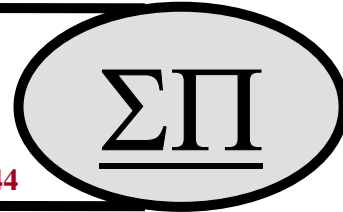


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CAPABILITY STATEMENT – STATUTORY PLANNING

Listed below (and accompanied by a short description of responsibilities) are a selection of representative projects demonstrating Smithson Planning' capability in the area of Statutory Planning.

Project : Wandgee Resort Hotel
Client : Sharus Pty Ltd
Date : September 2006 - Current

Smithson Planning was engaged by Sharus Pty Ltd and Afforestation Pty Ltd to project manage the development of the Wandgee Resort Hotel, a boutique small luxury hotel at Green Range, City of Albany. An application for Planning Scheme Amendment is currently under preparation, following Council resolution to proceed.

Following initial briefings to local and state government agencies and elected representatives, the documentation path will now address the design and environmental management aspects of project development taking into account community engagement and participation.

Project : Special Residential Subdivision – Lot 271 Chester Pass Road, Warrenup
Client : Matilda Nominees Pty Ltd.
Date : July 2006

Smithson Planning was contracted to prepare a subdivision design in respect to a proposal to rezone land from Rural to Special Residential in the suburb of Warrenup (Albany). Major issues included land economy, infrastructure and access.

Project : Special Rural Subdivision – Lots 1 & 8 Beaudon Road, McKail
Client : Matilda Nominees Pty Ltd.
Date : July 2005

Smithson Planning was contracted to prep prepare a subdivision design in respect to a proposal to rezone land from Rural to Special Rural in the suburb of McKail (Albany). Major issues included land economy, infrastructure and access.

Project : Residential Subdivision – Lot 6 & Lot 2099 Ocean Beach Road, Denmark
Client : Concept Building Design & Drafting / Resort Holdings Pty Ltd
Date : Current 2003

Smithson Planning prepared an application for amalgamation and subdivision to the Denmark Shire Council and the Western Australian Planning Commission involving the creation of 38 land parcels, where grey-water on-site effluent disposal was proposed to a temporary commercial aerobic treatment unit.

Project : Resort Development – Lot 2 Frenchman Bay Road, Goode Beach (Albany)
Client : Saunders & Associates Pty Ltd
Date : Current 2003

Smithson Planning provided advice on a proposal to redevelop and subdivide the land for commercial tourism.

Project : Subdivision / Road Closure – Lot 2 Brassey Street, Elleker
Client : Osborne Property Group
Date : August 2002

Smithson Planning prepared an application for road closure, amalgamation and subdivision to the Albany City Council and the Western Australian Planning Commission involving the creation of three land parcels, where on-site effluent disposal was proposed, the adjoining road reserve was designated for important regional roads, and the land was zoned for rural use.

Project : Planning Consent – Lots 16, 17 & 18 Montem Street, Mt.Barker
Client : Mt.Barker Panel Beaters & Spray Painters, Mt.Barker, WA
Date : January 2001

Smithson Planning prepared an application for planning consent under the provisions of the Shire of Plantagenet Town Planning Scheme for the development of a Panel Beating and Spray Painting business. Issues addressed included vehicle access, building setbacks, landscaping, noise attenuation, atmospheric emissions.

Project : Special Rural Subdivision – Lot 370 Kearsley Road, Denmark
Client : Kerr Property Group, Denmark, WA
Date : January 2001 - Current

Smithson Planning prepared a Structure Planning Report, an application for Scheme Amendment, and an application for subdivision to the Denmark Shire Council and the Western Australian Planning Commission involving the creation of 25 new land parcels, where on-site effluent disposal was the only available option at the time and the land was identified for future urban development.

Project : Town Planning Appeal Committee – Rural Subdivision (2 Lots)
Client : Martin Property Group, Denmark, WA
Date : January 2001

Smithson Planning prepared and lodged a Ministerial Appeal contesting a decision of the WA Planning Commission and their refusal of an application for subdivision to create one additional lot on the rural land.

Project : Town Planning Appeal Committee – Chalets (3)
Client : The Nut Grove Farm, Robinson (Albany), WA
Date : December 2000

Smithson Planning prepared and lodged a Ministerial Appeal contesting a decision of the Albany City Council and their refusal of an application for planning consent to develop three two-bedroom chalets on the rural land.

