



Harley Survey Group and the St John of God Foundation



Rod Hedderwick with David Moss, Chairman - Albany Committee, St. John of God Foundation

We are very pleased, and proud, to announce that Harley Survey Group has made a generous donation of \$25,000 to the St John of God Foundation. The donation is being paid in yearly increments of \$5,000 for the next 5 years. The donation is being contributed to the development of a new comprehensive Cancer Centre, in Subiaco, Perth.

The Cancer Centre is designed to be a 'one-stop approach' to patient care, incorporating all aspects associated with cancer diagnosis and treatment, allowing cancer patients and their families to receive vital treatment and support in one location. The goal of the Cancer Centre is to enable St John of God Health Care to meet its vision of reducing the burden of cancer on all Western Australians.

The Centre is part of a \$110 million redevelopment of the Subiaco precinct. Harley Survey Group's donation is part of a \$20 million funding target, to help this much-needed redevelopment get to its feet. To date \$12,423,000 has been pledged toward the campaign target.

The Subiaco redevelopment commenced in May 2004, and has reached the half-way mark, with most of the structural work completed.

You should all be very proud to be associated with a company willing to contribute to such a vital service for our community. It is one we never hope any of us have to utilise, however, we are sure you can appreciate the necessity of a Centre such as this.

For more information regarding the redevelopment, the Redevelopment Office issues a monthly newsletter 'Building for the Future' downloadable from the St John of God Healthcare website (www.sjog.org.au). Alternatively, the Redevelopment Office can be contacted on 9382 9190.

The New Bunbury Office

The Bunbury office is relocating! The new location is the old Bunbury Pathology building at 21 Spencer Street. Watch this space for updates in future editions.



The Harley Team!

In the last few months, you would have noticed some new, friendly faces at your local Harley Survey Group office.

We would like to take this opportunity to formally welcome all new staff to the Group, and for you to find out a bit more about the newest members of the Harley Survey Group team.

We look forward to working with such a successful group of people, helping us to grow in such a dynamic industry.

In Albany, we have a new Receptionist, Bianca McKenna, joining us in May this year. Matthew Stamopoulos also joined the team in February as an Instrument Hand.

Maurice Glynn joined us as a Graduate Surveyor, moving to Albany with his young family in January. Craig Pursey joined us in November last year as a Planning Consultant.

We have also expanded our Drafting Office to include Andrew Short, commencing this position in October 2005. Clint Kealley left

us in March to join the Bunbury office as a Project Manager.

In Bunbury, Brad Passmore and Glenn Clark joined us as Engineering Surveyors early this year. Shane Kirk joined the team as Senior Planner in March, expanding Harley Survey Group into the Planning field. Mark Moir joined us as a Casual Survey Assistant early this year, expanding the field team. Nicole Graham, our Financial Controller, has also relocated to the Bunbury head office from Albany early this year.

Busselton has a new Operations Coordinator in Bree Ireland, joining us in January. Sheree Beaton left us early this year, moving on to motherhood and back to the Broomehill region. Jason Lauder has also joined as an Engineering Surveyor, beginning in January.

It certainly has been an active time at all three offices, with plenty of new faces. Look out for their profiles - available in the upcoming weeks.

Staff News

In the tradition of our staff-centric nature, we have recently introduced several programs for staff motivation and development.

We provide quarterly production bonuses to all staff for meeting certain performance targets and an overall end of financial year bonus that was awarded this year for the first time.

Staff reviews have recently been changed to support a two way review process; reviewing both the staff member and their manager. This helps to identify opportunities for system improvement, career paths and training needs.

Harley Survey Group Directors have also resolved to commit up to \$12,000 per year to promote regional excellence and establish University scholarships for up to 12 regional students studying Surveying, Town Planning, Cartography, GIS or other related fields. So far two students from Curtin University have applied for the program.

We take pride in our personnel and aim to offer a working environment that fosters constant improvement. We encourage all our staff to continue to develop their skills, in order to offer the best possible service to our valued clients.



Innovations

Western Australia's booming economy, driven by successes in the resource and land development sectors, has resulted in many challenges and opportunities for Harley Survey Group over the past two years.

