

MINUTES

Council Meeting held
on Thursday 26 November 2009

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Minutes

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Chairperson declared the meeting open at 4.25 pm.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (previously approved)

Councillors Dunnet, Boulter, Camarri, Dean, Gilbert, Lorkiewicz, Mellema and Pinkerton.

Shane Collie – Chief Executive Officer.
Ewen Ross – Manager Development Services.
Chris Wade – Works Manager.
Craig Waddell – Manager Corporate Services.

VISITORS

28

APOLOGIES

Nil.

LEAVE OF ABSENCE (previously approved)

Nil.

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

A question was taken on notice regarding what is known as Surina's cottage in the Donnelly River area.

The matter is still being investigated and contact has been made with an interest group (Lower Donnelly River Conservation Association) to try and ascertain any relevant and up to date information. There are other avenues that could be explored and Mr Loveland has been kept informed in this regard.

4. PUBLIC QUESTION TIME

Mr M Loveland tabled a letter and a complaint form about the Town Hall.

The Manager Development Services responded that he would liaise with Mr Loveland on this issue.

Mr P Laird asked about the status of Hitchcock Drive and the damage on it.

The Works Manager responded that Council had been trying to determine who is responsible to undertake the repair works. The Developer believes that Council is responsible, we do not. When this is resolved, appropriate action will be taken.

Mr R Lee requested an explanation of the letter that was forwarded to all residents concerning the proposed changes to the Nannup Waste Management Facility.

The Manager Development Services responded that the public meeting to be held at 5.00pm this evening was the forum for that letter to be explained.

Mr R Longmore asked why the timing of the meeting concerning the proposed changes to the Nannup Waste Management Facility conflicted with the Council meeting.

The Manager Development Services responded that a mistake was made in its scheduling. The Chief Executive Officer responded that another meeting will be arranged to allow members of the public who wished to attend the Council meeting to attend the second Nannup Waste Management Facility meeting.

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

6. PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil.

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

8277 BOULTER/PINKERTON

That the Minutes of the Ordinary Council Meeting of the Shire of Nannup held in Council Chambers on 22 October 2009 be confirmed as a true and correct record.

CARRIED 8/0

8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

The Shire President announced that the lecturn that is now in Council Chambers was constructed and donated by Mr Phil Laird and thanked Mr Laird for it.

9. REPORTS BY MEMBERS ATTENDING COMMITTEES

Council members attended the following:

Community Infrastructure Planning Workshop
Risk Management Advisory Committee meeting
Local Emergency Management Committee desktop exercise.
Blackwood River Valley Marketing Association meeting
Nannup Tourist Association Board meeting
Fire and Emergency Services Authority recovery meeting in Bunbury
Evacuation planning meeting
Meeting with the Chief Executive Officer and the chairman of Western Australian Local Government Association
Warren Blackwood Strategic Alliance planning day

10. REPORTS OF OFFICERS

AGENDA NUMBER: 10.1
SUBJECT: Application for Subdivision referral WAPC 1102-09
LOCATION/ADDRESS: Lot 118 Dunnet Road
NAME OF APPLICANT: Frederick and Joanne Ball
FILE REFERENCE: A 424
AUTHOR: Ewen Ross – Manager Development Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 12 November 2009

Attachments: 1. Location/Zoning Plan.
2. Plan of Subdivision.

BACKGROUND:

Council will recall an application for subdivision (Freehold) referral WAPC 139902 which was referred to Council in June 2009 and conditionally approved. This is a further application for subdivision (Survey Strata) for Lot 118 Dunnet Road. The recommendation reflects that of the previous approval with the exception that those conditions already met have been deleted and the requirement with regards stormwater added, which was overlooked previously.

This lot has an area of 4058m² and is occupied by a "Grouped Dwelling" consisting of a dwelling and studio with associated outbuildings (garden shed and double garage) and vegetated. The land slopes steeply from Dunnet Road to the west. Legal access is also provided to Balingup Road via a 1 metre wide access leg.

One of the dwellings on Lot 118 was used as the Nannup Masonic Hall which was converted to a dwelling, our reference A424 dated 23 September 2003 refers. A building permit was issued 24 May 2004 for the conversion of the Masonic Lodge to a dwelling and a studio. A planning application was made 23 September 2008 and planning approval was given 7 October 2008 for a "Grouped Dwelling" including reference to various "tourist" uses.

The Hall is referred to in the Shire's Municipal Inventory (Feb 96) LGA site no: HCWA no 90 1775, as follows:

"3.5.8 Masonic Lodge Circa 1936,
Dunnet Rd, Nannup.

Building of random stone construction with brick quoining. Red corrugated iron roof.

Previous Listing: *HC database SWDA.*

Historical Theme: *Social and civic activities.*

Significance: *Local historical and social.*

Management: *High level of protection."*

Further detail is contained in pages 64 and 65 with the management recommendation, *"High level of protection appropriate; provide maximum encouragement to the owner under the town planning scheme to conserve the significance of the place."*

Access to these lots is via Dunnet Road which only partially bitumen sealed (commencing from Balingup Road) and where the land abuts Dunnet Road, it is unsealed.

COMMENT:

The subdivision seeks to create two (2) lots of 2041m² (Lot 1) and 2005m² (lot 2) respectively for the purposes of "Dwellings" (Note: Lots sizes do not match the parent lot size?). The land is zoned Residential R10/15 under the Scheme where Clause 5.2.3 applies:

5.2.3 Where a split density coding is indicated for a particular area shown on the Scheme Map, development for residential use shall conform to the lower density code, except where the subject land is connected to a reticulated sewerage system, in which case the higher density code is to prevail.

Under the Residential Planning Codes ('R Codes') the minimum lot area is either 875m² (R10) or 580m² (R15). The average lot size under the R Codes is 1000m² (R10) or 666m² (R15). As Clause 5.2.3 of the Scheme provides, the difference in the minimum lot area under the Scheme relates to the provision of sewer. In this regard, the land is not connected to sewer; however, the lot sizes are far in excess of the R Code minimums.

Having regards to the steepness of the land, the positioning of the existing development/infrastructure and the vegetation, the proposed lot sizes are appropriate as any significant increase of yield could result in a very different amenity outcome for the land. It is noted that the shape of the lots and the access leg to Dunnet Road generally follows the contour of the land.

Accordingly the Subdivision is in accordance with the Residential Planning Codes and Local Planning Scheme 3.

An aspect of the Subdivision that will require the consideration of Council relates to the sealing of Dunnet Road to northern corner of the proposed access leg of Lot 1 which connects to Dunnet Road. It has been common practice when considering subdivisions to ensure roads are upgraded, and crossings provided together with contribution towards footpaths. The WAPC has generally accepted this recommendation and made it a condition of subdivision approval.

In this case there is scope to consider that Council has already approved both

the dwelling and studio which have been erected since 2004, and that the application for subdivision for the purpose is as "dwellings," that is it would quite possibly lessen traffic, given previous planning approvals for "tourist use" would be superseded. Given that this application for subdivision is unlikely to increase traffic road upgrading, while considered, is not recommended.

With regards to the Application for proposed use and development as "dwellings" then there would be minimum requirements. The previous planning approval our reference A424 dated 7 October 2008 would be superseded. It is noted that application for the provision of septic tank and leach drains on lot 1 and the leach drains for lot 2 was applied for in November 2004, and it is understood this has occurred. On-site waste disposal on 2000m2 lots is permitted. With regards to the building permit for the studio, confirmation that this meets the Building Code of Australia (BCA) standards as a dwelling should be attained.

With the subdivision proposed Lot 1 is below the level of Dunnet Road and no longer has the opportunity to discharge stormwater to Balingup Road. With the increasing building on lots and the infill subdivision the disposal of stormwater is becoming of increasing importance. In this case the options for proposed lot 1, is retention of stormwater on site or provisions to discharge to Dunnet Road or easements to discharge to Balingup Road.

The inclusion of the land in the Municipal Inventory does not preclude the Council supporting the Application, as the Subdivision does not appear to impact on the historical nature of the converted Masonic Hall building.

Should Council support the Application, conditions should be imposed relating to ensuring necessary setbacks between lots for the effluent disposal areas, a 1 metre wide pedestrian access way be provided along Balingup Road frontage of the (minor) battleaxe leg in order to prevent vehicular access onto Balingup Road, the existing "studio unit" being confirmed as meeting the minimum requirements of a "dwelling" and that stormwater is either contained onsite or to an approved outlet..

STATUTORY ENVIRONMENT:

Planning and Development Act 2005 and the Shire of Nannup Local Planning Scheme No. 3.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council advise the WAPC as follows:

No objection to Subdivision referral No. WAPC 1102-09 subject to the following conditions:

1. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation.
2. A Restrictive Covenant, pursuant to section 129BA of the Transfer of Land Act 1893 (as amended) is to be placed on the Certificates of Title of the proposed lot(s) advising of the existence of a restriction on the use of the land. Notice of this restriction to be included on the Deposited Plan. The restrictive covenant is to state as follows:

"Motor vehicle access between Lot 1 and Balingup Road is prohibited."

3. The existing studio on proposed Lot 2 complying with all relevant Local Government requirements applicable to a 'residential dwelling'.
4. Stormwater being contained on-site, or connected to the local drainage system after passing through an appropriate water quality improvement treatment device.

8278 CAMARRI/LORKIEWICZ

That Council advise the WAPC as follows:

No objection to Subdivision referral No. WAPC 1102-09 subject to the following conditions:

1. All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation.
2. A Restrictive Covenant, pursuant to section 129BA of the Transfer of Land Act 1893 (as amended) is to be placed on the Certificates of Title of the proposed lot(s) advising of the existence of a restriction on the use of the land. Notice of this restriction to be included on the Deposited Plan. The restrictive covenant is to state as follows:

"Motor vehicle access between Lot 1 and Balingup Road is prohibited."

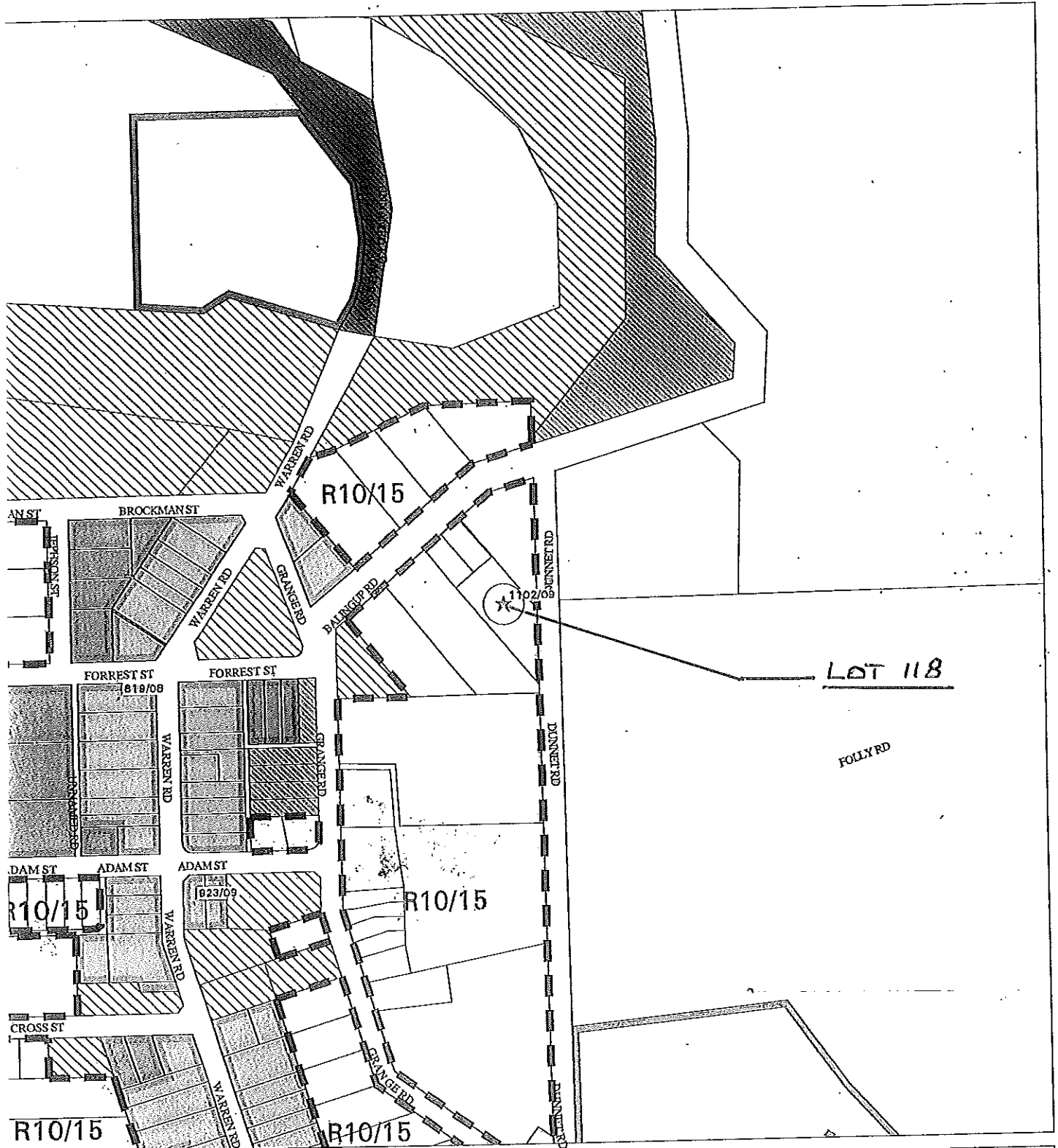
3. The existing studio on proposed Lot 2 complying with all relevant Local Government requirements applicable to a 'residential dwelling'.

4. Stormwater being contained on-site, or connected to the local drainage system after passing through an appropriate water quality improvement treatment device.

CARRIED 8/0

Signed:

Dated: 17 December 2009



ata Application 1102/09 (MGA ref 386184mE 6239687mN Zone 50)
 s data is to be used for the processing of subdivision applications only.

CADASTRAL BOUNDARY

STRATA APPLICATION

R CODE BOUNDARY

WATER COURSE

PARKS AND RECREATION

SPECIAL USE

RESIDENTIAL

TOWN CENTRE

PUBLIC PURPOSES
RECREATION

PUBLIC PURPOSES
DRAINAGE

MIXED USE

PUBLIC PURPOSES
MUNICIPAL

PUBLIC PURPOSES
GOVERNMENT

MAJOR ROAD

AGRICULTURE

RAILWAY

PUBLIC PURPOSES
RELIGIOUS

PUBLIC PURPOSES
COMMUNITY

PROPOSED SURVEY-STRATA
SUBDIVISION
LOT 118 DUNNET ROAD
NANNUP

Attachment 2

BALINGUP ROAD

WATER METER
POWER PILLAR

WATER & POWER
LINES

SCALE 1:600

DEPARTMENT OF PLANNING
BUNBURY OFFICE

22 OCT 2009

FILE

1102-09

201

200

117

PATIO

HOUSE

SEPTIC
SYSTEM

CAR
PORT

2041m²

2041m²

STEPS

2

STUDIO/
RESIDENCE

2005m²

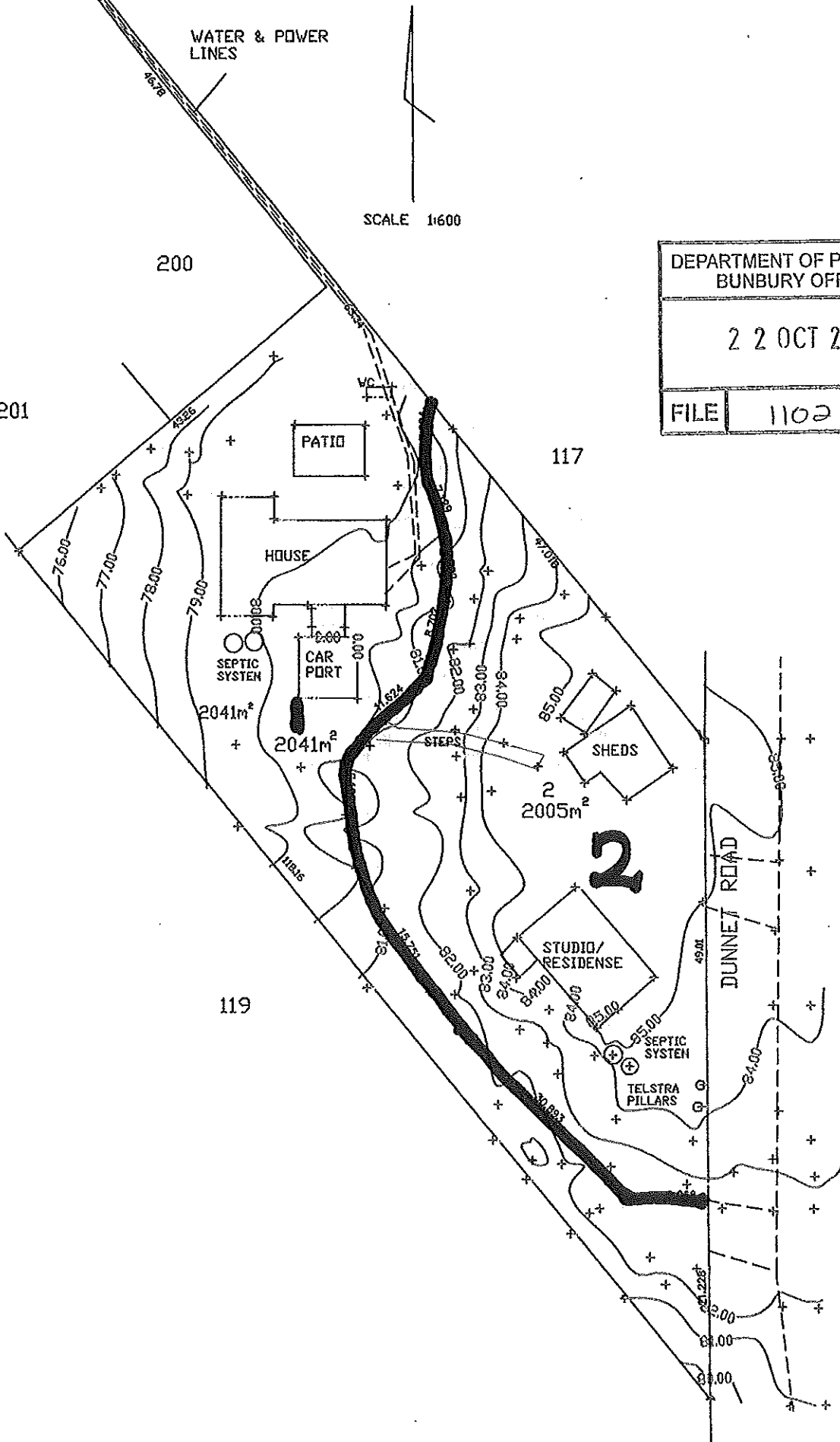
SEPTIC
SYSTEM

TELSTRA
PILLARS

SHEDS

DUNNET ROAD

119



AGENDA NUMBER: 10.2
SUBJECT: Regional Funding Program for Local Government Regional Investment Plan for Warren Blackwood Group
LOCATION/ADDRESS: N/A
NAME OF APPLICANT: Shire of Nannup
FILE REFERENCE: HLT 2
AUTHOR: Ewen Ross – Manager Development Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 12 November 2009

Attachment: Regional Funding Program for Local Government –
Regional Investment Plan for Warren Blackwood Group

BACKGROUND:

Council will be aware that the Shires of Manjimup, Bridgetown-Greenbushes, Nannup and Boyup Brook have agreed to collaborate and engage in the formulation of individual local and the Regional Strategic Waste Management Plan (SWMP). A Memorandum of Understanding has been signed by the participating Councils to formalise and define the parameters and the participation of individual Councils in the regional plan.