Project : Special Rural Subdivision – Hay Location 1573 Nornalup Road, Kentdale
Client : Sagamore Pty Ltd, Mt.Lawley, WA
Date : July 2000

Smithson Planning prepared an application for subdivision to the Denmark Shire Council and the Western Australian Planning Commission involving the creation of six additional land parcels, where on-site effluent disposal was the only available option at the time and the land was zoned for rural use.

Project : Town Planning Appeal Committee – Marron Farm
Client : Marron C Aquaculture Project, Walpole, WA
Date : July 2000

Smithson Planning prepared and lodged a Ministerial Appeal contesting a decision of the Manjimup Shire Council and their refusal of an application for planning consent to develop a Marron Farm on the land.

Project : Marron Farm (Aquaculture) – Lot 13 Wedgetail Cove, Walpole
Client : Marron C Aquaculture Project, Walpole, WA
Date : February 2000

Smithson Planning prepared an application for planning consent to the Manjimup Shire Council with referrals to the WA Departments of Conservation & Land Management, Agriculture, Fisheries, Water & Rivers Commission, Soil Conservation Commission, and Environmental Protection.

The proposal included three marron-breeding dams (eight ponds), two on-site residential dwellings (owner & manager), a marron hatchery and the establishment of a wastewater detention basin and disposal forestry area.

Project : Town Planning Appeal Committee – Chalets (2)
Client : Cramer Property Group, Robinson (Albany), WA
Date : August 1999

Smithson Planning prepared and lodged a Ministerial Appeal contesting a decision of the Albany City Council and their refusal of an application for planning consent to develop two one-bedroom chalets on the rural land.

Project : Commercial Development – Lot 1 (1) Harvey Road, Warrenup
Client : Bevan's Livestock Transport, Albany, WA
Date : August 1999

Smithson Planning were engaged to examine the planning constraints and development potential of the land, and advise on an appropriate course of action for future commercial / industrial related purposes. Issues canvassed included land use & capability, infrastructure provision and the Albany Ring Road strategy.

Project : Town Planning Appeal Committee – Residential Subdivision (Lange)
Client : Mitchell Property Group, Albany, WA
Date : July 1999

Smithson Planning prepared and lodged a Ministerial Appeal contesting a decision of the Western Australian Planning Commission and their refusal of a plan of subdivision to subdivide the land into two lots.

Project : Residential Subdivision – Lot 993 Mercer Road, Lange
Client : Mitchell Property Group, Albany, WA
Date : March 1999

Smithson Planning prepared an application for subdivision to the Albany City Council and the Western Australian Planning Commission involving the creation of one additional land parcel, where on-site effluent disposal was the only available option at the time and the land was zoned for future urban use. The application was part of a property settlement process arising from an intestate will.

Project : Caravan Park – Oldfield Location 714 Springdale Road, Munglinup Beach
Client : Two Rivers Trading Company Pty Ltd, Esperance, WA
Date : February 1999

Smithson Planning prepared an application for planning consent for a Caravan Park & Camping Ground to the Esperance Shire Council. The project reviewed the long-term position of the land for quality tourism accommodation and the development of a golf course resort in association with residential housing and rural residential development opportunities.

Project : Residential Subdivision – Lots 10 & 34 (58-60) Chipana Drive, Little Grove
Client : Percival Property Group, Albany, WA
Date : February 1999

Smithson Planning prepared an application for subdivision (boundary adjustment) to the Albany City Council and the Western Australian Planning Commission involving the relocation of a boundary fence between two land parcels in order to facilitate longer term development of each property.

Project : Residential Subdivision – Lot 37 Catalina Road, Lange
Client : Marwick Property Group, Albany, WA

Date : January 1999

Smithson Planning prepared an application for subdivision to the Albany City Council and the Western Australian Planning Commission involving the creation of six new land parcels and a balance portion of the land, where on-site effluent disposal was the only available option at the time and the land was zoned for future urban use.

Project : **Industrial Subdivision – Lot 17 & 15 (31-37) Cockburn Road, Mira Mar**

Client : Stevenson & Mokrzycki Property Groups, Albany, WA

Date : January 1999

Smithson Planning prepared an application for subdivision / amalgamation to the Albany City Council and the Western Australian Planning Commission involving a boundary adjustment between three land parcels and a private right-of-way closure for the purposes of enabling an 7 unit commercial showroom development.