Such a buoyant industry has ensured that Harley Survey Group has a consistent supply of work for all three offices, thus increasing the need to source adequate human resources to meet these needs.

Recently, as seen in the Staff News discussion, all three offices have undergone significant growth with several personnel joining the Group in the last year, ensuring Harley Survey Group continues to move from strength to strength.

Whilst Harley Survey Group actively recruits and trains staff from a wide variety of backgrounds with varying qualifications, the Directors have recently seen opportunities in a technology driven industry to enhance and expand the skills of their personnel by introducing advanced equipment and systems into their operations.

Recent capital investments has ensured that:

- Each office has state-of-the-art GPS equipment
- Each office has Trimble S6 robotic total stations
- All field crews are supported by laptop computers and latest release LISCAD software.
- All offices now utilise Viztopia, a more efficient accounting and time keeping software program.

After successful implementation, feedback from staff and clients indicates a win/win situation for all. For example, GPS equipment allows large, broad acre areas of land to be surveyed in a fraction of the time when compared to conventional methods. S6 robotic total stations allow the surveyor to be at the 'business end' of survey tasks which improves efficiency and reliability. The GPS and S6 units have powerful on-board computers that automate the process of recording and setting out data. These instruments integrate with office computers to provide a seamless exchange of information.

The implementation of Viztopia software has allowed the status of work to be recorded on a real time basis, ensuring accurate and realistic data is kept at all times. The software has also ensured that administration time is used more effectively and efficiently.

Our clients have indicated that they recognise and are willing to continue to invest in such an efficient and accurate service, realising the results far outweigh the costs.

At Harley Survey Group, we don't believe in procrastination. We pride ourselves on remaining at the forefront of the industry, and ensuring our personnel have the best equipment available to continue to improve the service they offer.



Major Developments

All three Harley Survey Group offices have had an extremely busy 2006 so far. As well as providing a wide range of services to a multitude of small-scale assignments, there are a number of significant projects that are currently underway or have been completed since the start of the year.

The Directors are extremely pleased with the current workload for all offices, as it reflects well on the profile of Harley Survey Group in each centre, indicating a high level of client confidence in the services of Harley Survey Group.

Project snapshots for each office confirm a solid block of activity. Our major projects for each office location are detailed below.

Busselton

• Westbay Valley Estate, Augusta

This newest land release in the Augusta Townsite has a lot yield of 176 and the completion of stages 1 and 1A has released 56 lots.

• Willow Grove Estate, Busselton

Stage 4, consisting of 23 lots was completed in April 2006 and marked the final stage of lots approved for construction. Harley Survey Group have been involved with the success of Willow Grove since 1999 which has seen 137 home sites created.

• Cape Naturaliste College, Vasse

Harley Survey Group have been involved in this site since April 2005. The initial work was a comprehensive feature and level survey on behalf of the Department of Housing and Works in order to obtain site information to assist architectural design.

The project has now moved into the construction phase and Harley Survey Group is providing services for construction set-out and bulk earthworks to Perkins Builders and Cape to Cape Excavations.



Cape Naturaliste College in Vasse

• Joshua Brook, Boyanup

The Joshua Brook subdivision in a bushland setting near Boyanup is a highly successful development by Iluka Resources Ltd, which has involved considerable community consultation and input.

Stages 1A, 1B and 1C were completed over the last two years and created a total of 46 lots. Iluka Resources are now proceeding with Stages 1D & 1E which will see the development of the remaining 26 lots plus public open space. Construction on site has commenced in the last few weeks.

As a testimony to the success of this project, all 26 lots in this last stage have already been sold.

• Meldene Estate, Donnybrook

Harley Survey Group has provided surveying services to the Meldene Estate, which has been developed in stages since 1996. This development of special residential lots has proved to be very successful and is located on the Bunbury side of Donnybrook, adjacent to the golf course. The final release of lots is now proceeding in response to unprecedented demand and will bring the total number of home sites created to 77.