Council endorsed the SWMP in April 2009, which provided direction for the provision of regional waste disposal. The Regional Funding Programme for Local Government – Regional Investment Plan for Warren Blackwood Group builds on the SWMP and funding is being sourced from the Government of Western Australia Waste Authority.

The regional goals and targets for the pilot phase included, *"Identify and set up systems to deal with problematic waste such as recycling and E-Waste and Investigation, planning for facilities to service a future Regional landfill."*

The five year outlook included establishing future regional waste services and cooperation, a Regional landfill site, waste transfer stations to receive and forward deposited waste and recyclables to a Regional Landfill site. With the implementation of the strategies the criteria included a Regional Investment Plan to address capital purchases and infrastructure upgrades.

Under the Regional Funding Programme for Local Government – Regional Investment Plan for Warren Blackwood Group the Waste Authority investment at this stage is \$58,318.70 which the funding programme intends to fund three projects.

1. *Development of a Waste and Recycling Transfer Station Facility at the Bridgetown-Greenbushes Refuse Centre.*

2. *The Purchase of Bulk Recycling Bins for Regional Rural Recycling.*
3. *The Purchase of Weighing Scales and Recycling Bins for E-Waste Recycling.*

COMMENT:

Council has indicated its commitment to the Warren Blackwood Regional Waste Management group and already endorsed the Strategic Waste Management Plan. The Council will be financially benefiting to the order of \$17,000 through:

1. Purchase of one shipping container bulk bin for recycle waste which will provide a better service particularly for industrial recyclables and an opportunity to reduce the number of recycle bins held at the waste management facility.
2. Have shared access to a shipping container bulk bin for recyclables to enable reduced cost in pick up and drop off of bins.
3. Four bulk (1 tonne wooden pallet) bins and one weighing scale (certified) for the collection of e-waste.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS:

Memorandum of Understanding Warren Blackwood Waste Management Group.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council endorses the Regional Funding Program for Local Government Regional Investment Plan for Warren Blackwood Waste Management Group.

8279 PINKERTON/BOULTER

That Council endorses the Regional Funding Program for Local Government – Regional Investment Plan for Warren Blackwood Waste Management Group.

CARRIED 8/0



Waste Authority

***Regional Funding Program for
Local Government***

Regional Investment Plan
for Warren Blackwood Group

An initiative of the Waste Authority

Contents

Page No.

1. Introduction

1.1 Regional Group Name

Warren Blackwood Group

1.2 Regional Group members

Shire of Manjimup – Administering Council

Shire of Bridgetown-Greenbushes

Shire of Nannup

Shire of Boyup Brook

2. Goals and Targets

2.1 Process used to determine regional priorities

Activities and projects were not specifically prioritised during the development of the Regional and Local Strategic Waste Plans, but the main theme was regional cooperation. The projects proposed for funding are part of that theme. If the proposals are accepted and implemented a system of outer waste transfer stations, at the main centres, with services to cater for the acceptance of domestic waste and recyclables (including E-waste) will be established in the future.

2.2 Regional goals and targets

2.2.1. For Pilot Phase

- Identify and set up systems to deal with problematic waste such as recycling and E-Waste.
- Investigation, planning for facilities to service a future Regional landfill

2.2.2. Five year outlook

- Establish future regional waste services and cooperation.
- Establish a Regional landfill site
- Establish waste transfer stations in adjoining Shires (Bridgetown-Greenbushes and Nannup) to receive and forward deposited waste and recyclables to a Regional Landfill site and appropriate MRF.

3. Linkages

3.1 Linkages with Waste Authority Investment Criteria

This Regional Investment Plan addresses the investment criteria thus:

- 1) Capital purchases and infrastructure upgrades – such as bulk recycling and E- waste recycling bins, scales and alterations to existing bins.
- 2) Research and development related to system improvements and construction of facilities – for the proposed waste transfer facility in Bridgetown.

4. Total Waste Authority Investment

\$58,318.70

5. Project Briefs

- 1) Survey for the planning of the Bridgetown-Greenbushes Transfer Station Facility.
- 2) Regional rural recycling – Bulk Recycling Bins
- 3) E-waste recycling.

5. PROJECT BRIEF 1

Project Title: *Development of a Waste and Recycling Transfer Station Facility at the Bridgetown-Greenbushes Refuse Centre*

Total Project Budget: \$7885 Total Waste Authority Investment: \$7885

Project Methodology/Description:

The Shire of Bridgetown-Greenbushes current refuse site has a limited life span. It is planned to develop a waste and recycling transfer station at the present site to initially internally transfer waste to the tip face and provide a location for a bulk recycling bin service for rural and commercial recyclables.

A comprehensive survey will be required to;

- Survey, map and validate the proposed site of the transfer facility
- Determine the amount of fill required to be able to construct the facility.
- Locate on the present site where to extract fill to use for the transfer station facility.
- Determine the cost of the site works and fill required to construct the transfer facility.

When the transfer station facility is constructed it will;

- be a transfer facility in the short term for waste from the public to be deposited at the present landfill: to prevent public access to the tipping face and enable staff to vet and divert any recyclables or hazardous waste;
- have a recycling bulk bin (the same as being currently used by the shires of Manjimup and proposed to be used by the Shire of Nannup and Boyup Brook) it will accept rural and commercial recycling;
- be used as a waste transfer facility to accept waste and recyclables to be transported to the proposed regional landfill and MRF sites in Manjimup. It is also proposed in future to install at the site a waste compactor to reduce transport costs;

The regional group has or will obtain the staff/resources required to carry out this project?

Yes X

Surveyors have been contacted and are able to commence immediately funding is confirmed.

How does this project demonstrate continuous improvement and who are the local governments involved?

The facility will improve existing waste processing, enhance regional recycling and be a future transfer facility as a depot for the regional landfill facility in Manjimup. This investigation will be a model for the proposed future waste transfer station at the Nannup landfill site.

How does the project address Waste Authority Investment Criteria?

Research and development related to system improvements and construction of facilities.

Partner Organisations and their role in the project:

Shires of Manjimup will be participating as the location of the Regional landfill site. The proposed bulk recycling bin will be part of a regional rural collection system involving the Shires of Manjimup, Bridgetown, Boyup Brook and Nannup.

Project Manager/Contact Person and Position:

Klaus Mueller Waste Management Officer, Shire of Manjimup

Project Duration (including start and finish dates):

The survey will be carried out as soon as funding is approved. Contractors have been approached to carry out the survey before the end of December.

Expected Outputs:

A final cost and construction timetable for a waste transfer station can be established.

Attachment 1

Project Details:

Milestone	Activities	Outcomes	Completion Date	Expenditure
Initial payment of 20% upon validation of contract	Survey conducted	Site Surveyed	14 th December 2009	\$7885.00
Payment of remaining 80% on proof of purchase of service provided. Final report provided to DEC	Survey summary conducted – commencement of transfer station construction decided	Project completed report provided to DEC	End of December 2009	
Total Project Budget				\$7885.00

Overall Detailed Budget

EXPENDITURE	DESCRIPTION	Total	Waste Authority contribution	Regional Group members contribution	In-kind	\$ from other sources
Project costs						
Salaries/wages (including on-costs)						
Consultants & Subcontractors fees	Survey and fill and profile calculation	\$7885.00	\$7885.00			
Capital items						
Non- capital items						
Other (please state)						
TOTAL PROJECT EXPENDITURE				\$	\$	\$
INCOME						
Include all sources of income including but not limited to donations and sale of assets.				\$	\$	\$
TOTAL PROJECT INCOME		\$7885.00	\$7885.00	\$	\$	\$

PROJECT BRIEF 2

Project Title: *The Purchase of Bulk Recycling Bins for Regional Rural Recycling*

Total Project Budget: \$45619.20**Total Waste Authority Investment:** \$45619.20

Project Methodology/Description:

Basically involves the purchase of four bulk 33m³ hook lift bins and altering the design configuration of existing bins. Bins will have clip on access ramps to facilitate higher disposal portals that will increase present bin capacity. Three of the bins will require accompanying ramps: one bin will only need attaching clips, as it will be used as an exchange bin. All bins will be totally interchangeable from Shire to Shire.

The Shire of Manjimup conducted a trial bulk bin recycling service at its waste disposal sites utilising converted sea containers and existing bulk waste hook lift transport bins. The trial has been very successful and Manjimup has continued the trial as a permanent service: the trial system and bin design has been adopted by other Shires including the Shire of Boddington. Some refinements have been carried out to the original design of the sea container in the form of clip on access ramps, which negates the future necessity to have expensive concrete walls for top loading and increases the fill capacity of the bins (refer to attached photograph). The bins can also be used as mobile event recycling containers.

An opportunity is present to have a regional service providing an efficient service to rural residents in the Shires of Manjimup, Nannup, Bridgetown-Greenbushes, and Boyup Brook by using and expanding the trial system.

By purchasing additional bins and adding some refinement (clip on ramps) to present bins a regional system of standard interchangeable bin service could be commenced. This would result in a regional standard bin service, ability to interchange bins in a sustainable cost effective way (two each way collection instead of a four way collection trip), increase the capacity of the present bins and promote the collection and diversion of recyclables from landfill from rural out of town residents and the commercial sector.

The Shire of Bridgetown-Greenbushes will participate in this scheme once it has completed its proposed transfer station.

The regional group has or will obtain the staff/resources required to carry out this project?

Yes X

Suppliers have been contacted and are able to provide bins and alterations

How does this project demonstrate continuous improvement and who are the local governments involved?

Currently Sulo bins are used at the Nannup landfill, which results in poor recycling participation by the town's commercial sector (the bins are unable to accommodate large pieces of cardboard) and there are issues with bins overflowing. Bulk bins with clip on access ramps would provide access to both commercial and domestic rural patrons, provide a larger storage space in between collections and prevent the spillage problems.

The adaptation of clip on access ramps and higher portals to one of the existing bins in Manjimup would increase the present capacity of those bins, avoid lengthy delays when the present bin is collected and processed and provide access to commercial users. The additions would also mean that bin will be interchangeable between the Shires.

The purchase of new bins and bin upgrades will result in a cheaper more efficient service and give rural residents the same access to recycling as town residents.

Presently on site bulk waste bins are being used for recyclables at two waste transfer station sites, additional recycling bins would free up those bins so normal domestic rubbish collection runs with those bins can recommence.

The implementation of this system will be the first regional cooperative waste initiative and may be a catalyst for future waste management cooperation.

How does the project address Waste Authority Investment Criteria?

Research and development related to system improvements and construction of facilities and Capital purchases and infrastructure upgrades.

Partner Organisations and their role in the project:

The proposed bulk recycling bin will be part of a regional rural recycling collection system involving the Shires of Manjimup, Nannup, Boyup Brook and eventually Bridgetown Greenbushes.

Project Manager/Contact Person and Position:

Klaus Mueller Waste Management Officer, Shire of Manjimup

Project Duration (including start and finish dates):

Bin purchases and alterations can be made soon as funding is approved. The service can then commence on delivery of bins.

Expected Outputs:

The bin service, if compared to volumes per population of the Manjimup Bin Trial, should divert 48 tonnes from Nannup and 24 tonnes from Northcliffe per year. Boyup Brook is estimated to be about 20 tonnes.

The bins will be utilised at events such as the Boyup Brook Music Festival and Nannup Music Festival. Events have been difficult to service using Sulo bins, because of the collection waiting time and security of recyclables stored for any length of time in Sulo bins.

There isn't any financial contribution (except for administration and some signage costs) by the Region as it was felt that the ongoing transport and processing costs in this very large area (11500 sq km) with a small population (16200) would be sufficient contribution.

Attachment 1

Project Details:

Milestone	Activities	Outcomes	Completion Date	Expenditure
Initial payment of 20% upon validation of contract approved by DEC	Quotes confirmed	Bins and alterations purchased	December 2009	\$45619.20
Payment of remaining 80% on proof of purchase of goods.	Bins in place alterations completed – signage provided.	Service commenced	December 2009	
Final report provided to DEC	Service appraised	Project completed report provided to DEC	December 2009	
Total Project Budget				\$45619.20

Overall Detailed Budget

EXPENDITURE	DESCRIPTION	Total	Waste Authority contribution	Regional Group members contribution	In-kind	\$ from other sources
Project costs			\$45619.20			
Salaries/wages (including on-costs)						
Consultants & Subcontractors fees	3 x 33m³ bulk bins with access ramps	\$34214.40				
	1 x 33m³ bulk bin without ramps (But with attachment clips)	\$7197.30				
	1 x ramp	\$4207.50				
Capital items						
Non- capital items						
Other (please state)						
TOTAL PROJECT EXPENDITURE		\$	\$	\$	\$	\$
INCOME						
Include all sources of income including but not limited to donations and sale of assets.		\$	\$	\$	\$	\$
TOTAL PROJECT INCOME		\$45619.20	\$45619.20	\$	\$	\$

PROJECT BRIEF 3

Project Title: *The Purchase of Weighing Scales and Recycling Bins for E-Waste Recycling*

Total Project Budget: \$4814.50 **Total Waste Authority Investment:** \$4814.50

Project Methodology/Description:

It is proposed to purchase four bulk (1 tonne wooden pallet) bins and one weighing scale (certified) for each Shire site. Manjimup has already purchased two bins, but as yet does not have a scale. Certified scales are legally required as some sites will be charging per kg per e-waste deposited. Scales will also correctly determine what is received so accurate data can be collated. Filled bins will be transported by a common carrier or, if negotiations are successful, collected by the processor from Perth.

The regional group has or will obtain the staff/resources required to carry out this project?

Yes

Quotes have been obtained, suppliers have been contacted: they are able to provide bins and scales at short notice.

How does this project demonstrate continuous improvement and who are the local governments involved?

There isn't any e-waste recycling currently undertaken in this region. All sites are reporting an alarming increase in the volume of e-waste being deposited at landfill sites. This proposed initiative will provide accurate data on the amount of e-waste currently being put into landfill and will provide a regional service. A processor in Perth has been contacted and they will commit to accepting and processing the e-waste. They will also accept TV screens, microwaves and electrical goods (Hardware tools etc).

The Shires of Manjimup, Nannup and Bridgetown-Greenbushes will be involved. The Shire of Boyup has indicated that their small population doesn't warrant the equipment and will transport collected e-waste to the Bridgetown-Greenbushes facility.

How does the project address Waste Authority Investment Criteria?

Capital purchases and infrastructure upgrades.

Partner Organisations and their role in the project:

The proposed e-waste recycling will be part of a regional rural collection system involving the Shires of Manjimup, Nannup, Boyup Brook and Bridgetown Greenbushes.

Project Manager/Contact Person and Position:

Klaus Mueller Waste Management Officer, Shire of Manjimup

Project Duration (including start and finish dates):

Bin and weighing scale purchases can be made soon as funding is approved

Expected Outputs:

The provision and implementation of an E-waste recycling service to cater for the ever increasing amount of that waste being landfilled. Although currently the estimate of e-waste currently is visual, it is estimated (compared with Busselton figures) that Manjimup and Bridgetown-Greenbushes should be collecting 2 tonnes each per month. It is at the moment difficult to gauge the collection volume from Nannup.

Attachment 1

Project Details:

Milestone	Activities	Outcomes	Completion Date	Expenditure
Initial payment of 20% upon validation of contract approved by DEC	Bins and scales purchased	Bins and scale delivered to sites	14 th December 2009	\$4814.50
Payment of remaining 80% on proof of purchase of goods. Final report provided to DEC	Service commenced	Project completed report provided to DEC	End of December 2009	
Total Project Budget				\$4814.50

Overall Detailed Budget

EXPENDITURE	DESCRIPTION	Total	Waste Authority contribution	Regional Group members contribution	In-kind	\$ from other sources
Project costs						
Salaries/wages (including on-costs)						

Consultants & Subcontractors fees						
Capital items	10 x 1 tonne bins	\$1300.00	\$4814.50			
	3 x Weighing Scales	\$3514.50				
Non- capital items						
Other (please state)		\$4814.50	\$4814.50			
TOTAL PROJECT EXPENDITURE		\$	\$	\$	\$	\$
INCOME						
Include all sources of income including but not limited to donations and sale of assets.		\$	\$	\$	\$	\$
TOTAL PROJECT INCOME		\$4814.50	\$4814.50	\$	\$	\$

6. Funding Acknowledgment

Organisations and individuals that receive funding through the Regional Funding Program are required to acknowledge Waste Authority support in all media statements, articles and printed materials associated with the funded activity including advertisements, annual reports, newsletters, brochures, banners, posters and multimedia materials.

