

Moving in the Right Circles

Summer 2011

Harley Global - a new approach to Holistic client service

It's fair to suggest that circles have made a pretty strong impact on our lives throughout history.

A square wheel would be more than a little inconvenient and the flat earth society would rule the world if we didn't know better. There's Stone Henge; Tolkien's myth's; King Arthur's table and a myriad of other historical, legendary and technological intrusions, all based around the humble circle. Much of the time it possesses a message, a symbolic imprimatur.

Harley Global's use of circles within its iconic branding is indeed as much a message as it is a design.

How does one separate one professional organisation from another? Is there a difference? Harley's branding symbolically delivers that message. For starters, each circle represents a different discipline and as they converge they serve to create a single, yet Holistic practice. A one stop shop if you like.

Using the very best global technology, Harley Global provides a highly integrated function serviced by precision measurement experts. Honed in the skills of project development, planning, surveying, engineering and a myriad of other detailed practices such as rescue grid response, map making, stock

pile measurement and carbon capture elements, their accuracy, speed, efficiency and calculated detail are known to exceed the usual expectation.

Founded fifty years ago on the principles of ethics and honest conduct, they have not been slow to adopt modern technology and develop innovative methods. Tried and tested, the offices in Albany, Bunbury and Busselton cater for some of the region's largest projects, but what separates them from the rest? In a couple of words it can easily be described as 'Holistic diligence'.

By keeping everything together in one combined

effort and under one roof any project can be catered for speedily, accurately and more cost effectively than by having various companies fulfil differing needs. Using one organisation to manage and drive a development or project makes sound sense: a seamless transition between disciplines maintains control and excellent communication, allowing the client to monitor the progress via one source.

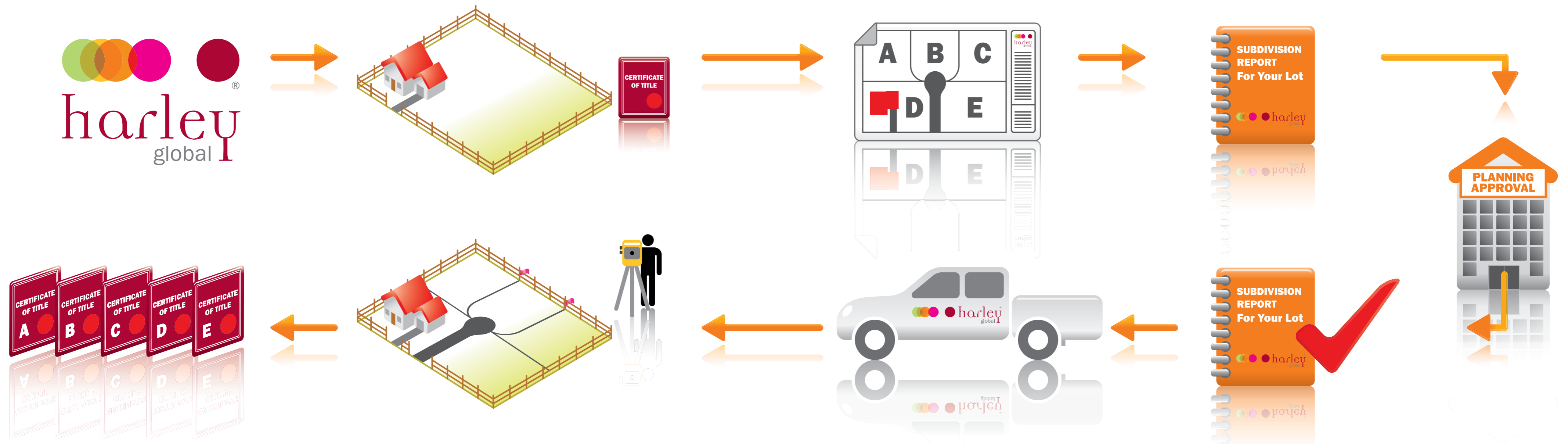
One can run around in circles, or one can commission the people who have mastered the potency of the circles and integrated their disciplines to offer a service with impeccable results.

See how Harley Global gets things done on the next page.



The Holistic Service Model

How can Harley Global turn your en-globo land into build-ready lots?