Major Developments

Bunbury

• Griffin Energy

Harley Survey Group are now the principal surveyor for a new power station (Bluewaters Power Station) being developed by Griffin Energy located in the Coolangatta Industrial Estate 4kms north east of Collie. Harley Survey Group has been involved with the project since its inception, managing all land tenure as well as the design and construction phase. Griffin Energy, together with Harley Survey Group, are committed to securing future energy supplies for Western Australia's growing energy needs.

• Strata Titles

Harley Survey Group have completed a 14 unit strata titling including negotiations with the Council in relation to building, land tenure, and zoning matters.

A 20 lot strata on the previous Harley Survey Group office site in Princep Steet has been completed, resulting in a 5 storey apartment building on the hill in the CBD; the first residential apartment building in the Bunbury CBD.

• Project Management

Harley Survey Group have also taken on the project management of 2-10 lot subdivisions including organising contractors, site supervision, approvals, and ensuring the area is ready for building or titling.

Albany

• Footbridge Alignment, Stirling Terrace

Harley Survey Group has recently completed a feature survey for a proposed pedestrian bridge including the mapping of a rotunda and memorial gardens along Stirling Terrace.

• Magnetite Mine, Grange Resources

Harley Survey Group has also supported a \$22million feasibility study of a proposed magnetite mine in Wellstead, east of Albany, including the mapping of a 105 kilometre pipeline from the mine to the port at Albany.

• Land Shortage Dilemma Resolution

Following recent professional development, Harley Survey Group has adopted a Quality Management System to improve dilemma resolution. This process identifies the dilemma, who is affected, options to resolve, tests the scenario and resources the solution. The procedure has recently been applied by Rod Hedderwick to prepare, meet and present a case to the Minister for the Great Southern, John Bowler and local Member, Peter Watson on land supply shortages and infrastructure constraints. The method was very successful, with the Minister seeking to appoint a local Land Supply Coordinator in the near future.

• Peet Limited "Sanctuary" Development

A stage has just been released under deferred survey, enabling early settlements to be coordinated with feature surveys to builders. This allows an optimisation of resources and timelines to lodge applications and initiate timely building in this environment of critical land supply shortages.



• Swan Point Development

This special rural final stage has just been released along Henty and Walford Road under deferred survey, including project management support to help our clients through the complex land development process.

• Gondwana Link

Harley Survey Group has just completed a survey of nearly 100 'bends around the bush' to enable transfer of bush land to the Australian Bush Heritage Trust as part of their strategy to create an environmental link between the Stirling Ranges and Fitzgerald National Park.

Equipment

In the past surveyors have used relatively simple technologies. However, recently all that has changed! Surveying is now a high tech profession, and in the words of the Harley employees themselves; 'we don't just bang in pegs anymore!' In today's thriving economy and subsequent real estate boom, the opportunities for expansion and improvement in this industry are immense. As a result, we have expanded the capacity of our business by acquiring some new state-of-the-art equipment and technology.

Recently, we have acquired new field vehicles for both our Busselton and Bunbury offices. Three new four wheel drive Toyota Hilux Turbo Dual Cabs have been purchased for the use of our field crews. They feature a canopy for adequate transportation of equipment, Harley logo signage, flashing safety lights and GPS mounting. Look out for them on your local streets!



We have also purchased some impressive new digital equipment for the use of our field crews. This includes a new Trimble S6 robotic total station for all three office locations. It features MagDrive™ Technology for impressive speed, and is a 100% cable-free robotic total station and rover. It also features Trimble GPS Search for even faster measurements.

Together with the Trimble S6, we have purchased a new, state-of-the-art Trimble R8 GPS system for the Busselton office. Features include advanced wireless technologies for flexibility and cable-free convenience, Trimble R-Track technology for GPS modernisation and base, and rover communication options to suit any application.



Our Clients



ILUKA

Iluka Moves to Protect Land Boundaries

Harley Survey Group congratulates one of our major clients, Iluka Resources Limited, for its recent and responsible decision to protect land boundaries prior to commencing mining operations.

Not surprisingly, where mining operations extend over a large area, there is usually a number of land boundaries and the survey marks to define them are destroyed. Then the traditional practice has been for Iluka to re-instate the destroyed boundaries and fence lines as part of the rehabilitation programme once mining activity has ceased.