Further information on this can be found in Attachment 3 of this document. Please be aware that when signing this RIP you are agreeing to adhere to these guidelines and acknowledge the Waste Authority when referring to the funded project.

7. General Contract Conditions

- If funds are inappropriately spent DEC may recoup this amount from the regional group.
- If funds are not expended by December 31st 2009 DEC may recoup this amount back from the regional group.
- This process is not a substitute for any other statutory approval process required for any aspect of projects associated with the program and does not imply DEC approval has been granted.
- It is not the intent of the RFP to fund activities that can/should be funded through other Waste Authority programs or schemes.

- A final report is required by all regional groups participating in the RFP. The final report will provide such information as key achievements, project performance against expected outcomes, community and other participation and verification of expenditure.
- Regional groups must retain and provide evidence of expenditure. Final reports provided by all regional groups should provide sufficient evidence of expenditure and be accompanied by the signature of the CEO. If directed to do so by the Waste Authority, the DEC may require a full audited financial statement in accordance with section 80(5) of the *Waste Avoidance and Resource Recovery Act 2007*.

8. Group member's approval of RIP

RIPs may be submitted to DEC prior to gaining all the signatures required, however, this signed form must be returned to DEC prior to the initial project payment being made. Payments to regional groups will be made once this completed form, containing all local government signatures, is received by DEC.

SIGNED on behalf of the «Local Government»

(Signature of CEO or authorised person)

(Name and Position held)

SIGNED in my presence by

DATE

(Signature of witness)

(Name and position of witness - block letters)

SIGNED on behalf of the « Local Government »

(Signature of authorised person)

(Name and Position held)

SIGNED in my presence by

DATE

(Signature of witness)

(Name and position of witness - block letters)

SIGNED on behalf of the « Local Government »

(Signature of authorised person)

(Name and Position held)

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(Name and Position held)

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(Signature of witness)

(Name and position of witness - block letters)

SIGNED on behalf of the « Local Government »

(Signature of authorised person)

(Name and Position held)

SIGNED in my presence by

DATE

(Signature of witness)

(Name and position of witness - block letters)

SIGNED ON BEHALF OF THE STATE OF WESTERN AUSTRALIA

Keiran McNamara
DIRECTOR GENERAL

DATE

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

AGENDA NUMBER: 10.3
SUBJECT: Commissioning of Riversbend and Foreshore Facilities
LOCATION/ADDRESS: Nannup Townsite
NAME OF APPLICANT: Shire of Nannup
FILE REFERENCE: BLD 18
AUTHOR: Ewen Ross – Manager Development Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 12 November 2009

Attachment: Summary of Public Toilet Facilities in Nannup.

BACKGROUND:

Council will recall the information report to the October 2009 meeting regarding rationalisation of the public toilets in Nannup. With regards an update on the new facilities:

1. The Foreshore toilet block is to be handed over to the Shire with effect 20 November 2009.
2. The Riversbend ablution block is planned to be handed over 30 November 2009, subject to the installation of the private pump station and private pressure main.

COMMENT:

The summary of the public toilet facilities in Nannup is as attached. In order to rationalise facilities the following is proposed:

1. Riversbend: Handed over to the Tourist Association as part of the Caravan Park and Camping Ground lease.
2. Foreshore: Opened with directional signage at Brockman Street / Warren Road and a budget amendment to cover operational costs.
3. Old Roads Board Building Toilets to be demolished.
4. Public Toilets adjacent to Tourist Centre and the old wooden toilet block in the Brockman Caravan Park and Camping Ground to revert into the lease of the Caravan Park and handed over to the Tourist Association.
5. Riversbend existing facilities: Use to be determined by the development plan with options; converted to a kitchen, caretaker's one bedroom cabin and storage facility.
6. Status quo for remaining facilities.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

Future budget review (inclusion of operating costs) point 2.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council endorse the following actions:

1. Riversbend ablutions are handed over to the Nannup Tourist Association as part of the Caravan Park and Camping Ground lease.
2. Foreshore toilets are opened with directional signage at Brockman Street /Warren Road and a budget amendment to cover operational costs.
3. The Old Roads Board Building toilets to be demolished.
4. The Public Toilets adjacent to Tourist Centre and the old wooden toilets in the Brockman Street Caravan Park and Camping Ground to be included in the lease of the Caravan Park and handed over to the Nannup Tourist Association.
5. The Riversbend existing facilities use to be determined by the development plan with options; converted to a kitchen, caretaker's one bedroom cabin, storage facility.
6. All other facilities the status quo remains.

8280 MELLEMA/GILBERT

That Council endorse the following actions:

1. Riversbend ablutions are handed over to the Nannup Tourist Association as part of the Caravan Park and Camping Ground lease.
2. Foreshore toilets are opened with directional signage at Brockman Street /Warren Road and a budget amendment to cover operational costs.
3. The Old Roads Board Building toilets to be demolished.

4. The Public Toilets adjacent to Tourist Centre and the old wooden toilets in the Brockman Street Caravan Park and Camping Ground to be included in the lease of the Caravan Park and handed over to the Nannup Tourist Association, subject to Nannup Tourism Association Board acceptance.
5. The Riversbend existing facilities use to be determined by the development plan with options; converted to a kitchen, caretaker's one bedroom cabin, storage facility, subject to Nannup Tourism Association Board acceptance.
6. All other facilities the status quo remains.

CARRIED 8/0

Signed:

Dated: 17 December 2009

ATTACHMENT 1**RATIONALISATION OF PUBLIC CONVENANCES**

Ser	Facility	Services	Comments
1	Tourist Centre	Males and Females and Assessable W/c with shower	Main public toilet for Visitors Centre and is necessary for licensing the number of sites at the Brockman Street Caravan Park and Camping Ground. Recommend that this facility should be part of the Caravan Park and Camping Ground.
2	Caravan Park – Brockman Street	Male/Female toilet	Necessary for licensing the number of sites at the Brockman Street Caravan Park and Camping Ground. Needs to be connected to the sewer and could be included in connection of a dump ezy. Recommend that this facility should be part of the Caravan Park and Camping Ground.
3	Old Roads Building	W/c and urinal.	No lighting, Security issue, Building maintenance, Sewage connection required. Timewood will result in demolition of this facility. Recommend demolish.
4	Town Hall	Male/Female and accessible	Lighting, Main toilets for Town Hall and Telecentre. Recommend that they remain as the main public toilets for northern end of Town.
5	Shire Offices	Male/Female	No lighting, Security issue (sensor lights for administration building), No assessable toilets, supports Shirley Humble and Council Chambers, high use and serves central town and markets. Recommend that these be up graded with lighting and assessable toilets.
6	Marinko Thomas	Male/Female and assessable	Supports the Marinko Thomas Park and Oval, Main public toilet southern town. Up-grading parking being completed. Recommend retention
7	Recreation Centre	Male/Female changing rooms.	Public support the oval, Golf club users have keys, additional facilities in the complex. Recommend retention
8	Brick "Golf Club"	Male/Female	No lighting, security issue, no assessable, upgrading of septic recently done, strengthening of wall recently carried out, support the oval and golf course. Recommend retention
9	Riverbend Camping Ground	Male/Female/ Laundry	Old building, strengthening recently completed, septic are old, has lighting. Recommend toilets removed and utilised as a "kitchen", or Caretakers store.
10	Riverbend Camping Ground	Male/Female/ Assessable/Laundry/Shower	To be commissioned November 2009 and transferred to Tourist Association, lease agreement. Recommendation transferred to Nannup Tourist Association.
11	Foreshore Park	Male/Female/ Assessable	Ready for commissioning November 2009, additional operating cost estimated \$10,000 @ year will require budget variation. Recommend opening for activities and that cleaning be part of the activity.

AGENDA NUMBER: 10.4
SUBJECT: Application for Subdivision referral WAPC 140739 / 140740
LOCATION/ADDRESS: Lot 1 Dean Road / Lot 2 Dean Road
NAME OF APPLICANT: Burgess Design Group
FILE REFERENCE: A050 / 1039
AUTHOR: Ewen Ross – Manager Development Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 16 November 2009

Attachments: 1. Location/Zoning Plan.
 2. Arial View.
 3. Plan of Subdivision Lot 1 Dean Road.
 4. Plan of Subdivision Lot 2 Dean Road.

BACKGROUND:

Council will recall an application to rezone Lots 1 & 2 Dean Road, Nannup from 'Agriculture' under the Shire of Nannup Local Planning Scheme No. 3 ('LPS 3') to 'Special Rural' to (via an approved Development Guide Plan) which was recommended for final approval at the Council meeting of 27 August 2009. The current status is that this amendment No 5 to Local Planning Scheme No 3 is being forwarded to the Minister for final approval. It is unlikely that the amendment would not be approved and the intention is to consider the rezoning and subdivision concurrently. Once Ministerial approval is obtained the subdivision application can be actioned.

The Amendment documentation is complete and includes an Amendment to LPS No3 Schedule 12, a comprehensive Development Guide Plan (DGP) and a Fire Management Plan.

COMMENT:

As the rezoning was handled as one item, the subdivision of the two lots has been handled in the same way.

The subject land currently contains single dwellings used for rural-residential purposes, which have previously been used for limited rural purposes. It is predominantly cleared of vegetation however it does contain some vegetation around the existing dwellings. A portion of Lot 1 is currently used as an olive grove and the remainder for rural residential purposes.

The surrounding area of the subject land has been progressively developed over the past 10 years for rural-residential purposes, with lots generally 2 hectares in area. However, land adjoining to the west of Lot 1, south and north of Lot 2 are generally 8ha in area.

Attachment 1 provides a location plan (with zoning) and Attachment 2 and Arial view.

The Subdivision Application Plan (SAP) has created 5 rural residential lots ranging in area from 1.06ha to 2.53ha, with an overall average of 1.64ha. The 1ha minimum lot size, without connection to reticulated potable water is consistent with the objectives, actions and provisions of the WAPC's DC 3.4. Building envelopes of 2,000m² have been identified on the draft SAP which would ensure that no clearing is to be undertaken outside the building envelope, therefore, protecting the remnant vegetation and environmental attributes existing on the subject land which is in compliance with the Development Guide Plan.

A 20m wide foreshore reserve has been provided where the eastern boundary of the subject land abuts the Blackwood River. The 20m width has been identified on the basis that the width corresponds with the Pedestrian Access Way located on the north eastern boundary of the subject land. The provision of the Foreshore Reserve has been at the request of the Shire and is to be contributed free of cost by the owner through the subdivision process.

The proposed Amendment required that development is only applicable to be within the development envelope. Attachment 3 is the SAP for Lot 1 Dean Road and Attachment 4 is the SAP for Lot 2 Dean Road.

STATUTORY ENVIRONMENT:

Planning and Development Act 2005 and the Shire of Nannup Local Planning Scheme No. 3.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council advise the WAPC as follows:

No objection to Subdivision referral No. WAPC 140739 and 140740 subject to the following conditions:

1. WAPC approval of LPS No3 Amendment No5 and any amendments thereto.

2. Compliance with LPS No3 Schedule 12, Special Residential No14 and the Development Guide Plan thereto.
3. Compliance with the Subdivision Application Plan as submitted.
4. Prior to subdivision the following is submitted for approval:
 - a. Foreshore Management Plan prepared to the requirements of the Department of Water and Department of Environment and Conservation for Lot 2 Dean Road.
 - b. A Landscape Protection Plan
5. Prior to subdivision the fire management plan submitted for approval and is to be implemented.
6. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision.

8281 BOULTER/MELLEMA

That Council advise the WAPC as follows:

No objection to Subdivision referral No. WAPC 140739 and 140740 subject to the following conditions:

1. WAPC approval of LPS No3 Amendment No5 and any amendments thereto.
2. Compliance with LPS No3 Schedule 12, Special Residential No14 and the Development Guide Plan thereto.
3. Compliance with the Subdivision Application Plan as submitted.
4. Prior to subdivision the following is submitted for approval:
 - a. Foreshore Management Plan prepared to the requirements of the Department of Water and Department of Environment and Conservation for Lot 2 Dean Road.
 - b. A Landscape Protection Plan
5. Prior to subdivision the fire management plan submitted for approval and is to be implemented.

6. Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision.

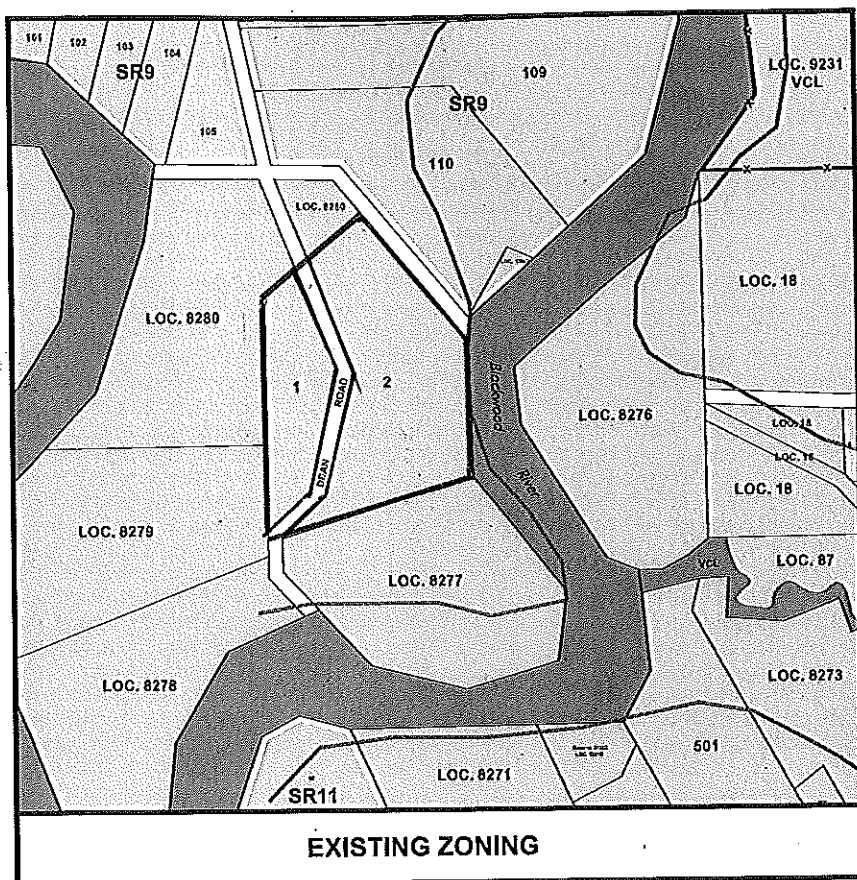
CARRIED 8/0

Signed:

Dated: 17 December 2009

SHIRE OF NANNUP TOWN PLANNING SCHEME No. 3 (District Scheme)