Major Projects

Bunbury Sea View Apartments



Harley Global have been busy applying their full range of services to the development of the Bunbury Sea View Apartment complex for builders Letizia Building Co.

Situated at Ocean Beach in South Bunbury, the project offers a mix of accommodation and a commercial complex of 41 units, with a restaurant, swimming pool, and resort environment in an idyllic beachside setting.

Harley Global's involvement with the project began from day one, with the initial legal boundary re-definition for the site, followed by major civil earthworks and boundary retaining wall construction.

The planning team have also been engaged to undertake the rezoning work required for mixed use, to cater for permanent residents and temporary visitors.

Now the building is well under construction, Harley Global's personnel are regularly on site guiding civil construction work, internal wall construction, footing and column set out, as well as supporting the builder and sub contractors during the extensive construction project.

Under the leadership of Field Services Team Leader, Aaron Oddy this is the perfect showcase of Harley Global's multidisciplinary service mix at work.

The apartments are currently for sale, from the plan, and information can be found by visiting www.bunburyseaview.com.au or by contacting the selling agent Michael Martino on 9443 7088.



Boddington support for BHP

A call to Harley Global to help out BHP's depleted survey department on the Boddington Bauxite Mine soon became a full service arrangement, thanks to the hard work and quick thinking of Harley Global's mine survey personnel.

Harley Global have moved from strength to strength for BHP, offering initial general mine survey duties and now in assisting their geology department with the grade control drilling program.

The short term contract, which has now evolved into a on-going service arrangement, has been facilitated with the dedication and hard work of surveying personnel, Chris Wylie, Dale Johnson, Matt Stamopolous and Dean Henry.

Harley Global's ability to respond to BHP's needs and provide personnel and expertise quickly and efficiently, has ensured the company is able to proceed with operations without delay.

Solid on-site survey support without a second thought.

Major Road Construction



Harley Global's ongoing relationship with Fulton Hogan (formerly SRS) continues with major construction projects carried out on the Coalfields Highway in Collie, Muirs Highway in Manjimup and South West Highway in Balingup.

Engineering Survey and support team members have been busy at all 3 sites over the past 6 months, providing full time support to Fulton Hogan for the projects. In particular, the Muirs Highway project involved approximately 1.5 km of overlay and approximately 5.5 km of widening, which is due to be completed by early 2011.

Harley Global were also called upon by Main Roads WA on several occasions to assist with providing control establishment for the projects. These integral preliminary components were supplied with efficiency and attention to detail, ensuring all construction projects stayed on schedule. Harley Global were also able to cater to several changes to design plans and work schedules quickly and easily, which again has ensured construction continues and deadlines are met.

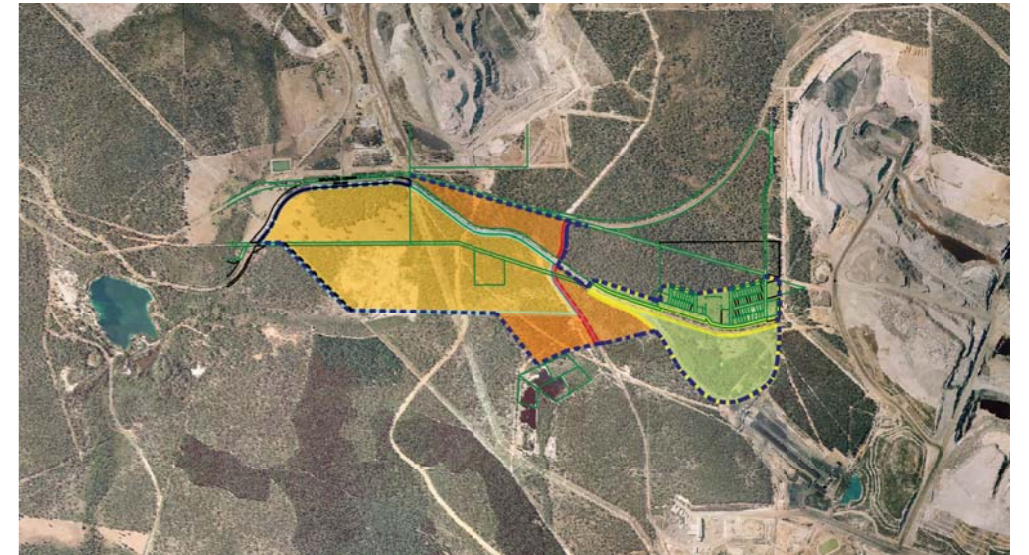
Shotts Industrial Park - phase 2

As reported in the Winter 2009 edition of SCOOP the Shotts Industrial Park continues to be a major project for Harley Global.