Project : **Local Government Appeal (Building Licence) – Club NRG**

Client : Autingo Pty Ltd, WA

Date : December 1998

Smithson Planning prepared and lodged a Ministerial Appeal contesting a decision of the Albany City Council concerning a condition of approval requiring the developer to provide access and toilets for the disabled. The building in question was existing, and the space occupied was formally a nightclub.

Project : **Rural Residential Subdivision – Lots 17,18 & 19 Mead Road, Lower Kalgan**

Client : Wuensch-Hamilton Property Group & Castlehow Nominees Pty Ltd, Albany, WA

Date : September 1998

Smithson Planning prepared an application for subdivision and town planning scheme amendment to the Albany City Council and the Western Australian Planning Commission involving the creation of thirty-one (31) rural residential lots ranging in area from 9,500m² to 12,400m².

Situated on reasonably sloping land, the proposal considered issues such as location & nomenclature, zoning & land use, infrastructure services, human & community services, commercial services, access management, public open space provision, stormwater drainage, vegetation clearance, and land forming.

Project : **Town Planning Appeal Committee – Club NRG**

Client : Autingo Pty Ltd, WA

Date : August 1998

Smithson Planning prepared and lodged a Ministerial Appeal contesting a decision of the Albany City Council concerning a condition of approval requiring the developer to provide access and toilets for the disabled. The building in question was existing, and the space occupied was formally a nightclub.

The issue at stake was the ability to provide disabled access in accordance with the Building Code of Australia, as the venue is down stairs from the main street entrance with no effective alternative access for disabled persons.

Project : **Town Planning Appeal Committee – Motel Development (McKail)**

Client : Intrinsic Pty Ltd, WA

Date : June 1998

Smithson Planning prepared and lodged a Ministerial Appeal contesting a decision of the Albany Town Council concerning a condition of approval requiring the developer to contribute to road upgrade costs.

Project : **Warehouse (Service industry) – Lot 14 (230) Albany Highway, Centennial Park**

Client : Atsar Enterprises, Albany, WA

Date : April 1998

Smithson Planning prepared an application for development to the Albany Town Council involving the use of an existing warehouse facility for the manufacture of woollen products for wholesale and retail trade sale. The main issues considered related to access, parking, service capacity, employment, infrastructure and existing use.

Project : Residential Subdivision – Location 4635 Maddison Way, Bayonet Head
Client : Achill Developments, Albany, WA
Date : February 1998

Smithson Planning prepared an application for subdivision to the Western Australian Planning Commission involving the creation of eighteen (18) residential lots ranging in area from 700m² to 946m².

Project : Town Planning Appeal Committee – Rural Subdivision
Client : Warne Property Group, Bremer Bay, WA
Date : November 1997

Smithson Planning prepared and lodged a Ministerial Appeal contesting a decision of the Western Australian Planning Commission by refusing an application for rural subdivision when the Jerramungup Shire Council had recommended approval.

The main issues addressed in the appeal related to conservation of prime agricultural land, rural land capability, aesthetic amenity, economic development, potential conflict with existing and future land use activity, and environmental management.

Project : Town Planning Appeal Committee – Oversize Outbuilding
Client : Payne & De Flores Property Group, Robinson (Albany), WA
Date : July 1997

Smithson Planning prepared and lodged a Ministerial Appeal contesting a decision of the Council of the Shire of Albany by refusing an application for an Oversize Outbuilding on a rural land use property zoned for future residential development.

The main issues addressed in the appeal related to aesthetic amenity, economic development, the illegal use of non-habitable structures for housing, potential conflict with existing and future land use activity, and environmental protection.

Project : Residential Subdivision Concept Plan
Client : Achill Developments Pty Ltd, Albany, WA
Date : June 1997

Smithson Planning prepared a concept subdivision design for eighty-nine residential lots on land zoned for Future Residential Development. Investigations included land use analysis, cadastral layout, roads, drainage, sewage, open space, recreation facilities, and a staged development strategy for a low density (R20) housing estate.

Project : Tinaroo EIS - Planning & Environment Court Appeals
Client : Presbyterian Church of Queensland, Atherton, QLD
Date : December 1996

The Presbyterian Church own a 36 hectare parcel of land approximately 15 kilometres north-east of the Atherton Town Centre in the locality of Tinaroo Falls. Smithson Planning in association with engineering and hydrological sub-consultants prepared an Environmental Impact Statement in accordance with the QLD Local Government (Planning and Environment) Act 1990 canvassing relevant environmental and planning issues for public review.