Planning and Development Act 2005



LEGEND

LOCAL SCHEME RESERVES

PARKS AND RECREATION

ZONES

RURAL

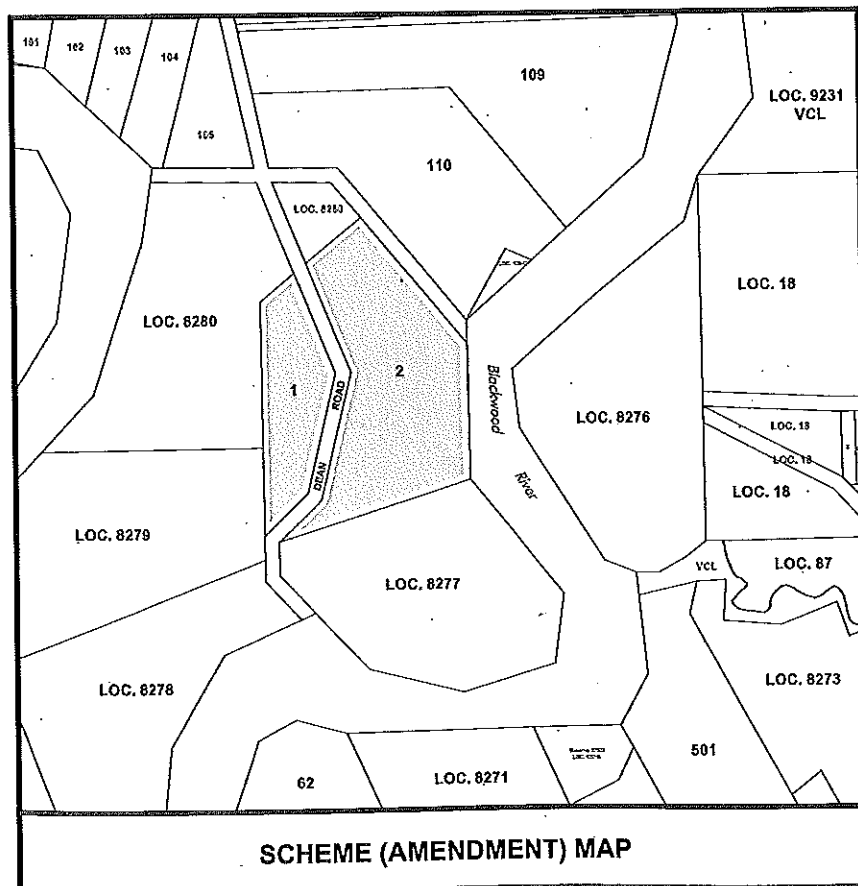
SPECIAL RURAL

OTHER

TOWNSITE - LAND ACT

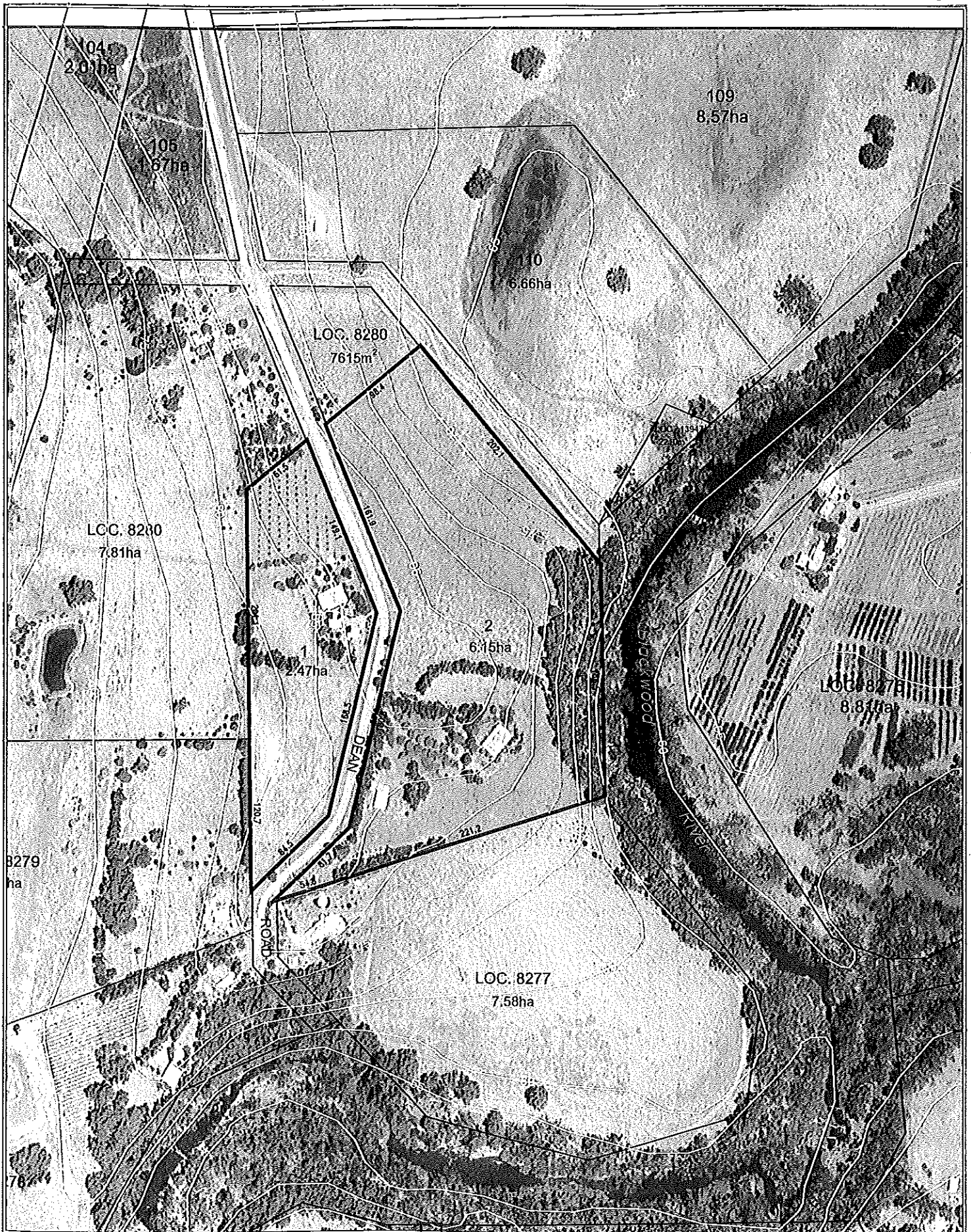
SPECIAL RURAL AREA
(See Scheme Text)


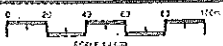

FLOOD AFFECTED AREAS



N
SCALE: 1:10 000
DATE: 09.02.2007

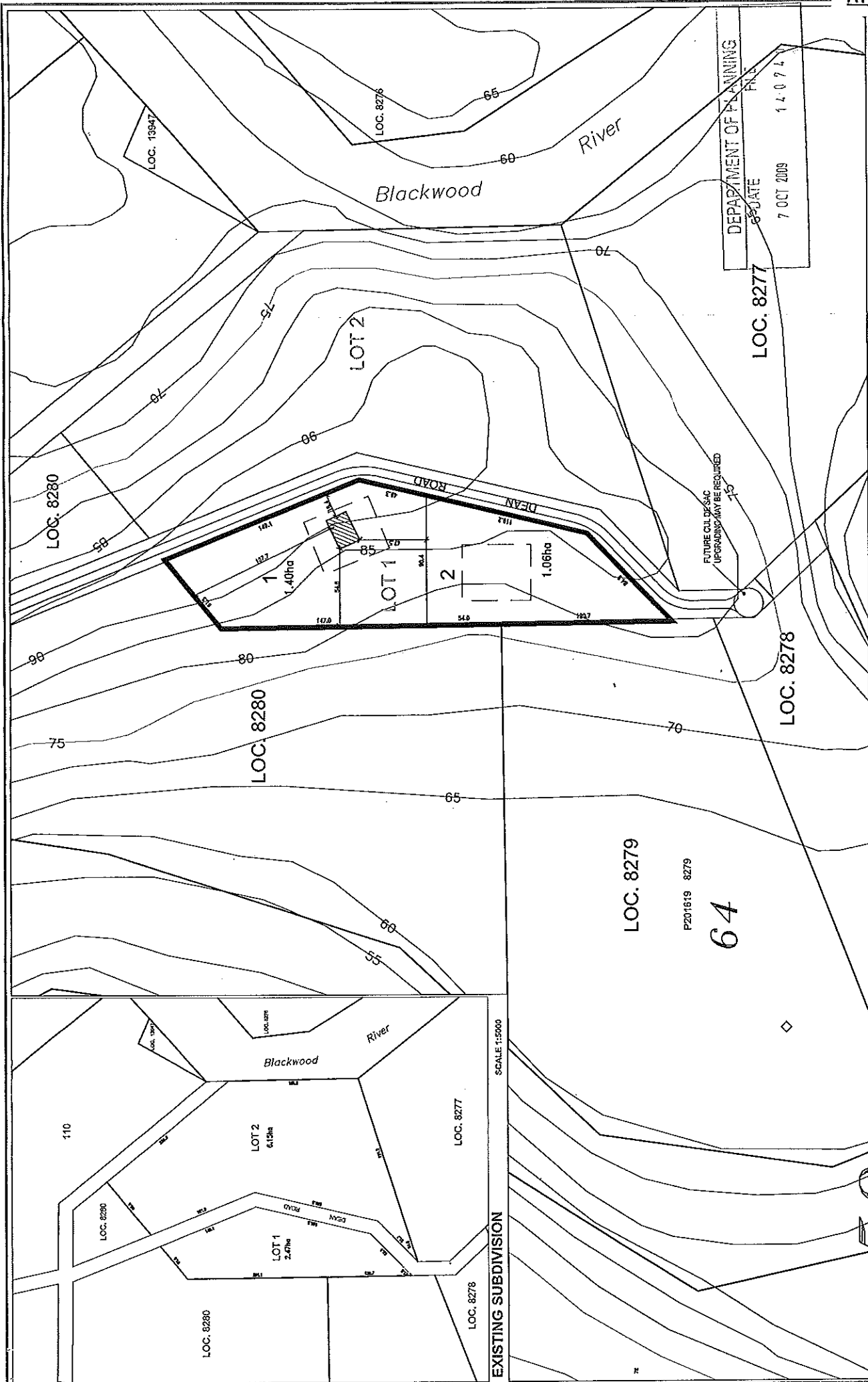
Amendment No 5



 <p>burgess design group Sustainable & Smart Design</p>	 <p>0 20 40 60 80 100m SCALE BAR CITY OF NANNUP</p>	<p>LEGEND:</p> <p>Subject Land</p>	 <p>NORTH</p>	<p>ORTHO PHOTO</p>
	<p>DRAWING NUMBER: KN, NAN-10-01a</p>	<p>DATE: 24.10.2008</p>		

351 Newcastle Street, Northbridge W.A. 6003
PO Box 374 Northbridge W.A. 6865
PH: (08) 9328 6411 FAX: (08) 9328 6511





SUBDIVISION APPLICATION PLAN

LOT 1 DEAN ROAD
NANNUP
Shire of Nannup



- LEGEND
- Subject Land
 - Existing Dwelling to be retained
 - Building Envelope

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.

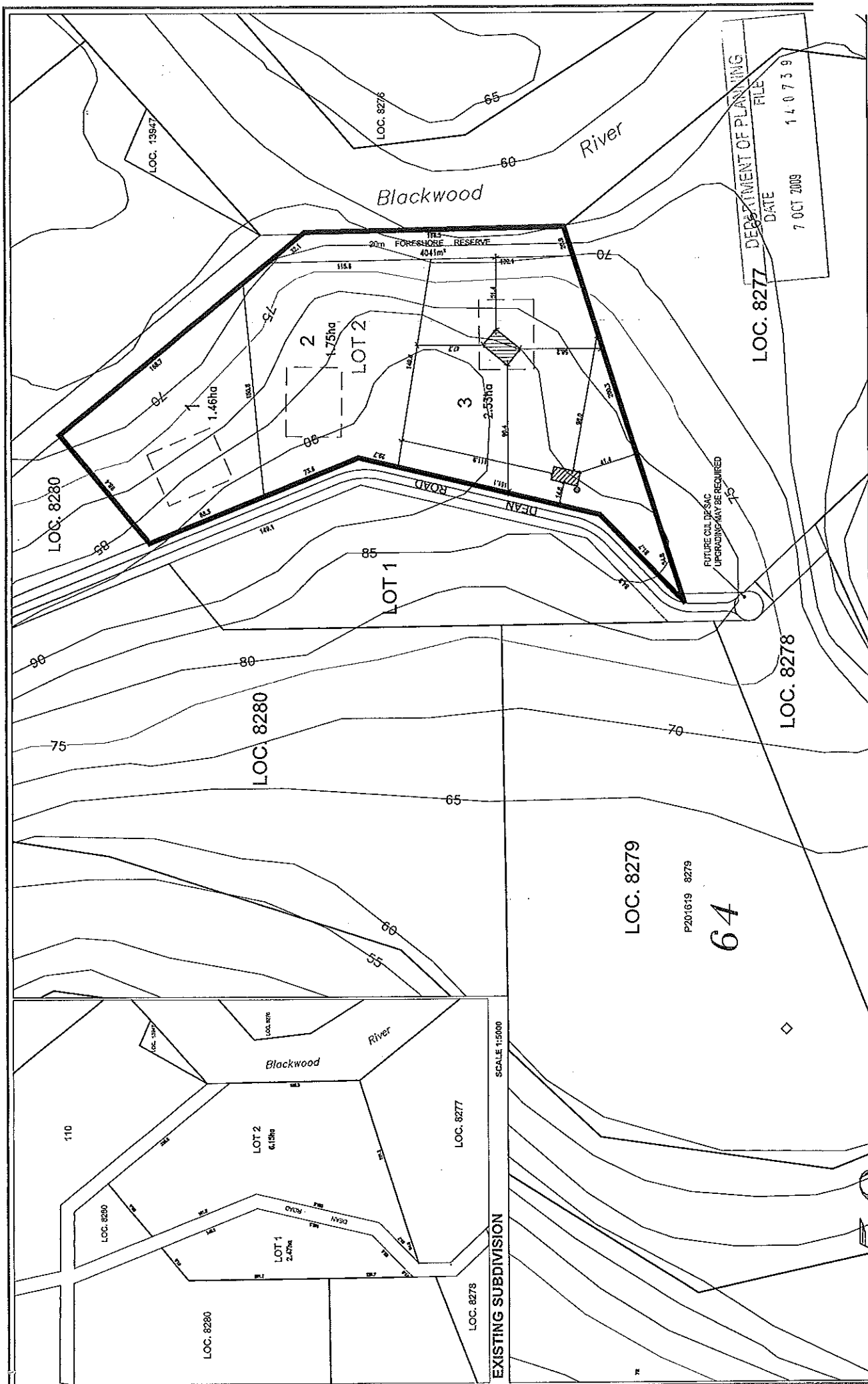
DRAWING NUMBER:
HOR-NAN-3-01

DATE:
17/09/2009

351 Navacello Street, Northbridge W.A. 6003
PO Box 374 Northbridge W.A. 6865
PH: (08) 9328 6411 FAX: (08) 9328 6511



Burgess design group
Survey & Planning



SUBDIVISION APPLICATION PLAN



NORTH

- LEGEND
- Subject Land
 - Existing Dwelling to be retained
 - Building Envelope

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.

DRAWING NUMBER:
CRK-NAN-3-02

DATE:
17.09.2009

351 Newmarket Street, Northbridge W.A. 6003
P.O. Box 374, Northbridge W.A. 6885
Ph: (08) 9328 6411 FAX: (08) 9328 6511



burgess design group
Land Planning & Design

AGENDA NUMBER: 10.5
SUBJECT: TimeWood Centre
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: BLD 17
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 18 November 2009

Attachments: 1. Planning Approval Application and Assessment.
2. Quantity Surveyor Estimate 23 November 2009 will be tabled.

BACKGROUND:

Council at its September 2008 meeting resolved as follows:

1. *That Council redesign the TimeWood Centre building for Lot 1 (Reserve 1788) Warren Road Nannup using the current plans and objects undertaken to date as a basis for a project brief for an Architect to address the following but is not limited to:*

- *Compliance with the Nannup Mainstreet Heritage Precinct Guidelines.*
- *Complying with the Heritage and Conservation Professionals list of recommendations.*
- *Provide for adequate parking either onsite or in the immediate vicinity of the site and addressing any potential traffic management issues in the location.*
- *Compliance with the Building Code of Australia and Council's Local Planning Scheme # 3 with relation to conventional flood mitigation building practices by raising the floor level 500mm above the known 1:100 flood prone level.*
- *Finding a solution to the lack of hydrant pressure. This may entail reducing the size of the building to below a finished floor area of 500m² or increasing water delivery through alternative fire engineering solutions.*
- *Provide an estimate for annual costs for maintenance and outgoings based on the design outcomes to Council for consideration.*

Council at its January 2009 meeting endorsed the Architect's brief for the calling of tenders for the redesign of the building.

The assessment process in selecting an architect was delayed following notification by clockmaker Mr Kevin Bird of his decision to withdraw the clock from the project. Council was notified of this during its meeting of 26 February 2009 which led to the following resolution at its special meeting held 17 March 2009:

That Council proceed with the current TimeWood Centre project including the current redesign process in place, which will need to incorporate a clock into the building design and the calling for tenders for a Council owned clock at a later point in time.

MCG Architects were appointed by Council in May 2009 and have been working on the new design since that time in consultation with all stakeholders. Council adopted schematic plans for the building at its meeting held 27 August 2009. Council sought the immediate appointment of a quantity surveyor to determine the estimation of costs which occurred with the cost estimate being more than the budget allocation. Options hence were investigated to reduce costs in consultation with stakeholders.

The next step (as advised by Memorandum 22 October 2009) was the Planning Approval submission anticipated to be ready for today's Council meeting.

COMMENT:

After receipt of the following email from the Nannup Tourism Association Inc (NTA) Board chairman on Thursday 29 October 2009 Council members were informed by email the same day of the decision of the NTA to withdraw from the TimeWood Centre project.

*"Mrs Barbara Dunnet
Shire President
Shire of Nannup*

Dear Barbara,

RE: TimeWood Centre Co-location

The Board of the Nannup Tourism Association Inc ("NTA") has decided unanimously at its Board Meeting held on 22 October 2009 that the Nannup Visitors Centre ("NVC") involvement with the co-location between the NVC, the Telecentre and the Historical Society be discontinued forthwith.

The NTA Board has discussed at length concerns arising from the development process of the TimeWood Centre and those concerns are as follows:-

1. *The NTA involvement in the design procedure has been minimal (3 meetings) and the recommendations re site, design and community involvement issues by the NTA Board to the Timewood Advisory Committee have been ignored.*
2. *That the Telecentre has the ultimate control of this development and it's future outcomes.*
3. *The design outcomes with respect to site location and unsightly external design elements in spite of NTA Board recommendations are not to the satisfaction of the NTA Board.*
4. *The budget estimates are of major concern. The current budget is estimated at \$2.8 million which far exceeds the original budget of about \$2.2 million.*
5. *The constant redesigning of schematic design proposals without site location, heritage and preliminary town planning design issues regarding adjoining properties being resolved initially.*
6. *The Architect's fees of approximately \$100,000 thus far for schematic design with the final design to be resolved and full working drawings and engineer's drawings not yet developed.*
7. *The calling of interested building companies to quote on the building works without final structural and engineering drawings. The works cannot be accurately priced without full working and engineering drawings in a Fixed Price contract.*
8. *The extremely premature calling of specialist contractors to work on interior details when the final design has yet to be resolved. This will only add to the budget blowout.*
9. *The lack of professional design development management programs.*
10. *Scale errors in the schematic design drawings regarding the adjoining Templemore building resulting in incorrect drawings being displayed for public comment.*
11. *The lack of design information or last minute amended design information being provided to co-location parties minutes prior to TimeWood Advisory Committee meetings disabling co-location parties time to adequately understand tabled design and budget amendments.*

Should any further clarification on any of the above issues be required the Board would be happy to meet with any or all Shire Councillors or the TimeWood Advisory Committee members for discussion in detail.

The NTA Board also confirms it was never opposed to the TimeWood Centre development. It was opposed to the site location, design criteria and outcomes. This was tabled at meetings between the TimeWood Advisory Committee and the NTA Board.

*Yours faithfully
Dirk Avery
Chairperson
Nannup Tourism Association Inc"*

There are a number of inaccuracies in the above information. Given the definitive nature of the NTA Board position the key point for Council's consideration is that the NTA Board no longer wishes to participate in the project. The Nannup Telecentre has reaffirmed their commitment to the project by letter dated 18 November 2009.

Current Status of the TimeWood Centre

The Architect has been made aware of the withdrawal from the project by the NTA Board. This does not alter Council's instructions to finalise construction plans, tender documents, various engineering drawings and the like.

Council may also wish to explore the possibility of a scaled down building with the accompanying positive budget implications. This has design considerations which would need to be advised to the Architect as soon as possible if this course of action is chosen.

Reducing the scale of the building would have the following cost impacts:

1. A negative funding variation on design as altering at this late stage is not part of the Architect's brief and would involve additional work.
2. A positive funding variation in anticipated construction costs assuming that the scale is reduced and thus construction costs would be reduced.