The State Government land development agency LandCorp has played a leading role in creating the Shotts Industrial Park near Collie. The vision for the Industrial Park is to provide industrial land in a strategic location which will attract large scale industries which can value add to Collie's existing energy and coal production.

Harley Global has been engaged by LandCorp as a key consultancy service with the task of establishing the cadastral boundary framework of the 5 lots that make up the Park. The task involved a complex mix of old townsite lots, crown road reserves, rural land and State Forest. LandCorp's brief was to complete the land assembly process as quickly as possible to ensure the Park was available to new industries wishing to establish in the region. In the early stages of the project Harley Global was able to draw on their historic experience in both the freehold subdivision system and Crown Land process to advise LandCorp on the optimum path to achieve their objective.

A component of the Parks' land area comes from State Forest and Harley Global has played a key role in defining the boundaries and excising the land from State Forest. These surveys were carried out under Crown Instructions used by the



Department of Regional Development and Lands. The surveys and plans were combined with existing land tenure to compile the land assembly that is necessary to form the Park.

Overall the survey of the Park boundaries was a complex field and drafting task. The field survey involved the definition of approximately 5 kilometres of existing boundary location and the creation of more than 8 kilometres of new boundary. The drafting exercise required 3 separate Deposited Plans incorporating a total of 16 sheets to depict the boundary framework, easements and title information. In addition, Harley Global have prepared over 35 plans for base mapping and ancillary

purposes. The 5 lots of the Industrial Park cover a total land area of 235 hectares. Since early 2009 Harley Global has captured and managed a vast amount of data for the project, with services integrated through various phases from initial base mapping to creation of the lots.

Overall Harley Global's services have been instrumental in assisting LandCorp to achieve the legal certainty of the land titles necessary to secure major tenants, Perdaman Chemicals and Fertilisers and Wesfarmers Premier Coal to the site, who are now planning for the construction of their facilities.

Life at Harley Global

Welcome to new team members!

- **Chris Wylie - Engineering Surveyor**
After joining the Field Services Team in August 2010, Chris has been busy carrying out mine survey duties for BHP's Boddington Expansion and assisting major road construction projects. Chris's diligence and hard work has ensured client service in the field continues at the highest possible level.
- **Matt Amour - Trainee Engineering Surveyor**
A day out in the field with the Harley Global team was all it took for Matt to decide that being an accountant was no longer his dream career. After completing his TAFE Diploma, Matt has returned to Harley Global in January 2011 to begin his Engineering Survey career pathway.
- **Lindsay Bergsma - Town Planner**
The Harley Global team is pleased to welcome Lindsay to the Town Planning team. With years of local experience and an enthusiastic outlook, Lindsay's commencement in February 2011 will provide Harley Global's clients with increased town planning and total project management capabilities.
- **Samantha Manoni - Receptionist**
Harley Global welcomes Samatha to the team in Albany.
- **Damien Ryan - Engineering Surveyor**
Harley Global also welcomes Damien as an important addition to the field services team in Albany.



The Millenium Dome - one of David Snowden's many projects

- **David Snowden - Engineering Surveyor**
With projects like the UK's M25 motorway, the second Severn Bridge and the Millenium Dome under his belt, David is an impressive addition to Harley Global's team. David has years of experience in engineering, construction and mining in both the UK and Australia, and is excited about his new role. Joining the Albany team in January 2010, he looks forward to continue to build his career in the diverse industry of land development and construction, whilst chasing a world record paraglide from Albany's peaks in his spare time. Pictured right is David participating in the Australian Paragliding



Student focus



Harley Global are proud to support the personal and professional development of their team members.

Congratulations to Project Support Officer Tamara Sabourne who recently completed her Certificate V in Business studies. Harley Global have helped Tamara in her tertiary development through sponsored workplace learning since 2007.