Following endorsement of the EIS, and approval of the Scheme Amendment and Subdivision by the Atherton Shire Council, two third party appeals were lodged by objectors with the Planning and Environment Court of

Queensland. Smithson Planning was required to prepare a Court Report on the Grounds of Appeal, and provide expert testimony with cross-examination.

Project : Garden City Shopping Centre (Food Hall Extensions)
Client : AMP Society Limited, Booragoon, WA
Date : September 1993

The Garden City Shopping Centre is a regional retail and office centre servicing the southern suburbs of Perth. At the time, it occupied approximately 35,000 square metres of floorspace with some 2,000 car parking bays, associated service areas and 1,500 management and staff.

AMP proposed to add a decked international food hall of some 5,000 square metres and an additional 500 car parking bays, landscaping and urban design features. Smithson Planning carried out the planning assessment and undertook negotiations on behalf of the City of Melville.

Project : Lunch Bar and Industrial Warehouse Extension
Client : Ioppolo Nominees Pty Ltd, Balcatta, WA
Date : February 1990

Smithson Planning (under contract to Gutteridge Haskins & Davey) prepared a development application, planning report and planning appeal. Responsibilities included market analysis, demographic analysis, traffic impact assessment and management, industrial proprietor's survey, and statutory development control.

Project : Industrial Warehouse Extension
Client : Australian Mud Company, Jandakot, WA
Date : November 1988

Smithson Planning (under contract to Kinhill) prepared a Development Application and a Notice of Intent for this Polymer Manufacturing Facility. Issues addressed included chemical compositions, processes, storage, transport, effluent treatment and disposal.

Project : Leonora Supermarket Refurbishment
Client : Aboriginal Development Corporation, Kalgoorlie, WA
Date : October 1988

Smithson Planning (under contract to Kinhill) prepared an analysis of the operating characteristics of the Leonora Supermarket (only supermarket in town) which included street presentation, internal space utility, staffing, product storage, product display, and customer accessibility.

A schedule of works (including budget estimates) was drawn up for the refurbishment of the Supermarket in accordance with a local authority health directive which also sought to maximise the commercial value of the facility for a further ten (10) years.

Project : Barham Boatel Environmental Impact Statement
Client : Dept. of Environment and Planning, Sydney, NSW
Date : January 1988

A proposal to establish a Boatel (a floating Hotel / Motel) on the Edward River (an anabranch of the Murray River) near the township of Wakool. An Environmental Impact Statement (EIS) was prepared and Smithson Planning (under contract to NSW Dept. of Environment and Planning) undertook an assessment of the proposal and provided advice on the application and the EIS to the Wakool Shire Council.

Project : Liquid Fuel Depot Refurbishment
Client : Caltex Australia Pty Ltd, Bathurst, NSW
Date : June 1987

A proposal for a major upgrade of existing liquid fuel depot storage facilities within a flood liable location. A detailed Environmental Impact Statement was prepared in consultation with various government agencies and community interest groups.

Smithson Planning (under contract to NSW Dept. of Environment and Planning) participated in the assessment of the Environmental Impact Statement and the preparation of an Environment Assessment Report for presentation to the relevant government agencies and the community as part of the Local Environmental Plan amendment process.

Project : Super K-Mart
Client : K-Mart, Dubbo, NSW
Date : April 1987

A proposal to demolish an existing commercial retail structure and replace it with a new complex near the centre of the town in the central business district. Issues included consolidated parking and the erection of a structure supported by piers within the defined 100 year floodplain level.

Smithson Planning (under contract to NSW Dept. of Environment and Planning) participated in the assessment of the Environmental Impact Statement and the preparation of an Environment Assessment Report for presentation to the relevant government agencies and the community as part of the Local Environmental Plan amendment process.

Project : Residential (1500 Fee Simple Lots) Subdivision
Client : Joondalup Development Corporation, Connolly, WA
Date : December 1982

Smithson Planning prepared a schematic subdivision design proposal for a former limestone quarry site covering approximately 200 hectares of land. Investigations included land use analysis, cadastral layout, roads, drainage, sewage, open space, recreation facilities, and a commercial precinct for a medium density and low density residential housing estate.

NOTES :