It is considered that point 2 above would incur greater cost savings than the additional design fees. A co location must still take place to retain funding.

Funding Allocations for TimeWood Centre

The following table represents income sources for the project and the status of those funds if the TimeWood Centre project was discontinued.

Royalties for Regions	\$440,000	See below
Lotterywest	\$500,000	Allocated to community sectors of project, would be forfeited
Shire of Nannup	\$366,000	Reserve Transfer, can be re-allocated
DLGRD Headworks	\$ 89,216	Would be forfeited
Telecentre Cash contribution	\$ 20,000	Would be forfeited
Tourist Association Cash contribution	\$ 20,000	Assumed no longer available
Historical Society Cash contribution	\$ 1,000	Would be forfeited
Tourism WA 2007 grant	\$ 10,000	Could be used on current building
DLGRD Co-location grant	\$150,000	Would be forfeited
SWDC RDS grant 2007	\$ 57,000	Would be forfeited
Regional Infrastructure	\$220,000	Would be forfeited
Total	\$1,873,216	
Amount that would be forfeited	\$1,057,216	

Council would retain funds that it has allocated from its own resources less expenditure thus far incurred.

This is summarised as follows:

Royalties for Regions	\$440,000
Shire of Nannup Reserve Transfer	\$366,000
Sub Total	\$806,000
Less 2009/10 Expenditure (31/10/09)	(\$22,447)
Sub Total	\$783,553
Less 2009/10 Expenditure estimated	(\$50,000)
TOTAL	\$733,553

(Note Council has contained in its adopted 2009/10 budget a loan amount of \$398,000 for the TimeWood Centre. If the project was not to proceed Council would not take out the loan, therefore there is no allocation of funds attributed for

this amount. In respect of the Royalties for Regions funding the following statement was provided from the funding authority Friday 13 November 2009:

"Please note that you or your regional group will not receive any Stage 2 funding until you have fully expended, audited and acquitted that first allocation."

Council would not receive any further Royalties for Regions funds, including those earmarked for the Recreation Centre upgrade, until the \$440,000 allocation applicable to 2008/09 is spent, and similarly for 2009/10 and so on. With the TimeWood Centre project being the only "ready to go" project and given the current political climate and scrutiny being applied to the Royalties for Regions program, there would be a significant risk in delaying the allocation of these funds. It is strongly recommend that Council allocate these funds as soon as possible.

It is stated as an obvious point that the potential forgoing of \$1,057,216 (and possibly \$1,497,216 if Royalties for Regions is included) in external grant funds for the procurement of community infrastructure is not desired and that would be the outcome should this project not proceed.

It is also reasonable to conclude that funding bodies would look upon the forfeiture of funds applicable to this project in a negative manner, particularly given the numerous extensions sought over recent years. This could have negative implications for future funding applications for other projects.

Other Community Infrastructure Requests

1. Should Council discontinue with the TimeWood Centre project the identified shortcomings of the present Telecentre premises will remain.
2. The Nannup Music Club has requested Council to consider the allocation of premises for their use.
3. An option that Council has not yet formally explored is the calling for expressions of interest to provide Visitor Centre Services from the new TimeWood Centre building, including the operation of the caravan parks and perhaps the current Visitor Centre Premises as a commercial outlet - tour operator/bike/kayak hire all as one package. Any number of variations to this could be considered including the use of the present Visitor Centre (or even 2 Brockman Street) as a caretaker's residence.

The present Visitor Centre lease over the current Visitor Centre premises and caravan parks expires on 30 June 2012, a time anticipated to be 6 to 12 months after the completion of the TimeWood Centre. This course of action would be consistent with Council resolution 8243 (C18) August 2009 which states the following:

"That the Council reviews the financial lease arrangements for the caravan parks to maximise the return on these assets."

Following the ascertaining of a commercial rental value for these premises a formal recommendation can be put to Council. It is certainly considered worthwhile for Council to discuss these possibilities.

4. There has been an ongoing request from the Youth of Nannup to have a building allocation for their use. This is not suggesting that space at the proposed TimeWood Centre would be appropriate for that purpose, however other premises that may become available may be suitable for occupation as a Youth space.
5. The present Shire office has reached the limit of available office space. The office that was considered "spare" being what was the Shire President's office is now used by a number of part time officers including those in the area of planning, building, fire management, SWDC and was also used by the prior Environmental Officer.

Similarly one office is shared by Council's Community Development Officer, Youth Officer and Recreation Officer. This is managed by juggling the part time nature of the position which while not ideal, suffices.

An option that Council may consider is the relocation of the library to the TimeWood Centre which would create additional office space at the Shire Office. The configuration of the area which was to be utilised by the Nannup Visitor Centre could be readily adapted without any building alterations for use as a standalone library or combined with the provision of Visitor services and staffed by direct Council employees.

This would see Council provide visitor service and library services direct, offset by income generated by the lease of the caravan parks and current Visitor Centre while at the same time "freeing up" office space at the present Shire Office where the current library is.

If this option is considered as a minimum, there are clear community benefits in retaining the \$1 million plus in external funding committed to the TimeWood Centre and proceeding to the construction stage.

The employment of an Events Officer either through the Shire or through a community based organisation could also be added to this mix. While Council has not considered this matter it is a further option that could be explored (inclusive of office space requirements) particularly if external funding can be sought and possible share arrangements with another district.

Council may wish to discuss the merits of any of these options along with any others not mentioned as possible alternative uses for the section of the proposed TimeWood Centre that the Visitor Centre have withdrawn from.

In constructing the TimeWood Centre, Council is effectively creating additional office space in the community that can be leased or utilised as Council sees fit. Council could call for expressions of interest to occupy the space available in the proposed TimeWood Centre. Given the range of options available and the expectation that some of the alternatives may evolve further over the coming 6 months (such as 3 and 5 above) it is considered premature to call for expressions of interest at this stage.

The use of the area previously designated as space for the Visitor Centre will be able to be utilised in the proposed form for the provision of such services as indicated in points 3 and 5 above, or alternatively as direct commercial office space. There is hence no recommendation to alter the design of the area previously designated for use by the Nannup Visitor Centre.

Planning Approval

A planning assessment has been undertaken (Attachment 1) and planning approval is submitted for Council's consideration where delegated authority does not apply. These are the building setback, parking off site and the flood level.

- Building setback:

This relates to the boundary with Templemore and the eaves extending into Warren Road and Brockman Street. (Attachment 1, Pages 6-9).

- Parking:

Parking for the development is recommended to be off site at Grange Road. (Attachment 1, Pages 9 and 10)

- Finished Floor Level:

Amendment 7 to Local Planning Scheme 3 provides Council with discretion to reduce the floor level below that of the 1:100 year flood level plus 500mm. There has been conflicting advice however the comment from the Department of Water on this matter was received 3 November 2009 as follows:

"The proposed minimum floor level of 150 mm above the 100 year ARI flood level is considered acceptable for this proposed development."

The outcome being that streetscape and building size/bulk issues are impacted positively by lowering the building and the overall cost is also reduced. (Attachment 1, Pages 12 to 15).

Minor Alterations to Schematic Plans

Minor changes undertaken to the schematic plans have been recommended by the Architect to reduce the overall cost estimate following the first Quantity Surveyor estimate dated 16 September 2009. This was undertaken in accordance with Council's confirmed budget allocation and emphasis on cost restraint per its August 2009 resolution when adopting the schematic plans:

Former Visitor Centre Area

Delete of dormers (could be added later)
Delete beams for upper level (could be added later)
Delete west end of building – Approximately 36m²

Telecentre (Ground Floor)

Delete ramp to north of building
Delete verandah over foot path (could be added later)
Delete fixed benches in training room (could be added later)
Delete extra door and steps to south of community room (could be added later)

Telecentre (First Floor)

Delete internal walls and doors except newspaper room and server (could all be added later)
Move clock tower back into building – reduces about 9m². Also puts whole of building within site boundaries and no complication with DPI.
Delete roof light over two storey void – there will be ample light from the east wall and some borrowed light from the newspaper room.

Roads Board Building

Delete porch to rear

The Architect advises that these items do not compromise the overall intent of the building and therefore were considered minor in nature in the overall scope of the project. The Architect has been working on the basis of these changes (inclusive of lowering the building) being part of the final design. These alterations are submitted for confirmation as part of the Planning Approval process.

Quantity Surveyor Estimate

The second Quantity Surveyor estimate dated 23 November will be circulated prior to today's meeting.

Federal Funding Submission

It is intended to make an application for Federal funding under the latest Regional Infrastructure Scheme. This application closes in January 2010 and has a minimum grant amount of \$1 million. This project is suited as it currently has no Federal funding and is "project ready" with other funding sources confirmed.

The application would concentrate on three areas:

- Any shortfall in funding for the overall project.
- The purchase of the feature clock.
- The construction of car parking related to the project.

If the funding application was not successful Council would need to consider other forms of funding if the overall tender price of the project is over budget. Council would also need to consider if it could afford to purchase a feature clock or whether this could be deferred until funding becomes available or it is able to be afforded.

In terms of car parking Council has earmarked this expenditure (Grange Road site) for a number of years and has not yet budgeted for it. This project provides an opportunity to seek funding for this car parking area that would not normally be able to be applied for.

Summary

Where decisions are required from Council recommendations are made below.

1. To finalise the Planning Approval inclusive of the building setback, parking and finished floor level enabling tenders for construction to be called.
2. To endorse the minor alterations to the schematic plans.
3. Despite not being formally required, there is recommendation to seek endorsement of the submitting of a Federal funding application for \$1 million to meet any shortfall in funding for the overall project including the purchase of a feature clock and the construction of car parking related to the project.

4. Following the finalisation of Planning Approval the project is ready to call tenders and this is the logical next step.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: 2009/10 budget allocation is \$2,131,000.

STRATEGIC IMPLICATIONS:

Council's adopted Forward Plan contains Action Item 13.2B "Construct the Nannup TimeWood Centre".

The project has been identified as a major community infrastructure initiative in the past two Community Planning Days and has subsequently been supported by Council.

RECOMMENDATIONS:

1. That Council issue Planning Approval for the Nannup TimeWood Centre inclusive of the following approvals in accordance with Local Planning Scheme # 3:
 - a. Clause 5.8.2 approves a reduced building setback of 1.2 metres from the southern boundary (Templemore).
 - b. Clause 5.6 approves parking being provided off site at the proposed Grange Road parking site.
 - c. Clause 6.2.1.4 (Per Local Planning Scheme # 3, amendment 7) approves a finished floor height of 150mm above the 1:100 flood level.
2. That Council endorse the minor alterations to the proposed TimeWood Centre schematic plans as follows:

Former Visitor Centre Area

Delete of dormers (could be added later)
Delete beams for upper level (could be added later)
Delete west end of building – Approximately 36m²

Telecentre (Ground Floor)

Delete ramp to north of building
Delete verandah over foot path (could be added later)

Delete fixed benches in training room (could be added later)

Delete extra door and steps to south of community room (could be added later)

Telecentre (First Floor)

Delete internal walls and doors except newspaper room and server (could all be added later)

Move clock tower back into building – reduces about 9m². Also puts whole of building within site boundaries and no complication with DPI.

Delete roof light over two storey void – there will be ample light from the east wall and some borrowed light from the newspaper room.

Roads Board Building

Delete porch to rear

3. That Council endorse the submitting of a Federal funding application for \$1 million to meet any shortfall in funding for the overall project including the purchase of a feature clock and the construction of car parking related to the project.

DUNNET/PINKERTON

1. That Council issue Planning Approval for the Nannup TimeWood Centre inclusive of the following approvals in accordance with Local Planning Scheme # 3:
 - a. Clause 5.8.2 approves a reduced building setback of 1.2 metres from the southern boundary (Templemore).
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Delete fixed benches in training room (could be added later)
Delete extra door and steps to south of community room (could be added later)

Telecentre (First Floor)

Delete internal walls and doors except newspaper room and server (could all be added later)
Move clock tower back into building – reduces about 9m2. Also puts whole of building within site boundaries and no complication with DPL.
Delete roof light over two storey void – there will be ample light from the east wall and some borrowed light from the newspaper room.

Roads Board Building

Delete porch to rear

3. That Council endorse the submitting of a Federal funding application for \$1 million to meet any shortfall in funding for the overall project including the purchase of a feature clock and the construction of car parking related to the project.

LOST 3/5

Councillors voting for the motion: Camarri, Dunnet, and Pinkerton.

Councillor voting against: Boulter, Dean Gilbert, Lorkiewicz and Mellema.

8282 DEAN/BOULTER

1. That Council does not issue Planning Approval for the Nannup TimeWood Centre inclusive of the following approvals in accordance with Local Planning Scheme # 3:
 - a. Clause 5.8.2 approves a reduced building setback of 1.2 metres from the southern boundary (Templemore).
 - b. Clause 5.6 approves parking being provided off site at the proposed Grange Road parking site.
 - c. Clause 6.2.1.4 (Per Local Planning Scheme # 3, amendment 7) approves a finished floor height of 150mm above the 1:100 flood level.
2. That Council does not endorse the minor alterations to the proposed TimeWood Centre schematic plans as follows:

Former Visitor Centre Area

Delete of dormers (could be added later)
Delete beams for upper level (could be added later)
Delete west end of building – Approximately 36m²

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Move clock tower back into building – reduces about 9m². Also puts whole of building within site boundaries and no complication with DPI.
Delete roof light over two storey void – there will be ample light from the east wall and some borrowed light from the newspaper room.

Roads Board Building

Delete porch to rear

3. That Council does not endorse the submitting of a Federal funding application for \$1 million to meet any shortfall in funding for the overall project including the purchase of a feature clock and the construction of car parking related to the project.
4. That Council write to the funding bodies outlining reasons why the Shire can no longer participate in this project and thank them for their patience with this process.

CARRIED 5/3

Councillors voting for the motion: Boulter, Dean Gilbert, Lorkiewicz and Mellema.

Councillor voting against: Camarri, Dunnet, and Pinkerton.

The reasons for the change in officer recommendation was:

1. No longer a tourist attraction with the withdrawal of the clock and no costing on a replacement. It would have become expensive commercial space when clearly there is an excess of commercial space in town.
2. The withdrawal of the Nannup Visitor Centre from the project. It is no longer a co-location project and would not draw visitors to our town.
3. Still the lack of a business plan in light of the above changes with basic questions such as the commercial rent to be charged for co tenants.

The meeting was closed for a 5 minute break.

The meeting closed at 5.35pm.

The meeting resumed 5.43pm with all Councillors and Officers present except for the Manager Development Services.

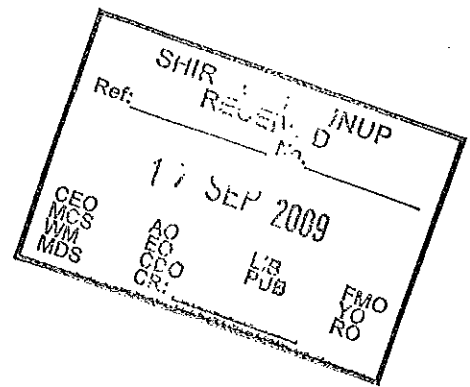
TIMEWOOD CENTRE: LOT 1 WARREN ROAD, RESERVE 1788

PLANNING APPLICATION

A

PLANNING ASSESSMENT

B



SCHEDULE 6 – APPLICATION FOR PLANNING APPROVAL

OWNER DETAILS:


Name: SHIRE OF NANNUP

Address: P.O. BOX 11 NANNUP

Post Code: 6275 E-Mail: shane.collie@nannup.wa.gov.au

Phone (work) 97 561018 (home) (Fax)

Contact Person for Correspondence: SHANE COLLIE

Signature:  Date: 18-9-09

Signature: Date:

The signature of the landowner(s) is required on all applications. This application will not proceed without that signature.

APPLICANT DETAILS:

Name: AS ABOVE

Address:

Post Code

Phone: (work) (home) Fax

E-Mail:

Contact Person for correspondence:

Signature: Date:

PROPERTY DETAILS:

Lot No:¹ House/Street No: Location No: RESERVE 1788

Diagram or Plan No: Certificate of Title No: Folio:

Title Encumbrances (eg, easements, restrictive covenants): RESERVE VESTED
WITH SHIRE OF NANNUP

Street Name: WARREN ROAD / BROCKMAN STREET

Suburb: NANNUP

Nearest Street Intersection: WARREN ROAD / BROCKMAN STREET

Existing Building/Land Use: NIL - VACANT

Description of proposed development and/or use:
OFFICE, CIVIC USE, COMMUNITY PURPOSES,
SHOP

Nature of any existing buildings and/or use: NIL

Approximate cost of proposed development: \$2 MILLION

Estimated time of completion: 12 MONTHS

OFFICE USE ONLY

Acceptance Officer's Initials: Date Received:

Council Reference No: Fee Paid:

Receipt:

Delegated Authority ☐
Council Decision Required ☐

(The content of the form of application must conform to Schedule 6 but minor variations may be permitted to the format).

**PLANNING & DEVELOPMENT ACT 2005
TOWN PLANNING APPLICATION AVAILABLE FOR INSPECTION
SHIRE OF NANNUP**

**SCHEDULE 8: NOTICE OF PUBLIC ADVERTISING OF PLANNING
PROPOSAL - TIMEWOOD** (Our Reference: R1788 - Planning NO 019/09)

References:

- A. Planning and Development Act 2005
- B. Local Planning Scheme No 3

Notice is hereby given that the local government of the Shire of Nannup has made application for planning approval to use and/or develop land for the following purpose and public comments are invited.

The proposal is to construct a building for uses "Office" "Civic Use", "Community Purposes" and "Shop" as the part of the "Timewood" complex on Lot 1 (Reserve 1788), Warren Road, Nannup.

Details of the proposal are available for inspection at the Shire Offices, 15 Adam Street, Nannup and will be available for inspection during office hours up to and including 16th October 2009.

Comments on the proposal may be made in writing on Form No. 4 and lodged with the Chief Executive Officer, Shire of Nannup PO Box 11, Nannup WA 6275 on or before 4.30pm 16th October, quoting 'TIMEWOOD PLANNING APPLICATION' and Shire's Reference of 'R1788'.

