

NANNUP ARTS, RECREATION, TOURISM AND LIVEABILITY MASTER PLAN

OTIUM PLANNING GROUP



Otium Planning Group Pty Ltd

Head Office:

304/91 Murphy Street
Richmond VIC 3121
ABN: 30 605 962 169
Phone: (03) 9698 7300
Email: info@otiumplanning.com.au
Web: www.otiumplanning.com.au

Local Office:

Unit 9 Gallery Suites
185 High Street
Fremantle WA 6160
Contact: David Lanfear
Phone: 0477 708 891
Email: wa@otiumplanning.com.au

Otium Planning Group has offices in:

• Auckland • Brisbane • Cairns • Christchurch • Melbourne • Perth • Sydney

OPG, IVG and PTA Partnership have offices in Hong Kong, Shenzhen, Shanghai and Beijing.

Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging. Otium is committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.

Contents

Executive Summary	4
1. Background and Site Context	7
1.1 The NARTL Site Study Area	7
1.2 Objectives of the NARTL Assessment	8
1.3 The Methodology and Approach to Developing the NARTL.....	8
2. Informing Plans and Strategies	10
2.1 Shire of Nannup Strategic Positioning	10
2.2 Shire of Nannup Supporting Plans and Strategies	11
2.3 Other Relevant Plans and Strategies	14
3. Demographic Considerations	16
4. Site Audit and Constraints.....	18
4.1 Visual Building and Site Audit	18
4.2 Site Analysis and Constraints	21
5. Trends Related to Regional Growth	27
5.1 Liveability Considerations	27
5.2 Dwelling Composition and Seniors Provision	28
5.3 Tourism Trends	29
5.4 Arts and Cultural Considerations	29
6. Stakeholder Engagement Outputs	31
7. Key Themes and Opportunities.....	38
7.1 Key Themes	38
7.2 Feedback on the Development Options – Community Workshop	43
7.3 Feedback on the Development Options – Landowners.....	44
8. Agreed Precincts and NARTL Master Plan.....	45
8.1 Precinct Components.....	45
8.2 Order of Probable Costs.....	47
9. Risk Assessment	50
10. Implementation Plan.....	54
11. Recommendations	62
Appendix 1: Document Review	63
Appendix 2: Demographic Implications.....	82
Appendix 3: Site and Facilities Audit	91
Appendix 4: Initial Site Analysis and Constraints Mapping	106
Appendix 5: Land Use and Heritage Implications.....	116
Appendix 6: NARTL ENGAGEMENT REPORT.....	124
Appendix 7: NARTL Opportunities Plan.....	180

Appendix 8: Initial NARTL MASTER PLAN 183

Appendix 9: FINAL NARTL MASTER PLAN 185

Appendix 10: Order of Probable Costs 201

Executive Summary

The Nannup Arts, Recreation, Tourism and Liveability (NARTL) Master Plan aims to establish a long-term vision for the Shire of Nannup, focusing on diversifying the local economy, enhancing community services, and improving the overall liveability of the town. This plan follows extensive public consultation and is supported by funding from the Minister for Regional Development.

Background and Objectives

The Shire of Nannup seeks to transition from its reliance on the native timber industry to a more diverse economic base. The NARTL Master Plan outlines opportunities for growth in arts, recreation, tourism, and liveability over the next 20 years. Key objectives include attracting new residents, supporting economic growth, and expanding community services.

Site Study Area

The NARTL Master Plan site is located to the east of Brockman Highway and south of Nannup Townsite, encompassing the existing sporting precinct, Timber Mill, and Pobblebonk Farm. The site is primarily privately owned, with significant heritage and environmental value.

Methodology

The development of the Master Plan involved a staged assessment process, including project inception, situation analysis, facility audit, stakeholder consultation, development of options, cost estimates and a risk assessment. The stakeholder consultation was extensive and involved a series of one to one meetings and workshops with community representatives and subsequently advertised for community feedback. It is now presented to Council for endorsement to enable more detailed planning and negotiations to take place the State Government, Service Providers and Private Landowners. This will also require significant advocacy work to be undertaken.