Dylan Selleck, local Bunbury year 12 student from Newton Moore Senior High School, spent several weeks working in the field with Harley Global personnel as part of his VET training, which has led him to pursue a career as a engineering surveyor. Harley Global will provide Dylan with continued on-the-job support and the ability to learn from some of the best in the business while he completes his degree.

Harley after hours



photo supplied by Albany Weekender

Harley Global hosted one of the Albany Chamber of Commerce's most successful 'Business After Hours' events, which saw over 150 people attend a unique location in Albany.

The event was an excellent showcase of Harley Global's multidisciplinary approach, with each of Harley Global's services displayed in booths around the room.

Dedicated staff Andrew Short (Drafting), Roy Winslow (Planning), Anthony Endacott and Matthew Stamopoulos (Engineering Surveys), Aaron Caldwell (Boundary Surveys) and Mike Sauzier (Development Consultancy) were available to take questions and provide advice on their respective areas.

Attendees enjoyed Harley Global's unique evening entertainment in the form of a quiz,

which saw them visiting each of the booths to collect their answers to compete for a prize.

Rod Hedderwick, Harley Global's Managing Director and Albany team leader, took the opportunity to present the strength of Harley Global's history, and their strong focus on future growth, to the evening's attendees, reinforcing Harley Global's strong link with the Albany community since its inception some 55 years ago.

Thanks must be extended to all team members who attended and gave their time for the event, and to the very talented Andrew Short (Albany's Draftsman by day, budding chef by night) and Diana Brassington for preparing the catering for the evening.

Foodbank donation



Harley Global also asked attendees to dig deep for local charity Foodbank during their 'Business After Hours' event, to which they pledged to match the group's collective donation.

With the support and generosity of the attending members, Harley Global and the Chamber were able to present a combined donation of \$750 to support Foodbank. With the busy Christmas period approaching, the donation was received with thanks from the dedicated Foodbank Team. Pictured is Harley Global's Rod Hedderwick and Albany CCI CEO, Graham Harvey, awarding the donation to Foodbank staff.

Meelup Mountain Bike Trails

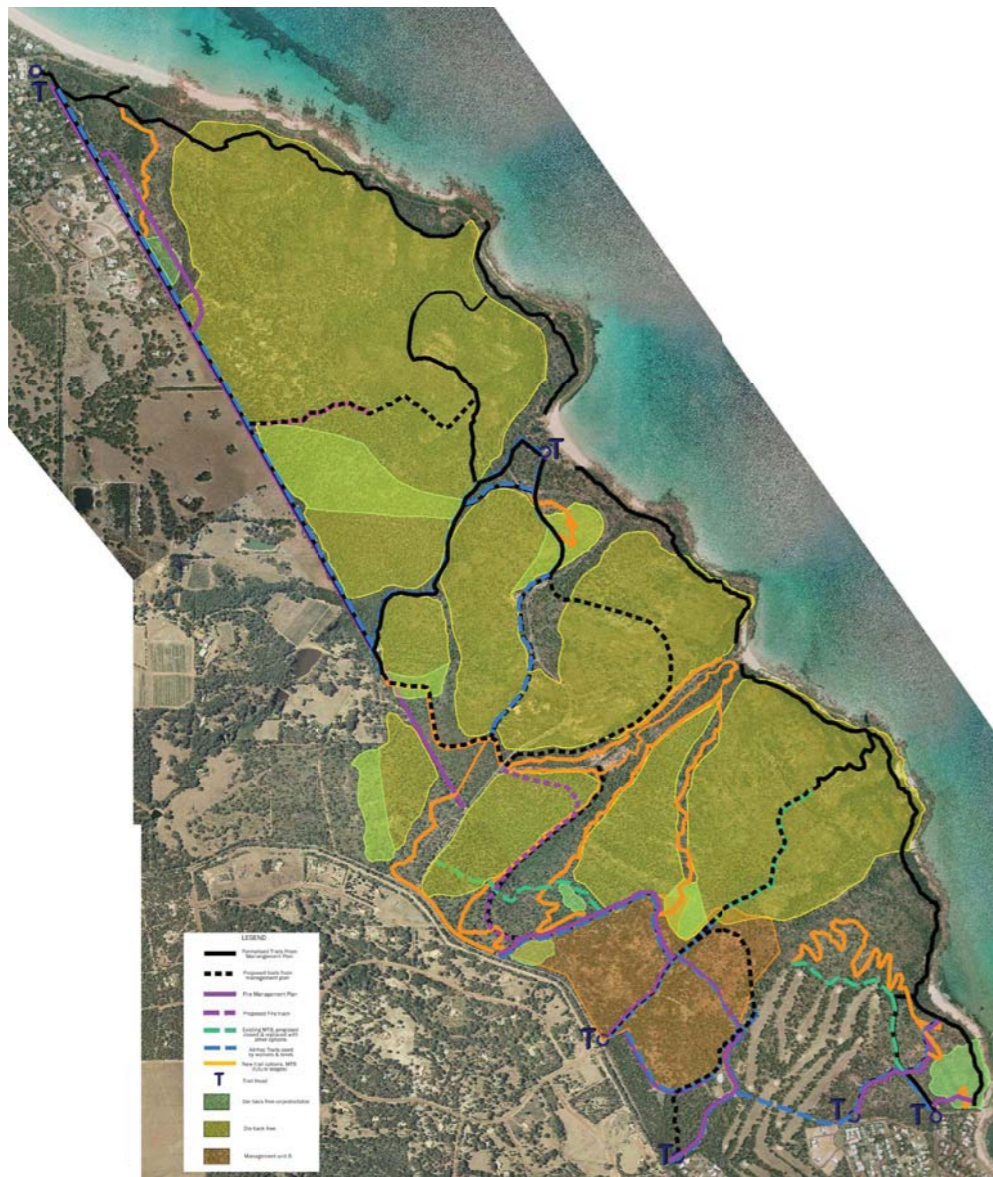
Situated near the tip of Cape Naturaliste are the Meelup Mountain Bike Trails, a subject of passionate debate throughout the local community in Dunsborough and beyond.