SHANE COLLIE
CHIEF EXECUTIVE OFFICER



A.B.N: 48 124 937 248
4a spencer street, bunbury, w.a. 6230 tel. (08) 9791 6993 fax. (08) 9791 8993
email michel@mcgarchitects.com.au

0911/ 1.3
9th September 2009

The Chief Executive Officer
Shire of Nannup
P.O. Box 11
NANNUP WA 6275

Attn: Shane Collie

Dear Shane,

Re: TIMEWOOD CENTRE, NANNUP - DEVELOPMENT APPLICATION

Further to our discussions last week please find attached documents to accompany your Development Application for the above project, namely:

- 2 sets of drawings DA01 'A' and DA02 'A'
- Development Application Statement

Would you please arrange for a Development Application form to be completed and signed and then for the whole package to be submitted to your planning department. In this circumstance the Shire is the applicant, to itself.

Should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully,

Michel Greenhalgh,
B.A, B.Arch, RAIA, PPL

SHIRE OF NANNUP			
RECEIVED			
Ref: 837		No.	
- 9 SEP 2009			
CEO	AO	LIB	FMO
MCS	EO	PUB	YO
WM	CDO		RO
MDS	CRI		



A.B.N: 48 124 937 248
 4a spencer street, bunbury, w.a. 6230 tel. (08) 9791 6993 fax. (08) 9791 8993
 email michel@mcaarchitects.com.au

NANNUP TIMEWOOD CENTRE

0911 / 3.2
 9 September 2009

Development Application Statement

Site Address	Lot 1 Warren Road, Nannup
Site Area	1234m ²
Local Authority	Shire of Nannup. Town Planning Scheme No. 3
Zoning	Town Centre (TPS No 3 Clause 4.13.11)
Proposed Use(s)	Office (Class 5) 'D' and Shop (Class 6) 'P'

Town Centre Zoning parameters

Town Centre Zoning parameters														
Building Setbacks	<p>Setbacks in Town Centre may be nil to street frontages Setbacks to sides may be nil unless adjoining residential property – then in accordance with R-Codes: Applicable</p> <p>Setbacks</p> <table><tr><td>N</td><td>Street frontage</td><td>Nil</td></tr><tr><td>S</td><td>Residential</td><td>R-Codes: See attached table</td></tr><tr><td>E</td><td>Street frontage</td><td>Nil</td></tr><tr><td>W</td><td>Street frontage</td><td>Nil</td></tr></table>		N	Street frontage	Nil	S	Residential	R-Codes: See attached table	E	Street frontage	Nil	W	Street frontage	Nil
N	Street frontage	Nil												
S	Residential	R-Codes: See attached table												
E	Street frontage	Nil												
W	Street frontage	Nil												
Development standards	<p>Parking (TPS 3 Schedule 11)</p> <ul style="list-style-type: none">• Parking has been provided to the rear• Parking has been provided off secondary street• Parking has been reduced as may happen under TPS 3 <p>Required parking: 1 bay / 35m² gross leasable (Town Centre) Gross leasable area Grd fl = 560 1st fl =169 Total = 729</p> <p>Car bays required = 729 / 35 = 21 car bays 2 provided on site 4 provided adjacent to site on road reserve 15 provided away from site at Grange Road site.</p> <p>Refer to Shire's Grange Road parking plan Copy attached Shire need to determine if this is an acceptable solution</p>													
Special Objectives of the Zone	<p>a) This development is an appropriate use for Town Centre zoning</p> <p>b) This development respects and is in character with the Nannup Town Centre historic character</p> <p>c) This development has been supported by the Nannup Streetscape Advisory Committee. Refer to Committee meeting minutes from August 2009.</p>													

General Development Requirements

- 5.2** Residential Planning Codes
Not applicable other than setbacks facing Templemore Cottage.
- 5.3** Not applicable
- 5.4** Car Parking
Refer above development standards.
- 5.5** Not applicable
- 5.6** Variation to Site and Development standards and requirements.
Refer to attached setback table for southern boundary.
Parapet wall does not meet R-Codes requirements.
Shire to consult with neighbour – Templemore Cottage in accordance with TPS 3 Clause 5.6.2.

5.7 Not applicable

5.8 Specific Development Requirements

5.8.1 Loading and unloading
Due to the locality of this site loading and unloading shall utilise on-street parking bays.
It is also anticipated that any inward and outward goods shall be small in size and nature.
It is therefore requested that the Shire exercise a waiver concessions in accordance with TPS 3 Clause 5.8.1 (d).

5.8.2 Reduced setbacks
Refer above development standards.

5.8.3 Not applicable

5.8.4 Not applicable

5.8.5 Not applicable

5.8.6 Landscaping
Refer to plans for landscaping areas.

5.8.7 Disposal of waste
All waste to be dry and disposed of via normal refuse disposal bins.

5.8.8 - 5.8.16 Not applicable

6.1 Operation of Special Control Areas

Flood Risk

This property lies within and below the 1 in 100 year flood risk area.

It is understood the 1 in 100 year flood level is 68.070 AH (Maclean and Lawrence P/L Memo to Graham Morris 10 June 2008 – Appendix E to Consultant's brief)

This building has been designed in accordance with TPS3 Clause 6.2.1.1. (b) (i) with a finished floor level at 68.570 AHD (500mm above the 1 in 100 year flood level)

6.2.1 Flood Risk Land

With reference to effect on the efficient and carriage and discharge of flood water (TPS 3 Clause 6.2.1.1. (a)) we refer to the attached letter from the Department of Water, dated 27 February 2008 in reference to the previous proposed development on this land.

We would ask that the Shire refer to this new development to the Department of Water for a similar assessment and comment.

7.1 Heritage List

Not applicable as the site is vacant

However, it is noted the existing Roads Board Building (on Lot 1), which is on the site and the adjacent existing Templemore Cottage (Lot 2) are both on the Municipal Inventory.

It is also noted neither of these buildings are on the Shire's Heritage List or the State's heritage register under the Heritage Council of WA.

7.2 Designation of a Heritage Area

It is noted the site falls within the Nannup Main Street Heritage Precinct.

The building has been designed with acknowledgement and in accordance with the Design Guidelines, August 2000, for the Main Street Precinct.

In particular the following key elements have been considered:

The built form is vertical and compact with horizontal lines to tie in with adjacent buildings. The front façade, facing Warren Road, has been broken up by the vertical elements of the tower and columns.

Roof forms have been designed pitched at 25° broken up with traditional roof extension canopies and dormer windows.

Building height is sympathetic to other two storey buildings in the precinct. Where a high level clerestory skylight has been positioned over the Telecentre hall, this has been set back from the eaves to reduce the impact of the additional height.

As infill development, the building has been set with 3m spaces between it and the adjacent existing buildings. The height, horizontal lines and materials have also sought to maintain continuity and harmony to the street scape.

The setback to the front property boundary has been maintained at nil. Side boundary to the south are in accordance with the R-Codes except for the minor parapet wall at the ablutions.

Materials have been selected to complement the existing palette of materials within the precinct, namely:

- Red/Orange face bricks
- Painted weatherboards
- Colorbond metal roof sheet and gutters
- Double hung windows
- Timber, or timber clad, posts
- Complementary fencing and balustrades

7.3 Heritage Agreements

Not applicable

7.4 Heritage Assessments

The proposed development schematic design was referred to the Nannup Streetscape Advisory Committee's August 2009 meeting. The Committee recommended to Council that the schematic design be approved.

7.5 Variations to Scheme Provisions for a Heritage Place and Heritage Area.

Not applicable. Building(s) not on Heritage List.

END OF STATEMENT

SUMMARY OF SETBACK TO SOUTHERN BOUNDARY

NANNUP TIMBERWOOD CENTRE.

MCC ARCHITECTS. 20 AUGUST 2009.

FIRST FLOOR.

WALL LENGTH.	4.89	8.78
HEIGHT TO EAVES.	7.00	7.00
REQUIRED SETBACK.	3.3	3.3
PROPOSED SETBACK.	3.7	4.1
COMPLY ?	✓	✓

ALL DIMENSIONS IN METRES.

INDICATES OUTLINE
OF BUILDING.

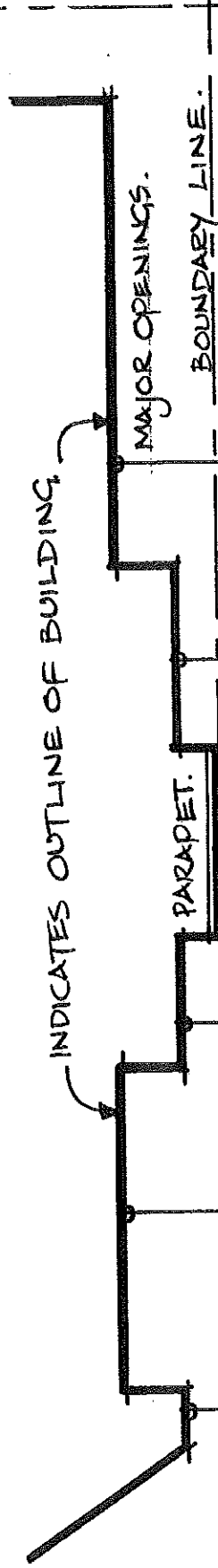


GROUND FLOOR

WALL LENGTH.	1.74	9.44	3.83	5.64	5.30	13.66
HEIGHT TO EAVES.	4.39	4.40	4.20	4.65	4.20	3.60
REQUIRED SETBACK.	1.1	2.2	1.1	1.1	1.1	2.7
PROPOSED SETBACK.	1.2	3.0	1.2	0	1.2	3.0
COMPLY ?	✓	✓	✓	X	✓	✓

ALL DIMENSIONS IN METRES.

INDICATES OUTLINE OF BUILDING.

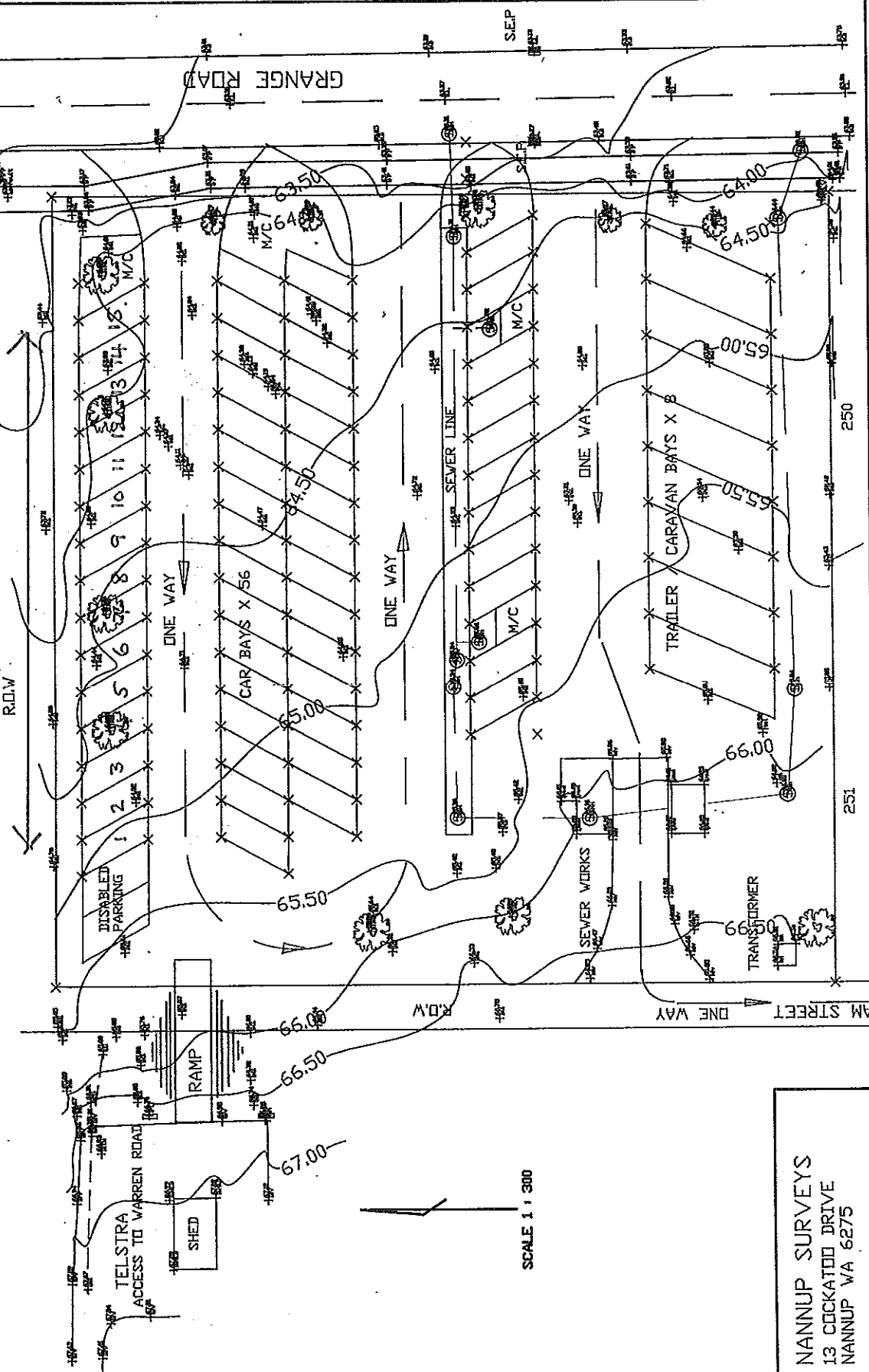


MAJOR OPENINGS.

BOUNDARY LINE.

0911
3.2

15 CAR BAYS ALLOCATED TO
NANNUP TIMWOOD CENTRE
R.O.W.



PROPOSED CARPARK-LOTS 252-255 inc.
GRANGE ROAD NANNUP

NANNUP SURVEYS
13 COCKATOO DRIVE
NANNUP WA 6275

SURVEYED AP JUL 2009
DESIGNED AP AUG 2009
DRAWN AP AUG 2009

Shire of Nannup

Planning Assessment Report

Application Details:

Application is for:	Construction of a building to accommodate "Office", "Civic Use", "Community Purposes", "Shop" and Clock tower.
Applicant's/Owner's Name:	Shire of Nannup
Date Received:	18 September 2009
Fee Required	No, Shire Project
Statutory Days:	90
File Number:	BDL17
Application No.	No. 0019/09
Planner:	Ewen Ross – Manager Development Services
Land/Address:	Lot 1 Warren Street, Nannup, Reserve 1788 on deposit plan 222883, CT LR3049 Folio 770 (Under Management Order)
Zoning:	Town Centre
Special Control	Main Street Heritage Precinct Flood
Under what clause(s) is Approval required?	<ul style="list-style-type: none"> ▪ 4.13.11 – Town Centre Zone ▪ 4.13.1.3 - Building Setbacks ▪ 4.13.11.10 – Development Standards ▪ 5.2 – Residential Design Codes ▪ 5.6 – Variations to Site and Development Standards and Requirements ▪ 5.8.1 – Assess for Loading and Unloading ▪ 5.8.2 – Discretion to Modify Setback Requirements ▪ 5.8.6 – Landscaping ▪ 6.2.1 – Flood Risk Area ▪ 7.1 – Heritage List ▪ 8.1 Requirement for Approval to Commence Development ▪ 10.2 matters to be considered by Local Government
Current use and development:	For purposes of Shire Office and Hall site Exhibition centre – (museum) "Old Roads Building" Public toilet Nannup Information Boards Nannup Entrance Statement
Other relevant adopted State policies/strategies –	Warren – Blackwood Strategy Regional Planning Strategy Dec 97. Local Planning Strategy for Local planning Scheme No3

DRAFT

(e.g. Warren Blackwood.) Relevant draft Scheme amendments	LPS 3 Amendment No 7 has been approved by the Shire and is to be gazetted. This would provide some discretion to approve an application that did not conform with the requirement of 500mm above the 1:100 flood level. However, this amendment is not in place as yet and the process in making the decision to approve a variation to LPS No3 is the same.
--	--

Proposal

To construct a 700m² building called "Timewood" to accommodate uses, "Office", "Civic use", Community Purposes", and "Shop" on Lot 1, Warren Road. The existing "Old Roads Boards Building" ("Exhibition Centre") and the entry statement to Nannup (Nannup Tiger/Signs) will be retained and integrated into the proposal.

Subject site & locality

An inspection of the site and the surrounding area has been under taken.

The site has a total area of 1234 square metres and currently contains:

- The "Old Roads Office" which was allocated in 1896, with the building constructed in the 1920's. It originally consisted of an office to the front and a rear hall which was used as a meeting room by the Shire, Buffaloes, Freemasons and Odd fellows over time. It is currently been operated as a museum.
- A public toilet consisting of a single water closet and urinal
- Park area used for stalls during festival.
- Nannup Information Board
- Nannup entry statement, "Nannup Tiger and Signs"

The main site/locality characteristics are:

- Located at the entrance to the Nannup Townsite on the corner of Warren Road and Brockman Street. It has the Tourist Centre including the "Old Police Station" (1923) and Brockman Street Caravan Park to the North, Mixed use Lots to the South, Templemore (1908) and Nannup Hotel (1900) to the North Brockman Street Caravan Park and Camping Ground and East, Nannup Town Hall (1903) and TeleCentre.
- Nannup information board, park area with three established trees, Nannup entrance statement, "Nannup Tiger and sign"
- Within the 1:100 flood plain with no relief

Approvals/Site History

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The history of the site includes: Lot 1 Warren Road was allocated to the Shire in 1896 for the then Roads Board Office with the current building being constructed in 1920's. The most recent management order to the Shire was in 1996 for the purpose of "Shire Office and Hall site". The vesting order permits the leasing of the property to third parties. However, the State Lands should be advised of the proposed use of the land with regards the change in use. As the use remains "like" it is not expected that there will be an issue with regards the proposed uses. Attached are; Certificate of title (Attachment 1) and vesting order (Attachment 2).