Key Findings

The document review highlighted several critical issues, which included:

- **Employment Opportunities:** There is a significant need to address current deficiencies related to employment opportunities. The plan emphasises the importance of developing a strong, diverse, and resilient economy with work opportunities for everyone.
- **Affordable Housing:** The study identified the need for affordable living options to attract and retain residents. This includes opportunities to train and develop locally.
- **Community Services:** Maintaining and enhancing a diverse range of services currently offered to the community is crucial. This includes health services, education opportunities, seniors care, financial services, and transport options.
- **Health Services:** Health is a significant concern given the high number of seniors and their need to access public health opportunities. There is an ongoing need for accessible housing for self-funded retirees and additional rental housing for those meeting public housing criteria.
- **Return on Investment:** Ensuring that future development options for the NARTL Master Plan will achieve a return on investment by increasing opportunities, efficiencies, and performance of Shire-owned and operated infrastructure.
- **Equitable Access:** The plan aims to provide access to all in an equitable manner while providing ongoing benefits for the local economy by increasing the diversity of opportunities for the resident community, visitors, and potential future employees/employers.

- **Heritage and Cultural Opportunities:** Celebrating the unique heritage of Nannup and expanding the diverse cultural and arts opportunities to grow both the tourism sector and fostering the development of individual artists.
- **Visitor and Recreation Opportunities:** Attracting visitors and providing infrastructure which meets the ongoing requirements of the local community to attract and retain residents while also providing opportunities to facilitate annual events is seen as critical. The broader Recreation Precinct is highly valued and provides a critical resource to deliver physical and mental health improvements.
- **Community Engagement:** The community plays an integral part in the future direction of the NARTL Master Plan. Engaging the community in developing facility options is essential for the future economic prosperity of the town.
- **Collaborative Approach:** The plan emphasises the need for a collaborative approach to enable liveable, inclusive, and diverse communities to grow and develop. This requires substantial state and federal government commitments to offset the obligations of the Shire.

The findings highlighted the importance of thorough planning, regular communication with stakeholders, and proactive risk management to ensure the successful development of the NARTL Master Plan.

Precincts and Development Options

The Master Plan is divided into nine precincts, each with specific development opportunities and risks. These include:

- **Industrial Precinct:** This area currently houses the operational infrastructure for timber mill operations. The plan includes retrofitting the mill land and infrastructure for ongoing light industries, industrial arts, and a museum.
- **Education Precinct:** This precinct aims to support the District High School and provide vibrant and diversified learning opportunities. It includes student housing, small business training, agriculture and horticulture skills development, and Indigenous Rangers training.
- **Arrival and Recreation Precinct:** This precinct focuses on creating a welcoming and accessible area for visitors, with safe and attractive facilities. It includes parking, wayfinding, trails, and expanded opportunities for sports and recreation.
- **Open Space Precinct:** This area provides flexible parklands, sport and recreation spaces, events camping, and activities. It aims to enhance connectivity and beautification while offering a buffer between different land uses.
- **Accommodation Precinct:** This precinct addresses the immediate demand for various types of accommodation, including permanent, long-stay, and short-stay options. It aims to retain the town's heritage character while providing necessary housing.
- **Aged Living Precinct:** This area focuses on providing compact housing for retirees, with access to medical services and activities for those over 65. It aims to support aging in place and offer medium-density housing .
- **Natural Heritage Precinct:** This precinct aims to retain and protect natural vegetation for environmental and cultural purposes. It includes pathways, trails, and interpretive systems along the Blackwood River and its tributaries.
- **Tourism Precinct:** This area facilitates commercially viable developments for tourism, local industry, community learning, and varied accommodation. It includes camping, caravanning, and short-term accommodation.
- **Light Industrial Precinct:** This precinct retains and diversifies current industrial uses, with new access to Terry Street. It aims to support local businesses and provide employment opportunities.

Cost Estimates and Risk Assessment

The estimated total cost for the NARTL Master Plan is approximately \$297 million, excluding escalation. The plan includes a detailed strategic risk assessment, identifying potential risks and mitigation measures across various categories, such as financial, environmental, operational, and reputational. Those deemed to be a major to extreme risk will need to be reviewed on an ongoing basis to ensure those risks are effectively mitigated.

Implementation Plan

The implementation plan outlines a phased approach to development, including pre-planning and engagement, technical assessments, funding strategy, and detailed design and construction for each precinct. The plan emphasizes the importance of ongoing communication with stakeholders and the need to secure funding from state and federal governments.

Recommendations

The report recommends endorsing the principles of the NARTL Master Plan, developing advocacy documentation, engaging with landowners and Aboriginal consultative bodies, and setting aside annual budgets for implementation. The plan aims to create a vibrant, diverse, and sustainable future for the Shire of Nannup.

