayor,

We wish to thank you for your recent support in attending the Albany Rifle Club Prize Meeting presentation of trophies at the Albany Rifle Range on the 23rd of January, 2009.

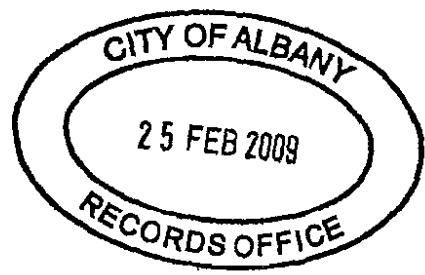
We consider that our prize meeting was a success with some 63 competitors attending from as far a way as Karratha to Kalgoorlie.

Thank you again for your support and we look forward to celebrating the success of our club competitors in April at our annual prize night. The date for this event is to be confirmed.

Yours sincerely

Miriam Lang

Miriam Lang
 SECRETARY



PO Box 1729, Albany WA 6331
 Phone: 08 9847 4794 or 0427 710254
 Email: mlang8@bigpond.com

? Bulletin

*Enid D Home OAM
Freeman of the City
86 Wylie Crescent
ALBANY WA 6330*



*Mr Milton Evans
Mayor
City of Albany
P O Box 484
ALBANY WA 6331*

City of Albany Records
Doc No: ICR8076189
File: REL122
Date: 25 FEB 2009
Officer: MAYOR1;MLAO2
Attach:

Dear Mr Evans & Councillors

Please accept my sincere gratitude for your attendance at the Memorial service for the Vyner Brooke tragedy and the laying of the beautiful wreath.

I would like to acknowledge the efforts which were made by your staff to install the temporary flag pole which allowed us to raise our flag during the service and the work carried out in tidying the surrounding grounds.

Yours sincerely

Enid D Home