Public Notification under LPS No3

The LPS No3, the use of "Shop" is permitted use whilst the uses "Office", "Civic Use" and "Community Purposes" are "D" which means that the use is not permitted unless the local government has exercised its discretion by granting planning approval. Under delegation 105, this planning application could have been approved by the Manager Development Services. However, given the significance to the Shire of Nannup public advertising was carried out. This consisted of two phases:

Informally in the Telegraph, September and October additions.

Formally, advertised in the Brusselton - Dunsborough Times, Donnybrook - Bridgetown Mail and Manjimup Times from the end of September with submissions closing 16 October 2009. Plans displayed in the Shires Office and a sign was posted on the site for 14 days. (Minimum of 14 days in accordance with 9.4.3) (Attachment 3)

Consultation

The Shire has conducted an extensive consultation process which commenced with the initial "Timewood" in 2004 with a letter drop. There have been advertisements in the Nannup Times, Jan, Feb, Mar 05 and Aug 06 through to 09. Council meetings Nov 04, Feb, May, Jul 05, Feb 07, Mar 07, Oct 07, Jan 08, Mar 08, Apr 08, Sep 08, Nov 08, Mar 09, May 09, static display at the Nannup Community Resource Centre, Visitors Centre and Eziway. Additionally, there has been a "Timewood Project" sign on the site for some years.

In 2007 there was extensive consultation on the then completed plans with Schwanke Consulting, Jade projects Australia, Heritage and Conservation Professionals, FESA and Department of Water.

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The "Timewood Committee" has consulted with the community, individuals and provided in numerous agenda items over the past 5 years. It would be fair to say that there has been over consultation and that the community and individuals therein have been afforded every opportunity to convey comments to the Shire regarding the project.

Formal consultation with regards to this planning approval commenced on 18 September 2009 and includes the required referrals listed below.

Referrals

Referrals/Notices Required by Clause 9.1 and 10.1 of LPS 3:

Referrals/Notice	Advice/Response/Conditions
DEC	N/A
DPI – Owners of land	Proposal - 22 Sep 09
EPA	N/A
FESA	N/A at this stage, previous comments noted
Department of Water – Flood plain	Proposal - 22 Sep 09,
Adjoining Owners - Templemore	Proposal - 22 Sep 09, Amended drawings -05 Oct 09
Regional Heritage Advisor – Mainstreet Heritage Precinct/Municipal Inventory	Proposal - 22 Sep 09, Amended drawings - 12 Oct 09
DonneyBrook- Bridgetown Mail	29 Sep 09
Manjimup – Bridgetown Times	30 Sep 09
Busselton – Dunsborough Times	25 Sep 09
Nannup Telegraph	Oct 09
Internal Council Referrals	Advice/Response/Conditions
Engineering	N/A
Administration/Finance	N/A
Streetscape Committee	11 Aug 09

Responses of consultation are as at Attachment 4. The responses were from agencies and only one public submission. The neighbouring residence was contacted on 19 October 2009 to confirm that no submission was made.

It should be noted that the amended plans with respect the actual scale of Templemore (Lot 2) was not placed on the Administration Notice Board and Website until the 9 October 2009. The previous plans had Templemore to the incorrect scale and gave an impression that it was bigger than it was.

Conclusion: Public notification under LPS No3 and consultation has been addressed fully.

Assessment

The zoning of the land and any relevant Special Control Area/Heritage provisions

Under the PLS No3, Lot is zoned "Town Centre", is within the Nannup's Mainstreet Heritage Precinct and the adjoining properties are all on the Municipal Inventory. It is also in the 1:100 year flood plain.

The Local Planning Policy No3

LPS No3 clause 4.13.11.1, Specific Objectives of the Zone

- (a) *To provide for the development or redevelopment of land within the zone for a broad range of uses which the local government considers is appropriate to the town centre serving the residents and visitors.*
- (b) *To encourage new development within the zone to achieve a high standard in relation to the historic character of Nannup to assist in promoting the town centre in terms of its own distinctive identity and attraction.*
- (c) *To promote townscape improvement in accordance with any adopted Townscape Plan.*

The proposed uses are:

- *Shop includes art and craft centre, convenience store, home store and lunch bar.*
- *Office includes administration office, bank, real estate agency and travel agency.*
- *Community purpose means the use of premises designed or adapted primarily for the provision of educational, social and recreational facilities and services by organisations involved in activities for community benefit.*
- *Civic use means premises used by a government department, an instrumentality of the Crown, or the Council, for administrative, recreational or other purposes.*

The current use would also be included in the planning approval as it has existing use rights, is *Exhibition Centre* includes art gallery and museum.

It is considered that the proposed uses are in keeping with specific objectives of the zone. Currently, the expectation is that the Telecentre and Tourist Association are to be the two main tenants. However, the uses applied for "Shop", "Office", Civic use", "Community Purposes" and existing "Exhibition Centre" provides flexibility for a varied tenancy within the zones objectives.

Conclusion: Given the lack of public objection the uses applied for are appropriate.

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Building Setbacks

LPS No3 places requirements for setbacks and under clause 4.13.11.9 - Building Setbacks requires:

- (a) *Development may be provided with a nil setback to any street frontage within the zone.*
- (b) *Development may be provided with a nil setback to the side and rear boundaries of the subject land provided that the site does not adjoin any land used or zoned for residential purposes, in which case the development shall be setback in accordance with the Residential Planning Codes.*

LPS No3 specifically includes the setback requirements of the R-Codes should the adjoining property be zoned for residential use. "Residential use" is not defined, therefore the general meaning of "residential building as defined in LPS No3 is taken which would include the adjoining property Templemore. It should be noted that the interpretation is that only "setback" provisions of the R-Codes apply, not all the provisions of them. In this case the setback requirements supported by the light angles for shading have been considered.

Assessment of Setbacks

Ser	Criteria	Wall A	Wall B	Wall C	Wall D	Wall E	Shading (32 Deg) Total 35%
1	Wall length	9.44	14.47	13.66	5	8.8	
2	Heights to eaves	4.4	4.2	3.6	7.1	7.1	
3	Required setback	2.2	1.6	2.7	3.2	3.2	
4	Proposed setback	3.0	1.2	3.0	3.6	4.2	
5	Comply	Yes	No	Yes	Yes	Yes	
6	Shading	2.6%*	5.4%	2.5%*	2.5%	4.2%	14.7%

Note: * not included in total as superimposed on lower floor shading

The original application did not comply with the R-Codes in two aspects; the "Parapet wall" located on the boundary of Templemore, and roofline extending over both the Brockman Street and Warren Road boundaries. Options regarding these aspects are:

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- a. Decline the application as non- conforming with the R-Codes and LPS No3.
- b. Under LPS No3 clause 5.6 - Variations to Site and Development Standards and Requirements permits:

5.6.1 Except for development in respect of which the Residential Planning Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.

5.6.2 In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is subject of consideration for the variation, the local government is to -

- (a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and*
- (b) have regard to any expressed views prior to making its decision to grant the variation.*

5.6.3 The power conferred by this clause may only be exercised if the local government is satisfied that:

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 10.2; and*
- (b) the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality.*

- c. Under LPS No3, clause 5.8.2 - Discretion to Modify Setback Requirements provides for:

5.8.2.1 The local government may, by adopting the procedures of clause 9.4, 'Advertising of Applications' reduce the boundary setback(s) within any zone provided that:

- (a) The proposed reduction will not adversely impact upon adjoining development (or the residents thereof) or prejudice the long-term coordinated development of the street.*
- (b) The local government is satisfied that adequate off-street parking is available at the side or rear of the proposed development and*

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access to that parking can be obtained from the adjoining road carriageway.

- (c) Traffic flow within the lot and on the adjoining road network will not be adversely affected.*
 - (d) The design and proposed standard of finish of the proposed development is of sufficient quality to justify a reduction in setback requirements.*
- d. Under the R-Codes Council should consider that their purpose is primarily to control "residential development". In this case LPS No3, requires R-Codes to be considered and the specific areas are:

1. *"4.1 Consultation requirements. In the case of a development proposal that:*

- (a) Requires the exercise of a discretion by council under the codes or under an adopted local planning policy; and*
- (b) May, in the opinion of the council, adversely affect the amenity of an adjoining property, the provisions of 4.2 and 4.3 apply to provide for affected owners too view and comment on the proposal.*

2. *"6.3 – Boundary setbacks requirements.*

6.3.1 Building setback from the boundary.

P1 Buildings setback from boundaries other than street boundaries so as to:

- provide adequate direct sun and ventilation to the building;*
- ensure adequate direct sun and ventilation being available to adjoining properties;*
- provide adequate direct sun to the building and appurtenant open spaces;*
- assist with protection of access to direct sun for adjoining properties;*
- assist in ameliorating the impacts of building bulk on adjoining properties; and*
- assist in protecting privacy between adjoining properties.*

6.3.1 Building on boundary.

P2 Buildings built up to boundaries other than the street boundary where it is desirable to do so in order to:

- make effective use of space; or*
- enhance privacy; or*
- otherwise enhance the amenity of the development;*

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- *not have any significant adverse effect on the amenity of the adjoining property; and*
- *ensure that the direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted.*

Consultation with the adjoining property (Templemore) has been carried out and the plans altered to remove the parapet wall. An assessment of the shading at 32 degrees on a flat site is 14.7% which is well below that permitted under the R-Codes of 35%.

The proposal with regards the 1.2 set back of the wall is non-conforming as the set back required is 1.6 meters. As out lined above, a reduced setback can be approved and that in this case on balance approval is in order.

Conclusion: In the absence of public objection the setbacks as shown appear acceptable.

Recommendation 1: That council approves the reduced setback of 1.2 metres for wall B.

With regards the intrusion over the street boundary lines by the roof line, this could be addressed by incorporating into a footpath canopy. This could also enhance the Streetscape, in that the frontage of the two streets could have canopies that break the building line of the 2 1/2 storey building and be so design to blend with the mainstreet guidelines. The Local Government Act (Miscellaneous Provisions) Act 1960 permits 750mm incursion into the street space 2.75m high. The Land Administration Act 1997 also recognises structures that provide a public benefit.

Recommendation 2: That the roof lines be extended fully over the footpaths and so designed to blend with the current street scape.

Development Standards

LPS No3 places requirements for clause 4.13.11.10 - Development Standards that requires:

- (a) *For the purpose of maintaining the existing streetscape, character and heritage significance of the Town Centre Zone, the local government may:*
 - (i) *Require that on-site car parking bays be located at the rear of the development;*
 - (ii) *Require that access to car parking areas be provided from a secondary or rear street or right of way, where available; and/or*
 - (iii) *Reduce the required number of on-site car parking bays.*
- (b) *Notwithstanding clause 5.2, the development of land for residential purposes within the Zone is to conform to the provisions of the Residential Planning Codes with respect to the R20 density code,*

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except where land is connected to a reticulated sewerage network, the R30 density code is to apply.

- (c) *In considering an application for approval to demolish a building within the zone, the local government may:*
- (i) *Defer consideration of the application until it has received and approved an application for subsequent development of the site; or*
 - (ii) *Approve the application, subject to conditions including the retention, maintenance, reinstatement and re-positioning of any part of the building proposed to be demolished.*

With regards parking the application has calculated in accordance with LPS No3 the requirement for 21 bays based on 729m² gross leasable area at one bay per 35m². The indication is that 2 bays are provided onsite, 4 in the road reserve of Brockman Street and 15 bays to be provided at the Shire's Grange Road parking facility.

The issue for consideration are:

1. With only two onsite car parks the application would not comply with LPS No3.
2. Should four (4) car parks in the road reserve of Brockman Street be included as this is public space and LPS No3 included existing street capacity in establishing the policy for provisions of car parks based on development?
3. Should the proposed Shire facility at Grange Road be considered given its location and that it has not been built or as yet funded.

The LPS No3 provides further guidance under clauses 5.4 and 5.5. With regards to "cash-in-lieu this is not an issue with regards a Shire's application. Viewing this application as a commercial development the recommendation would be that twenty-one (21) car parks be provided, that the offsite car parks at the Shire's Grange Road are in reasonable proximity and the balance of nineteen (19) car parks could be provided at this location of cash-in-lieu payment made. Approval would not consider the four (4) car parks in the Brockman Street Road Reserve and would additionally, require the car parks to be provided before commencement of any building. (Attachment 13)

As previously indicated Council would need to make a decision under LPS No3 clause 5.6 – Variation to Site and Development Standards and Requirements.

Recommendation 3: That the following parking requirements are placed on the development:

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1. Two onsite parks are designated "visitors assessable" and "unloading/loading" parking and not included in the totals.
2. The requisite twenty-one (21) car parks are provided at the "Councils Grange Road" facility before the Timewood complex is opened.
3. The four (4) street parks are defined as per the existing parking bylaw.

Regards 4.13.11.10 (c), the demolition of the public toilet would be supported as it is in need of upgrading. It doesn't provide assessable toilets, has no lighting and requires connection to deep sewerage. A demolition permit would be required addressing any possible hazardous building materials and making good the waste disposal system. As these are technically the facilities' for the Old Road Board Building, alternative facilities will be required.

Advice: The toilet block on lot 1 Warren Road will be demolished and toilet facilities for the Old Roads Board Building will be defined as the current Town Hall/Telecentre toilets.

Access for Loading and Unloading Vehicles

The LPS No3, clause 5.8.1 requires provision for loading and unloading of vehicle. The application makes no provision for this requirement and indicates that it is due to locality, availability of on-street parking and the limited size of inward goods.

This is not supported as the application is double defining onsite car parks and on-street car parks for a requirement that is recognised. Any commercial premises will generate inwards and outwards goods and or the need for service vehicles. This is the basis of planning and requisition requirements for parking and loading/unloading provisions. The current design has no provision for "servicing" (even essentials such as waste bins) as it has maximised the site coverage.

The options that Council have with regards this provision are:

1. Incorporate yard/loading/unloading into the design, as a minimum designate the "on site car parks" as loading/unloading and provide additional car parks at the Grange Road facility.
2. Incorporate into the design "assessable" car parks.
3. Designate on-street car parks in Brockman Street as unloading / loading / assessable" parking only.
4. Council may wavier this requirement under:

(b) 5.8.1 (a) The local government may waive any of the requirements of this clause if in its opinion the location, size, scale, operations or any other factor do not justify the imposition of such conditions.

Recommendation 4: As for recommendation 3 above.

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Setbacks

The boundary setback under LPS No3 clause 4.13.11.9 has been considered with regards the boundary with the adjoining property. With regards to setback from Warren Street, this is taken as "Nil" which is permitted. It is also taken that this clause refers to "*any street frontage in the zone*" and applies to Brockman Street. Clause 5.8.2.2 seems in conflict.

Landscaping

The plan indicates the retention of the tree at the western edge of the property and the corner which has the current Nannup entrance statement being unchanged. Landscaping is indicated in the road reserve of Brockman Street and a planter box at the entrance off Warren Street. The current Nannup Information Boards would need to be removed and their relocations need to be addressed.

Conclusion: The application would be strengthened if it included a landscape plan that addressed the boundary with Templemore, retention of the garden along the Old Roads building and that the entry statement to Nannup on the corner of the section of Lot 1 is being retained.

Flood Risk Land

The current proposal is within the LPS No3 and complies. The issue is raised as this is a council project and a considerable saving could be made and it may set a precedent for other developments.

LPS No3 clause 6.2 relates to flood risk land. Currently, the Shire has adopted Amendment 7 to LPS No3 that would allow the Council to determine this application, which is with the WAPC for Ministerial approval. Council could consider that this is a significant policy document and decide to apply it in advance of final approvals. This could see an approval to lower the floor level to below that recommended, based on the advice received from the Department of Water and our consultants. There appears to have been a change in how this issue is now viewed than twelve months ago when the original designs were being considered.

This would place Council in a position of "inconsistency" in not complying with its own planning scheme. However, Council could consider delaying the approval with regards the floor level subject to final approval of amendment 7 and advice from our insurance agency with regards liability.

The current requirement is still, 6.2.1.1. Notwithstanding any other provision of the Scheme.

- (a) *the local government shall not grant approval to the carrying out of any development on land (or portion(s) thereof) that is shown on the Scheme Map as being flood risk land or where land abuts the Blackwood River unless an assessment has been made of:*

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- (i) *the effect of the proposed development on the efficiency and capacity of the floodway to carry and discharge flood water;*
 - (ii) *the safety of the proposed development in time of flood; and*
 - (iii) *whether the proposed development involves any possible risk to life, human safety or private property in time of flood.*
 - (b) *A person shall not carry out any development on land(or portion(s) thereof) identified as flood prone land on the Scheme Map or on other land which, in the opinion of the local government, may be liable to flooding, unless:*
 - (i) *the floor of any dwelling house or other habitable building is, or will be, raised a minimum of 500 millimetres (mm) above the 1 in 100 year flood level identified for the land;*
- 6.2.1.3 *Proposals for the development of tourist or commercial uses within flood risk land will be assessed by the local government having regard to the type, size and scale of the proposed development. Under no circumstances will the flood risk related development requirements be less than the requirements of sub-clause 6.2.2.1(b).*
- 6.2.1.4 *For the purposes of sub-clause 6.2.1.1, the local government may consult with, and take into consideration, the advice of the Water & Rivers Commission, in relation to the delineation of flood ways and flood prone land, the effect of the development on a floodway, and any other measures to offset the effects of flooding.*
- 6.2.1.5 *Any decision made by the local government in pursuance of this clause is deemed to be a decision made in 'good faith' and the local government is hereby forever indemnified against any claim made by any person and relating to any loss whatsoever arising from such a decision.*

The proposal has taken the flood level as 68.070ADH and designed the building in accordance with LPS No3 with a floor level of 68.570 ADH. Previous advice from Department of Water has been obtained and this will again be necessary. Advice from our own consultant, Department of Water and Department of Planning and Infrastructure will be required. They would be asked to consider:

1. The effect of the proposed development on the efficiency and capacity of the floodway to carry and discharge flood water;
2. The safety of the proposed development in time of flood; and
3. Whether the proposed development involves any possible risk to life, human safety or private property in time of flood.
4. Could the floor level be reduced to below the 68.570 ADH level.