1. Background and Site Context

The Shire of Nannup (Shire) is seeking to determine the long-term viable future of the Nannup town site following the transition out of the native timber industry, which for decades has been a significant local employment base. The intent was to explore a series of opportunities to develop the Nannup Arts, Recreation, Tourism and Liveability (NARTL) Master Plan and follows a funding commitment from the Minister for Regional Development to assist the Shire to set the scene for the town's development over the next 20 years.

The NARTL Master Plan establishes an implementation process to support efforts to diversify Nannup's industry base and attract and retain new residents. It lays the foundations for positioning Nannup as a town of first choice with enviable work and lifestyle opportunities on offer to the community.

The development of the Master Plan has involved extensive public consultation with the Nannup community to drive the direction and outcomes of the plan. Critical to the project is a focus on identifying the future land and infrastructure development required to adequately cater for the growth of the arts, recreation, and tourism industries. This will contribute to the liveability of the town site by building on its existing strengths and supporting opportunities for future economic growth and expanded community services.

1.1 The NARTL Master Plan Site Study Area



Figure 1: NARTL Site Extent

The land referenced in Figure 1, identified for the development of the NARTL Master Plan, is located to the east of the Brockman Highway and to the south of Nannup Townsite. It is bordered to the north by Higgins Street and runs west to its connection with North Street. To the east of the remainder of the site is the Blackwood River, which lies outside the site boundary. The majority of the land is within private ownership, principally owned and occupied by Parkside Group, which runs and operates the Nannup Timber Mill. Other

land to the south and southeast of the Timber Mill is in private ownership. The land is relatively flat and undulating, with a fall towards the southeast. It incorporated the following parcels of land:

- The existing Nannup sporting precinct, which includes the Recreation Centre, Sports and Recreation Association building, oval, golf course, outdoor courts, playgrounds and skate parks.
- The working Timber Mill and associated buildings and storage areas, together with former Timber Mill workers' cottages and associated supporting infrastructure.
- Pobblebonk Farm is to the southeast of the site. This area was included in the broader study area at the request of the owners.

1.2 Objectives of the NARTL Master Plan Assessment

The project was developed with a key focus on being informed by the local community, who were to be actively engaged in providing potential facility solutions to inform the NARTL Master Plan. This involved:

- Profiling existing and potential future user groups of the identified area relating to arts, recreation, tourism and liveability in Nannup for the Master Plan to:
 - Confirm current or potential use/activation and potential capability to expand use/activation with various investment opportunities.
 - Develop a general profile of clubs/user groups/potential user groups/existing landowners.
 - Clarifying operational days and extent of business activities, current properties occupied/rented and sporting/community facility usage.
- Determining the anticipated levels of community demand, regarding future plans and aspirations of arts/cultural/sporting /commercial groups and activity/use.
- Identifying levels of facility requirement (future plans and aspirations from various consultees and current landowners).
- Establishing governance and ownership structures and potential opportunities to refine these, depending on the development options considered.
- Identify appropriate management options for each user group's requirements and the efficient delivery of NARTL facilities.
- Clarifying the NARTL Master Plan facility components that the community and Shire want to see in the future (sport, recreation, cultural, tourism, commercial and housing opportunities).
- Identifying program and service delivery opportunities currently not serviced by the existing facilities.
- Confirming constraints and opportunities and the ability to develop efficient and functional infrastructure for and complementary to Nannup's future development and evolution.

1.3 Methodology and Approach to Developing the NARTL Master Plan

The methodology employed to develop the NARTL Master Plan was undertaken utilising a staged assessment process, which incorporated the following:

- Stage 1: Project inception, where the parameters for developing the NARTL Master Plan were confirmed and the subsequent engagement process established.
- Stage 2: Situation analysis, which involved collating various informative documents and background research previously undertaken by the Shire and other entities.
- Stage 3: Facility Audit and Site Feature Survey, which included inspecting the site and identifying potential constraints. Veris Consulting undertook a feature survey to assist in informing potential constraints related to future land development.