The area is gaining international attention for its popular mountain bike trails, which has led to discussions with local interest groups to have the trails properly mapped with specific zoned areas where mountain bikers can travel without disrupting precious local flora and fauna.

As a contribution to the community, Harley Global became involved in the project and initially provided aerial photo maps for use by Project Spokesperson, Myles Happ and his group, to aid in making submissions and gaining approvals.

Harley Global also assisted by providing advice on data acquisition including the purchase and operation of GPS equipment that would log data relating to trails, alignments and gradients.

Harley Global's skilled drafting team also kindly donated their time to provide accurate base maps to demonstrate various characteristics of the Park, vegetation and trails, all which have contributed to the development of a Master Trails plan for the area. Correctly plotting and mapping the trails has been integral to documenting a sanctioned Trail system which will aim to find a balance between the needs of the sports enthusiasts and the preservation of the iconic area.



AICD Sponsorship

Harley Global has formed a strong relationship with the Australian Institute of Company Directors, sponsoring and participating in several Directors Briefing seminars held throughout the South West in 2010.

Iain Massey GAICD was a panel member at Bunbury's 'Retaining Staff in Turbulent Times' and introduced the guest speaker at Bunbury's 'Growing your business through good governance'. Rod Hedderwick MAICD was also a panel member at Albany's 'What makes a healthy board and delivers business growth' (pictured below).

The seminars form a vital regional component of the AICD's regular event calendar, with the aim to improve corporate governance and board skills for medium to large businesses.



Albany Subdivision Seminar



The subdivision process can be tricky and complicated, and can be daunting for anyone attempting to tackle it alone.

Albany's Merrifield Real Estate noticed the lack of understanding in the local community, and invited experts Harley Global to a community session in July 2010 to explain the ins and outs of the subdivision process.

Over 70 local residents attended the popular session, which explained the subdivision process, the steps involved, common complications or delays, and the necessary documentation and planning required to gain approval.

This session follows on from Harley Global's other popular seminars in Bunbury and Busselton for local real estate agents, who similarly sought clarification on tricky topics such as survey plans and strata titles.

If you're interested in asking Harley Global to offer a similar seminar to your employees or local community, please contact Mike Sauzier in Busselton - 9752 4400.

Structured Management Training

Harley Global's leadership team recently participated in a customised program of structured management training, carried out from April to July 2010 in Bunbury, Busselton and Albany. The program is part of Harley Global's commitment to continually upgrading skills, and preparing for further development and diversification in the business.