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Summary of the advice received from Maclean and Lawrence Pty Ltd (Attachment 6) is that:

1. This FFL is in compliance with FP1.2 of the BCA 2009, providing the FFL of the main switchboard and Telstra junction on the North elevation of the building are amended to also be at or above RL 68.570.
2. Surface water at the proposed development at time of flood will form part of the area flood water, and will discharge to an appropriate outfall (Blackwood River) as outlined below Clause 6.2.1.1 (a)(i).b)
3. In our opinion the proposed building will not be damaged in time of flood, providing the building is constructed in compliance with BCA requirements.
4. Although construction detail is not outlined in the provided drawings, we assume that the building will be constructed to avoid water damage from storms up to & including 1 in 100 year storms with flood level at RL 68.070 and floor level at RL 68.570.
5. With regards LPS No3
 - (a) We have not carried out a study on the floodwater catchment area which affects this site, however in our opinion the proposed development on this site would have minimal effect on the flow of floodwater to the Blackwood River, as the full surface of the adjoining road reserves remains available and with approximate minimum effective flow depth of 500mm.
 - (b) In our opinion the safety of the proposed development will not be jeopardised in time of flood, providing the building is constructed in compliance with Building Code of Australia (BCA) requirements.
 - (c) In our opinion the proposed building does not involve possible risk to life or human safety or damage to private property over and above any inherent risk associated with 1 in 100 years flood water level external of the building.

Advice from the Department of Water (Attachment 7) reflected that there have been alternative approaches. The example provided is the Shire of Murray (Pinjarra) that addressed the issue by using a 0.15 metre freeboard rather than the higher 0.5 metre freeboard above the 100 year ARI flood level. (This

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conforms to the Building Code of Australia requirements for non habitable buildings.)

The Department of Planning and Infrastructure (attachment 8) advice reflected the "planning approach". Under the current LPS No3, there is some difficulty of approving a building due to the wording of clause 6.2.1.4. The options available to Council are as outline above or the recommendation below.

Attached is further information concerning the finished floor levels (Attachment 9)? It is important that this decision is correct as it not only incurs additional costs to the proposal, but it will positively affect the streetscape may also provide the precedent to other applications. I believe a reduce level of 1:100 plus 350mm could be approved and with further investigation 1:100 plus 150mm.

Conclusion: That the current plan with a floor level of AHD 68.57 be adopted and the recommendations of Maclean and Lawrence Pty Ltd be incorporated into the design.

Recommendation 5: Council may pursue the lowering of the finish floor level given the changes with regards the advice provided. (This would make a significant saving and also address a precedent for other lots.)

Heritage List

Under LPS No3, there are no premises on the "Heritage List" in Nannup. The "Old Roads Board Building" circa 1920 on the Lot is on the Municipal Inventory. A heritage professional assessed the building in 1994 and advised:

1. *Statement of Significance – The Roads Board Office is significant to the history of the development of Nannup and to the history of local government in the region.*
2. *Management – High level of protection appropriate; provide maximum encouragement to the owner under the town planning scheme to conserve the significance of the place.*

In the area there are a number of Lots on the Municipal Inventory. These include:

Templemore circa 1908 – (adjoining lot):

Police Station circa 1923

Police Quarters circa 1923

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Nannup Police House circa 1923

Nannup Town Hall and Super Room circa 1903 & 1937

Nannup Hotel circa 1900, 1920 & 1924

Designated Heritage Area

Under LPS No3 clause 7.2 - Designation of a Heritage Area covers a heritage area. It states:

7.2.1 If, in the opinion of the local government, special planning control is needed to conserve and enhance the cultural heritage significance and character of an area, the local government may, by resolution, declare that area as a Heritage Area.

7.2.2 The local government is to:

(a) adopt for each Heritage Area a Local Planning Policy which is to comprise:

- (i) a map showing the boundaries of the Heritage Area;*
- (ii) a record of places of heritage significance; and*
- (iii) objectives and guidelines for the conservation of the Heritage Area; and*

(b) keep a copy of the Local Planning Policy for any designated Heritage Area with the Scheme documents for public inspection.

It should be noted that the Municipal Inventory has also not gone through the required process to be adopted under LPS No3. Currently the status of this document is that it is "guidance". In the absence of any local planning policy being adopted or defining of the "Heritage List", that the MI should be given is "guiding policy" for planning applications.

Nannup Mainstreet Heritage Precinct

An assessment against the Nannup Mainstreet Heritage Precinct has been carried out and is at Attachment 10. In conclusion the building doesn't address all the aspect of the Mainstreet Heritage Precinct.

With regards the Nannup Main Street Heritage Precinct these were adopted under TPL1 (Resolution 6062 Nov 00), TPL1 was revoked and LPS No3 has no clause that indicates policies invoked under TPL1 remain valid unless revoked specifically. The Nannup Mainstreet Heritage Precinct guidelines were amended in 2008, and submitted to Council Sep 08 for endorsement, which was not forthcoming. Therefore, the status of these guidelines is just that, "guidelines".

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Guidance was sort from the Regional Officer of the Heritage Council of Western Australia and the response is at Attachment 11. The conclusion provided does not support the current design.

Local Planning Strategy for the Local Planning Policy

The Local Planning Policy for LPS No3, s6 refers to the Nannup Townsite Strategy and indicates for Policy Area 1 – Nannup Townsite, that *“urban consolidation be encouraged within this policy area subject to issues of effluent disposal and flooding being addressed where relevant.”*

s11.2 refers to the objectives as:

“retain a compact townsite with its village-like character and environmental features;

Achieve site-responsive development that provides a variety of housing types to meet the varied accommodation needs of the areas population;

Maximise the use of community facilities available in townships;

Promote safety of people and property; and

Provide for small scale home based businesses which provide local employment opportunities”.

s19 and s21 relate to flood and heritage respectively and have been covered in detail under the LPS No3

It is subjective as to “retain a compact townsite with its village-like character...” given the design and scale of the proposed building. Council may need to consider the precedent that approving this building to accommodate commercial activities will result in applications for other buildings of a “three storey” design. As discussed previously there is no local planning policy that precludes this.

Conclusion: Given the lack of objections to the project including the neighbour and that the status of the Nannup Mainstreet Heritage Guidelines Precinct there appears no public opposition to the design submitted.

Warren –Blackwood Regional Planning Strategy Dec 97

The Warren-Blackwood Regional Planning Strategy recognised Nannup as one of the eight major urban centres. The strategy recognises Nannup as a key transport route via Mowen Road and Vasse Highway to other centres such as

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Manjimup, Bridgetown, Balingup and Boyup Brook. Although this strategy and the Nannup Townsite Strategy (1996) are dated, Nannup is experiencing growth. The commercial direction of subdivision development along Widdeson Street and Dunnet Road, together with the five stages Askino Development and the most recent approval of rezoning of Folly signified continual growth for Nannup.

Building Permit Issues

This report addresses the planning requirements of the application. It is noted that a number of building issues will need to be addressed, such as:

1. Sustainable building – the design is orientated and incorporates sustainable building principles such as natural light, ventilation, solar energy, energy rating and energy efficient appliances.
2. Classification – confirmation of use to define classification
3. Details on door sizing etc for accessibility, safety railings, stairs etc.
4. Engineer confirmation with regards the sewage system being within the 1:100 year flood area.
5. Details of the lift construction – AS1428.1, AS1735.12.
6. Details of power, water, sewage and fire hydrants (Feed fire hydrant 200Kpa, attack fire hydrant 350 Kpa).
7. Proposed occupancy of the building. Estimation under Health (Public Building) Regulations 1992 could have up to 70 persons on site. There is also no provision for public toilets. Reliance on toilets that service existing facilities such as the Town Hall or Camping Ground will require an assessment of their capacity.

Matters considered by Council

In considering this application, the issues referred to under clause 10.2 (attachment 10) have been taken into consideration.

Conclusion

This project has been under consideration for over 5 years. There has been a clear acceptance in principle for the "Timewood" complex to be built on Lot 1 Warren Road, the Nannup Strategic Plan provides for the project, whilst funding has been secured I understand to make this a viable project. The provision of 700 m² of commercial floor space dedicated to the usages applied for is a key development for the Nannup Townsite development.

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There are some reservations as to the suitability of this structure, mainly its scale and the full compliance with the Mainstreet Heritage Precinct Guidelines. However on balance given the objections received and in the wider perspective of the social, environmental, cultural and economic benefits the application is approved subject to Councils approval of setbacks, parking solution and if necessary lowering of the floor level.

Recommendation

On balance of social, economic, environmental and cultural basis and absence of public objection, that the planning application 19/09 - "Timewood Complex" is approved subject to the following conditions:

- 1) That council approves the reduced setback of 1.2 metres for wall B.
- 2) That Council approves the roof lines being extended fully over the footpaths and so designed to blend with the current streetscape.
- 3) That Council approves the variation with regards to parking off site and that the following parking requirements are placed on the development:
 - a) Two onsite parks are designated "visitors assessable" and "unloading/loading" parking respectively (not included in the totals).
 - b) The requisite twenty-one (21) car parks are provided at the "Councils Grange Road" facility before the Timewood complex is opened.
- 4) Council may pursue the lowering of the finish floor level should amendment 7 be approved by the Minister.

EWEN ROSS
MANAGER DEVELOPMENT SERVICES

Attachments:

1. Certificate of title
2. Vesting document
3. Public Advertisement
4. Schedule of submissions

DRAFT

5. Site plans including amend parapet wall, photographic and 1:100 flooding
6. Department of Water response
7. Maclean and Lawrence Pty Ltd response
8. Department of Planning and Infrastructure
9. Definitions: additional Information
10. Nannup Mainstreet Heritage Precinct Design Guidelines Assessment
11. Regional Advisor Heritage Council Western Australia
12. LPS No3 Clause 10.2 - Decision Matrix
13. Parking plan for Grange Road

WESTERN



AUSTRALIA

REGISTER NUMBER 1/DP222883	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

**RECORD OF QUALIFIED CERTIFICATE
OF
CROWN LAND TITLE**

UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

VOLUME
LR3049

FOLIO
770

NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 1 ON DEPOSITED PLAN 222883

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: SHIRE OF NANNUP

(XE G225487) REGISTERED 10 JULY 1996

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

1. G225487 RESERVE 1788 FOR THE PURPOSE OF SHIRE OFFICE AND HALL SITE REGISTERED 10.7.1996.
G225487 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS. REGISTERED 10.7.1996.

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

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

SKETCH OF LAND: LR3049-770 (1/DP222883).
PREVIOUS TITLE: This Title.
PROPERTY STREET ADDRESS: LOT 1 BROCKMAN ST, NANNUP.
LOCAL GOVERNMENT AREA: SHIRE OF NANNUP.

NOTE 1: A000001A CORRESPONDENCE FILE 6/1891.

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE
QUALIFIED

REGISTER NUMBER: 1/DP222883

VOLUME/FOLIO: LR3049-770

PAGE 2

NOTE 2:

LAND PARCEL IDENTIFIER OF NANNUP TOWN LOT/LOT 1 ON SUPERSEDED PAPER
CERTIFICATE OF CROWN LAND TITLE CHANGED TO LOT 1 ON DEPOSITED PLAN
222883 ON 22-AUG-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 3:


THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE
OF TITLE.

Reserve Enquiry Detail [5100L][Screen Friendly](#) [Print Page](#)

Reserve	1788	Legal Area (ha)	0.1229
Name		Status	Current
Type		Current Purpose	SHIRE OFFICE & HALL SITE
Notes	WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS.		
File Number	6/91		

Class	Responsible Agency	Date of Last Change
C	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	15/07/1996

Management Orders	Document	Land Use	Local Government Authority
SHIRE OF NANNUP		ADMINISTRATION CENTRE- LOCAL HALL	NANNUP, SHIRE OF

Add Item	CLT Number	Parcel Identifier	Street Address	Suburb	File Number	PIN	Area (sqm)	Map Viewer
<input checked="" type="checkbox"/>	LR3049-770	Lot 1 On Plan 1 222883	BROCKMAN ST NANNUP		6/1891.	506432	1233.557	

Reserve Number 1788

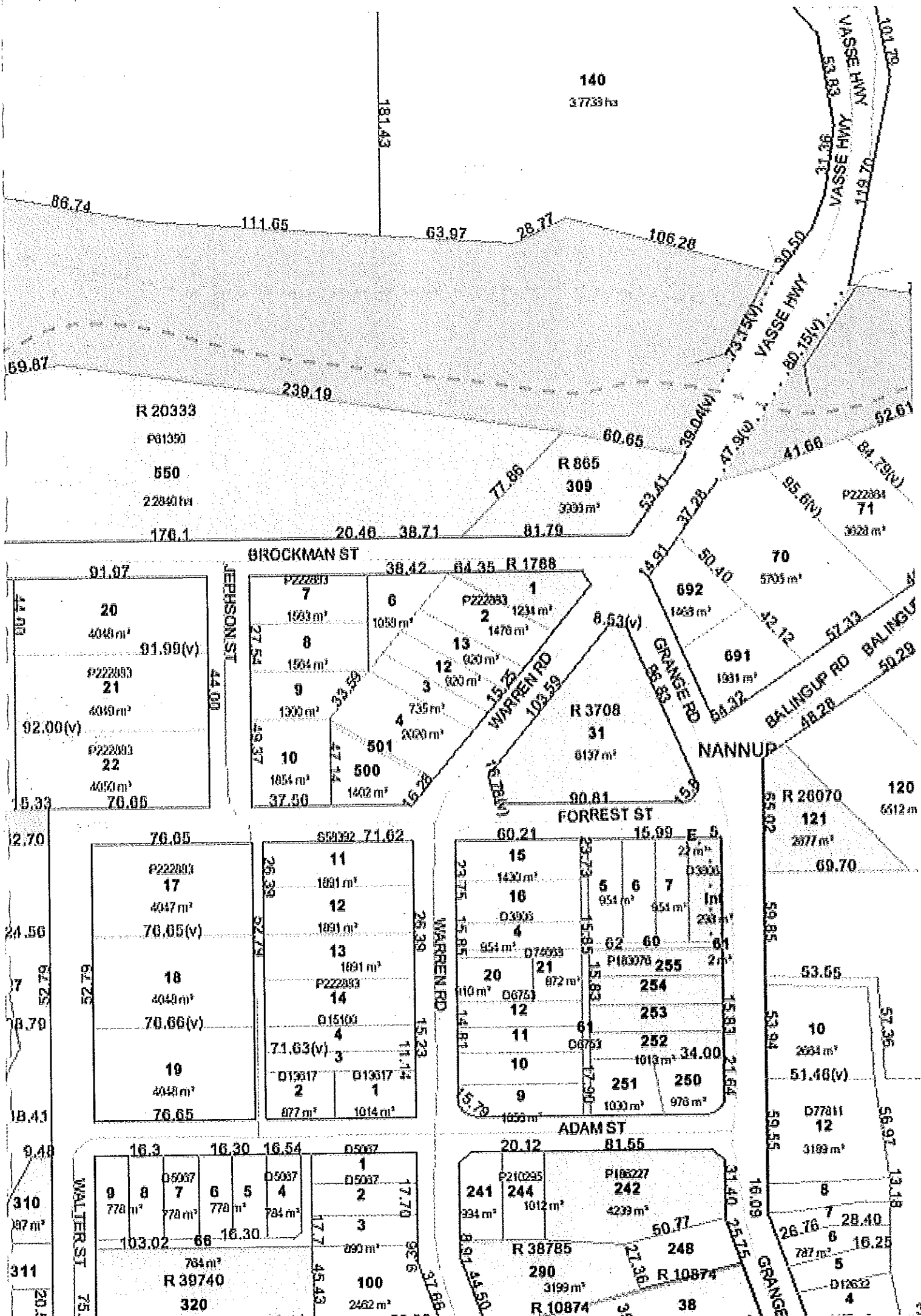
Previous Certificates of Title	Historic Crown Allotments
	NANNUP Town lot/Lot 1

Gaz Page/Document	Date	Type	Text
3045	28/06/1996	Current Vesting	VEST:SHIRE OF NANNUP W.P.L. APPROVAL OF MINISTER REQUIRED (21YRS).
3053	28/06/1996	Vesting Revoked	REVOKED (ORDER DATED 28/11/1924)
137	21/01/1977	Current Area	0.1229
138	21/01/1977	Current Purpose	SHIRE OFFICE & HALL SITE
2198	28/11/1924	Historical Vesting	VEST SHIRE OF NANNUP
2203	28/11/1924	Historical Purposes	ROAD BOARD OFFICE & HALL SITE
270	02/04/1891	Class	C
270	02/04/1891	Historical Purposes	PUBLIC ROOM
270	02/04/1891	Original Area	0.2.20
270	02/04/1891	Original Gazettal and page	ORIGINAL GAZETTE
	02/04/1891	Correspondence File Number	6/91
	02/04/1891	Lot/Town Lot	NANNUP LOT 1
	26/03/1891	Public Plan	NANNUP (02) 09.40
	26/03/1891	Street Name	BROCKMAN ST
	26/03/1891	Survey Number	OP:NANNUP 47/1

This product is for information purposes only. A search of the original documentation is required for all legal purposes

You currently have 1 Item(s) in your Order

Western Australian Land Information Authority (Landgate)



LAND ACT 1933(Section 33(2))**VESTING ORDER**

DOLA File 6/891.

I, Major General Philip Michael Jeffery, Officer of the Order of Australia, Military Cross, Governor of the State of Western Australia, do hereby in pursuance of the powers enabling me in that behalf, and under and by virtue of the provisions of Section 33(2) of the Land Act 1933, direct that Reserve No 1788 (Nannup Lot 1)

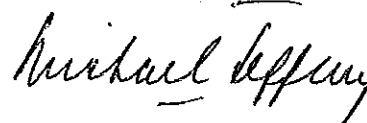
vest in and be held by the Shire of Nannup

for the designated purpose of "Shire Office and Hall Site"

with power, subject to the approval in writing of the Minister for Lands to each and every lease or assignment of lease being first obtained, to lease the whole or any portion thereof for any term not exceeding twenty one (21) years from the date of the lease.

Given under my hand, at Perth

this day
1 8 JUN 1996
of 19



GOVERNOR