- Stage 4: Stakeholder and community consultation, which included a range of methods from one-to-one consultation with nominated individuals/groups, online meetings, community workshops and officer meetings to check and challenge the assumptions in developing the NARTL Master Plan. Once the draft Master Plan was developed, a further community workshop and Council presentation were undertaken where any concerns or commentary could be fed into the final Master Plan and precinct options.
- Stage 5: Development of Options for the Masterplan, which involved developing a series of development options focusing on discrete precincts. Propagule Landscape Architects developed the Master Plan components and development capability, considering the known site constraints.
- Stage 6: Development of the NARTL Master Plan and Artists' Impressions, which were initially undertaken for a second community workshop and updated after receiving feedback.
- Stage 7: Cost estimates were undertaken by Donald Cant Watts Corke, based on the high-level composition of the NARTL Master Plan and discrete precincts proposed to be developed. The extent of cost planning at this stage is limited due to the extent of land in private ownership, the requirement to secure State or Federal government investment to upgrade town-wide services and, as a result, the unknown timescale for delivery
- Stage 8: Risk Assessment, which was undertaken after the public advertising and feedback from the public advertising process.
- Stage 9: Draft NARTL Master Plan Report for consideration by Council.
- Stage 10: Final NARTL Master Plan endorsed by Council and a high-level implementation plan.

2. Informing Plans and Strategies

The Shire of Nannup, the South West Development Commission and the State Government have undertaken a range of previous research and established planning processes which inform the development of the NARTL Master Plan. These are referenced below, together with the key influencing factors that have assisted in shaping the Master Plan for the site.

2.1 Shire of Nannup Strategic Positioning

The most critical documentation under which the Shire sets their future direction is the Integrated Planning and Reporting Framework. This consists of:

- The Nannup Strategic Community Plan 2021-2036, which sets out a longer-term vision for the Shire.
- Long Term Financial Plan 2017-2027 and annual budget.
- Corporate Business Plan 2022-2028.
- Additional supporting documents, including the Shires Asset Management Plan.

These are referenced in detail in Appendix 1. Critical aspects of the Integrated Planning and Reporting Framework include references to the vision ‘to foster a community that acknowledges its heritage, values and lifestyles whilst encouraging sustainable development’. Critical to this are the following key priorities:

- Attraction and retention of residents, tourists and businesses.
- The importance of the environment and protecting and showcasing natural assets.
- Economic development and diversifying the economy.
- To develop a strong, diverse and resilient economy with work opportunities for everyone.
- Engagement and leadership.
- Supporting young people and an extensive senior demographic.
- Infrastructure and amenity.
- Planning, retaining and protecting the unique character of the town.

The development of the NARTL Master Plan will significantly contribute to fulfilling these obligations to the community while ensuring that long-term financial planning and annual budgeting are undertaken to manage expenditures responsibly.

The long-term viability and sustainability of infrastructure are critical. In addition, the value of heritage, festivals, and events is emphasised, as is improving the health outcomes of all people in the community. Well-planned, managed, and sustained growth is the key to Nannup’s future. New facilities need to be managed within the existing budget, and those emerging within future budget-setting processes.



Figure 2: the Integrated Planning and Reporting Framework

2.2 Shire of Nannup Supporting Plans and Strategies

Table 1 references other key planning documents which have a direct influence on the development of the NARTL Master Plan:

Table 1: Shire of Nannup Supporting Plans and Strategies

Document	Relevance
Public Health Plan 2022-2027	Shire is committed to providing support services to improve public health outcomes identified in the plan, particularly advocating for better public health planning and encouraging and mentoring to promote healthy lifestyles. This includes providing access to relevant health services for all demographics, adequate recreation facilities, and healthy, affordable food choices.
Workforce Plan 2017-2027	The Workforce Plan maximises the capacity of the Shire's organisation's workforce and its ability to respond to challenges through strategic planning. In particular, the expansion of education opportunities, workforce training and development, and appropriate diversity and affordability of housing mix to support and attract key workers are critical considerations for the future opportunities developed as part of the NARTL Master Plan.
Disability Access and Improvement Plan	The NARTL Master Plan should comply with the Shire's obligations under the DAIP by ensuring it provides greater accessibility to services and is developed without discriminating against potential users. Critical is the need to provide accessible facilities and services for the broadest range of the community. This includes enhancing the accessibility of parks, reserves, and play facilities to encourage greater participation.
Shire of Nannup Aged Housing Plan – March 2012	The main challenges raised by the plan included: • Nannup has a limited range of services for the ageing population, including high and low care places at the hospital, community support services, and palliative care home visits. • There is a need for accessible housing for self-funded retirees, additional rental housing for those meeting public housing criteria, an improved low-care hostel environment, and home nurse visits. While an ageing document, the issues associated with housing provision for the ageing population are unlikely to diminish given current and projected future growth.
Seniors Housing Report (2023)	The report references the above plan and the Warren Blackwood Alliance of Councils, where seniors' housing has been raised as a priority and identified as a strategic project with the South West Development Commission as part of their forward planning review. Opportunities have been identified for alternative housing for seniors, but it is reliant on the market to move proactively.
Shire of Nannup Cultural Plan 2021-2026	The plan highlights the role that Nannup can play in expanding the Shire's heritage profile and fostering the development of individual artists through partnerships with community groups, with potential growth in that industry in the Shire and servicing the broader South West. It also references the importance of retaining and celebrating the local heritage (e.g. the Timber Mill).