The trouble is, that in order to re-establish the original boundaries, it requires a major and costly re-survey exercise by establishing a boundary framework outside of the mined area and then working back to replace the boundaries that have been lost.

However, Dale Johnson from our Busselton office reports that Iluka have adopted a fresh and responsible initiative as it prepares to mine its Cloverdale Road deposit near Capel.

Following discussions and negotiations between Harley Survey Group and Iluka staff, it became apparent that there would be a significant surveying cost benefit for Iluka if the land boundaries within the mine path were re-fixed prior to the mining taking place.

Dale explained that the survey method involves locating and verifying the boundary corners and alignments that will disappear when mining starts. The positions of these boundaries are then recorded by Global Positioning System (GPS) techniques to a standard suitable for Lodgement as a survey record with the Department of Land Information (DLI).

Then, once mining operations have been completed and the rehabilitation phase commences, the boundaries that have disappeared can easily be remarked by using the GPS records.

According to Dale and Iluka, there are win/win benefits to this approach:

- i) a cost benefit to Iluka by saving on survey costs of the traditional approach.
- ii) the position of the marks in their true positions can be recorded via a satellite reference system prior to mining, rather than having to be calculated and re-established from an external framework that could be several hundred metres away.
- iii) the integrity of the State's boundary system is protected by the GPS (cadastral) recordings for the true positions of survey marks and furthermore, the spatial accuracy of the State's database for geodetic ties to land boundaries is enhanced and upgraded.

Iluka's Land Administration Manager, Russell Harvie commented that this new approach "not only saved Iluka significant costs in time and money but that it also provided landowners with great confidence that their actual boundaries would be true and accurate, post mining". The process was part of Iluka's Continuous Improvement approach.

New Legislation

Shane Kirk, Senior Planner from Bunbury and Craig Pursey, Planning Consultant from Albany would like to introduce you to some important changes to planning and development legislation as of April this year.

On the 9th of April, the new Planning and Development Act came into effect. The new Act consolidates and makes amendments to the three previous Planning Acts, in order to keep up with the changing industry, as some of the previous legislation dated back to 1928! The new Act is envisioned to simplify planning processes, providing greater consistency and certainty in planning decision-making. It will also serve to promote the more sustainable use and development of land throughout the state.

What does this new legislation mean for you?

Western Australian Planning Commission (WAPC) Approval Period (Section 145)

Prior to the 9th of April, all approvals for subdivisions that were issued by the WAPC were valid for a period of three years. Now WAPC subdivision approvals for applications to create 5 lots or more will be valid for 4 years. Approvals that relate to 1 -4 lots will continue to be valid for 3 years.

Importantly, any subdivision approval to create 5 or more lots, that was still valid as of the 9th of April 2006 receives an automatic extension of 1 year.

Time Limit for Dealing on New Plans of Subdivision (Section 146)

Prior to the new Planning and Development Act, Deposited Plans of Survey (DP's) that were endorsed by the WAPC could be held at the Department of Land Information (DLI) and retain the endorsed status indefinitely. In effect, there was no time limit in which to make an application for a new Certificate of Title.

The new legislation introduces a two year window for dealings to occur on a DP. After 2 years, the WAPC endorsement status will lapse and it will be necessary for the applicant to renew the subdivision approval by going through the WAPC application process again.

Existing DP's that are in the DLI system, that have not been dealt on, now have 5 years from the date of WAPC endorsement in which to make application for new Titles.

Cash in Lieu of Public Open Space (POS) (Section 153)

Prior to the new Planning and Development Act, the WAPC could not impose a condition requiring that the subdivider pay 'cash in lieu' of giving up land for POS. Consequently, 'cash in lieu' was an option at the discretion of the subdivider and the WAPC practice was to provide an advice note approving a 'cash in lieu' arrangement.

In most cases, the subdivider then entered into a valuation process involving the local authority and the Valuer General's Office.

The new legislation allows the WAPC to stipulate, as a condition of subdivisional approval, that 'cash in lieu' be provided rather than giving up small, impractical areas of land for POS.

However, it is important to note that the WAPC can only impose such a condition on subdivisions that create 3 lots or more.



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