The tailored program, created by management consultant Susan Hayward, focused on areas vital to successful business leadership today, including:

- Group culture
- Team-building
- Emotional intelligence
- Effective delegation
- Time management
- Managing change
- Performance counselling
- Problem solving.

The group's journey was fun and challenging, and has set the tone for ongoing professional development.

Harley Global's senior team are vigilant in pursuing excellence and know it is an ongoing process.

Tangible outcomes have included a new Mission Statement, succinctly encapsulating the company's aspirations, and a new Code of Honour setting the ground rules for how Harley Global's people work with each other.

A helping hand for Leonie



Long term employee of Harley Global, Leonie Combridge, and husband Geoff of Busselton, were the lucky subjects of a recent 'Backyard Blitz' style make-over to their garden.

The new garden was a gift initiated by the Cornerstone Church as a thankyou for Geoff and Leonie's tireless community work.

The couple spends every spare moment helping those less fortunate, whether it's helping people move who can't afford a removalist, organising a bread run from a local bakery to help struggling families, or assisting with running the Flourish women's



photos supplied by Di Fraser



group, which raises funds for the women's refuge in Bunbury. They are 100% dedicated to helping others, so much so that they hadn't had the time to work on their own garden since their new home was built.

A group of local tradespeople and friends donated their weekend to build the brand new garden, to the surprise of Leonie and Geoff after they arrived home from a much needed weekend away.

The couple are thrilled with their new garden, and thank all who were involved for their hard work.



Planning Update

R-Codes Update



The Residential Design Codes were again amended in November 2010 to include new provisions for multiple dwelling and mixed use development. The new provisions address issues of housing diversity, affordability and flexibility, with the aim to improve the quality of multiple dwelling developments.

The new provisions aim to:

- Expand the permissible range of housing within individual residential codings to better meet housing needs in the community.
- Facilitate development and re-development of existing housing sites.
- Reduce the disincentive for smaller dwellings in favour of diversity of housing, within a framework of form based design guidance.
- Improve the standard design for multi-unit housing and encourage the development of housing with performance based standards appropriate to form.
- Build the capacity for local governments to interpret and apply new methods for assessment and promotion of multi-unit housing and mixed use development.

The new provisions apply to areas with a density code of R30 or greater under a Local Planning Strategy, and to the residential component of mixed use development and activity centres.

Other Changes to R-Codes recently implemented include:

- A greater emphasis on the use of performance criteria for multiple dwellings in developments.
- Removal of the minimum site area per dwelling for multiple dwellings in areas coded above R30.
- The use of plot ratio, setbacks and building height to guide the form of development.
- Creation of residential activity centre (R-AC) coding for residential development within activity centres.
- Additional new table to guide multiple dwelling development and their requirement.
- New parking requirements to acknowledge different on-site parking demands, dependant on individual units and proximity to public transport.
- New provisions for bicycle storage facilities.
- Requirements for a percentage of 1 and 2 bedroom units in developments with over 12 units to encourage diversity and affordability.
- Removal of communal open space for all codings over R30.
- Removal of minimum frontage requirement in R30 coded areas.

The amendments to the R-Codes were gazetted on the 22 November 2010 and the new multiple dwelling provisions take effect from this date.

Local Shire Activity

Shire of Donnybrook-Balingup

The Shire's Local Planning Scheme No. 7 and draft Local Planning Strategy are under revision, with the documents set to be released in the 1st quarter of 2011.

City of Bunbury

The City of Bunbury is currently revising and amending their Local Planning Scheme and draft Local Planning Strategy, and it is expected these documents will be formally advertised in the 3rd/4th quarter of 2011.

An R-codes omnibus amendment for the City of Bunbury and activity centre is planned to be formally gazetted 2nd/3rd quarter of 2011.

City of Albany

The City of Albany is also revising their Local Planning Scheme and the document is expected in the first quarter of 2011.

Main Roads WA, the Department of Planning and the City of Albany are currently preparing a draft traffic study, with the internal document expected to be advertised in early 2011.

Shire of Denmark

The Shire's much anticipated draft Local Planning Strategy is on track for release in the 1st or 2nd quarter of 2011. The Shire also welcomes a newly appointed Manager of Planning.