Document	Relevance
Nannup Investment Prospectus	The fundamental elements of the NARTL Master Plan are to be cognisant of the key investment themes (environment and sustainability, accommodation and housing, improved community servicing, retail and entertainment) as the site has the capability to meet the requirements of all of the key themes.
Your Trail Awaits: Nannup Blueprint Final	The document outlines a marketing blueprint for the Shire of Nannup to support trail enthusiasts, visitors attracted by specific events, and those seeking adventurous experiences. The extent of trails around the Nannup townsite and alignment with the NARTL Master Plan are critically important to ensure a high level of connectivity and potential added benefits aligned to a broader adventure/trail enthusiast market.
Nannup Trails Town Economic Impact Assessment and Cost Benefit Analysis, and Business Case: Lucid Economics 2021	The project seeks to attract mountain bike visitors and a wide variety of trail users, including road cyclists, gravel cyclists, equestrian users and more. The EIA states that by 2031, the Nannup Trails Town project will attract 22,100 visitors, 61,400 visitor nights and generate \$12.0 million in visitor expenditure for Nannup. This level of expenditure will contribute (directly and indirectly) \$7.31 million to the local economy, in Gross Regional Product (GRP) terms. It will also directly and indirectly support 70 full-time equivalent (FTE) positions in the area. The NARTL Master Plan has the potential to align with the plan and provide a base for visitors, from which the trails can be accessed, as well as end-of-trip facilities and services to support its evolution. The role of the Recreation Precinct and expanded camping infrastructure would be a significant benefit in servicing visitors and for events.
Economic Development Strategy (2017)	The strategy highlights that the local tourism sector attracts around 60,000 visitors per year, with opportunities for further development. Recommendations include: • Keep: Retain valued infrastructure and activities, including events. • Fix: Modify activities and infrastructure for optimal benefit. • Start: Initiate new ideas, projects, and businesses that add value to the region. The NARTL Master Plan provides the opportunity to increase the Town's capability to expand current events, provide additional infrastructure for overnight visitor stays, promote local businesses, combine heritage, and develop alternative visitor experiences associated with sport, recreation, and the arts/culture.
Liveable Nannup – Economic Impact Assessment 2022 (August) and Engagement Summary Draft 2022 (August)	The project seeks to identify and develop elements of the town that will increase its liveability, making it more attractive to future residents, workers, and businesses. A range of facilities and services are identified with those relevant to the NARTL Master Plan, being: • Aged care/retirement living options for residents • More housing, including family homes, rental properties and affordable housing (linked to aged care) • More and varied tourist accommodation • More events, signage and visitor experiences • More healthcare services