Department of Planning

Industrial Need Study

Investigation is currently being undertaken by a range of regulatory authorities to confirm the actual demand for industrial development in the South-West region. The expected release of this study is by the 1st/2nd quarter of 2011.

Greater Bunbury Regional Structure Plan

Following a detailed consultation process, the Structure Plan is being prepared for an intended release in the 1st/2nd quarter of 2011. The Plan addresses land use issues affecting the greater Bunbury region.

Harley Global will continue to inform clients on the status and implications of all of these important local planning documents and are available to assist where necessary to overcome any resulting land use implications.

Planning for Bush Fire Protection Guidelines Edition 2



The Bush Fire Protection Guidelines are developed for use by those who plan, regulate or provide advice as part of the land development process.

These guidelines have been prepared jointly by FESA and WAPC in accordance with clause of SPP policy 3.4 - Natural Hazards and Disasters, and are intended to replace DC3.7 Fire Planning and Planning for Bush Fire Protection, which were released by the WAPC/FESA in December 2001.

The Guidelines state that all new buildings in bush fire-prone areas should be built to AS3959 Construction of Buildings in bush-fire prone areas. These AS codes were approved nationally in March 2009, and came into effect in 2010 edition of the Building Code of

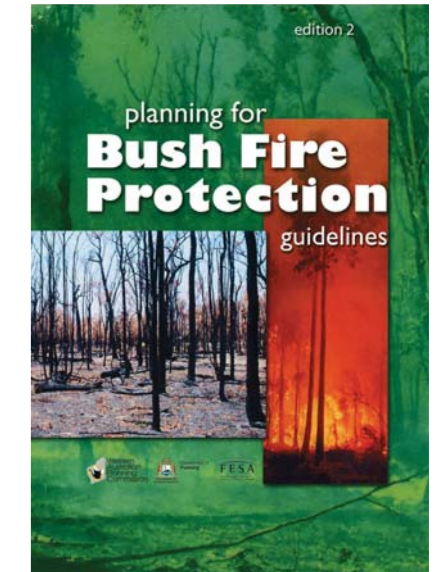
Australia or by regulation associated with the proposed building act.

Bush fire hazard assessments occur at various stages through planning and development approval process as follows:

- Local planning scheme review OR structure plan stage;
- Over areas in a local planning scheme OR structure plan stage, where a change to the existing situation is proposed;
- Support individual re-zoning, subdivision OR development application;
- Construction stage (AS3959 Standards)

The Guidelines address important fire management and planning issues including:

- Statutory planning process and its relationship to fire protection



- Bush fire hazard assessment

- Definition of bush fire-prone areas

- Fire protection requirements for subdivision and development

- Strategies available to limit the vulnerability to fire

Harley Global understand the statutory and strategic planning processes applicable to land development, more specifically the relationship to fire protection, and are available to provide advice and assistance on addressing fire issues associated with development proposals.

Please contact Genelle Pennington for more information on any of these issues, via 9792 6000 or genellep@harleyglobal.com.au.

▀ Farewell to Lynette

On 30th December 2010, we lost a wonderful colleague. Lynette (Lyn) Worden, our corporate administrator of just over two years, passed away after a short battle with brain cancer. As the many stories at her funeral attested, Lyn will be remembered by all who knew her for her great good humour (including her practical jokes), her loyalty and generosity, and her undaunted courage. We all feel a deep sense of loss at her passing.

Life was never easy on Lyn. Leaving her native South Australia a decade ago with little but her two children, Lyn built a life in Bunbury for them all: house, education, jobs, security and a loving home. Her tools were unquenchable optimism, hard work and clear headed integrity.

Lyn was proud of her Greek heritage, and she loved to share both the folk wisdom and the cuisine of the ancestral land she never saw.

Lyn brought to Harley Global, a loyalty, energy and talent for connecting with people, that cannot be replaced. During her last few months, in and out of hospitals and operating theatres, she kept in touch by text, and even paid us a couple of visits. She told us of her “journey” through her illness, and maintained to the end that she had beaten bigger and scarier things than cancer.

We have lost a friend as well as a colleague. When she first received her diagnosis, Lyn asked us not to give up on her. We haven't. We'll maintain the respect, commitment and caring that were so important to her.

We extend our deepest sympathies to Lyn's partner Eric, children Tony and Kerrily, and her family and many friends.



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