Document	Relevance
	• Greater options and diversity regarding a range of services. • More experiences and ‘things to do’ for visitors could include more adventure tourism (i.e., more trails, canoe and horse trails, 4X4 trails, garden/flower trails, tree top ropes course/zip lining) and Indigenous cultural experiences.
Key Shire of Nannup Policy Considerations for the NARTL Master Plan	The following policies are important considerations which need to be recognised in developing the NARTL Master Plan: • Bushfire Management Policy (2018) - new subdivision/development in identified bushfire-prone areas is located, designed, constructed and maintained to address the identified bushfire hazard. • Car Parking and Vehicular Access (2018): This policy objective is to improve the level of amenity and visual appearance of residential, commercial, industrial, and other areas of the municipality through site development requirements. • Consultation (2018) – ensuring that the community consultation process reflects the extent of community interest. • Dedication of Road Access (2018)—To clearly define the local government’s responsibility and obligations and determine whether any costs associated with future construction/upgrading are to be met by the landowners, other bodies, or the local government and the extent of such contribution. • Developer and Subdivider Contributions (2018)—This will enable the Shire to secure developer contributions for subdivisions. The contributions are required based on the expected impacts/demands of the development/subdivision, or they are needed in anticipation of the likely demands of the development/subdivision, or they will assist in facilitating such development. • Development in Flood Risk Areas (2018) - does not support subdivisions that will create further flood risk lots unless a suitable-sized building envelope/suitable building area is located outside the 1 in 100 ARI floodplain. • Tourist Accommodation in Rural Areas (2018): The Shire wants to provide high-quality tourist accommodation in non-urban areas while conserving the district's rural character and primary production values. • Nannup Townsite Character Areas Design Guidelines (2018) – the objective of this Policy is to retain Nannup’s unique character and sense of place and a high level of amenity(underpinned by the Nannup Main Street Heritage Area policy). • Heritage Conservation (2018): To encourage opportunities for interpretation, which can enhance understanding and enjoyment of heritage places and strengthen the relationship between the community and its heritage. • Residential Accommodation – Minimum Internal Requirements (2018). 55 sqm is identified as the minimum internal residential standard to ensure and maintain a consistent satisfactory quality of life, amenity and health requirements for residential occupants.

2.3 Other Relevant Plans and Strategies

Table 2 references other key planning documents which have a direct influence on the development of the NARTL Master Plan, but were produced outside of the Shire:

Table 2: Other influencing documents relevant to the feasibility study

Document	Relevance
South West Development Commission Annual Report 2023	Strategic priorities that the Commission have been working on and relevant to Nannup include: • Industry-ready infrastructure - Making a proactive start to unlocking critical land and accommodation options in the South West, which has resulted in the progression of solutions to the region's housing and worker accommodations constraints. • Fulfilling and sustainable jobs. • Thriving, diverse and creative communities – building liveable communities at any age. • A region that is well supported by the Government, as part of a public sector approach to increasing workforce diversity and inclusion, has implemented a range of initiatives geared at creating a diverse and inclusive workforce.
State Planning Strategy 2050 – Western Australian Planning Commission	The Strategy outlines the Government's intention to undertake a collaborative approach in planning for the State's land availability, physical and social infrastructure (community facilities), environment, economic development and security. Social infrastructure (physical and social) is referenced as required to enable liveable, inclusive and diverse communities to grow and develop.
Lower South West Sporting and Recreational Plan (Draft) 2019	The plan incorporates a suggested phased development solution to consolidate and expand the Recreation Precinct, with a suggested alternative solution for the relocation of the bowling club and expansion of current infrastructure to meet the need and assist in supporting its longer-term viability.

2.4 Summary

The document review process has confirmed several critical issues in developing the NARTL Master Plan. In summary, these include:

- Current deficiencies related to employment opportunities, affordable living, and the provision of opportunities to train and develop locally need to be addressed. Creating a strong, diverse, and resilient economy with work opportunities for everyone is emphasised throughout.
- A diverse range of services currently offered to the community (health services, education opportunities, seniors care, financial services, and transport options) must be maintained and enhanced. This is critical in attracting and retaining families and key workers within the Town and facilitating opportunities for existing residents to age in place.
- Health is a significant concern given the high number of seniors and their need to access public health opportunities. In addition, the accessibility of facilities and services for the broadest range of the community is highlighted, and there is an ongoing need for accessible housing for self-funded retirees and additional rental housing for those meeting public housing criteria.
- There is a need to ensure that future development options for the NARTL Master Plan will achieve a return on investment (by increasing opportunities, efficiencies, and performance of Shire's owned

and operated infrastructure) and can be managed within realistic budget constraints. This is particularly important in relation to the ongoing maintenance of assets.

- Ensuring the NARTL Master Plan equitably provides access to all but also provides ongoing benefits for the local economy by increasing the diversity of opportunity for the resident community, visitors and potential future employees/employers.
- The importance of celebrating the unique heritage of Nannup and expanding the diverse cultural and arts opportunities to grow both the tourism sector (and aligned business and employment opportunities) and fostering the development of individual artists as a unique service proposition for the region within Nannup.
- Future planning should address known deficiencies recognised within the existing Visitor and Recreation Precinct and associated golf course. The broader Recreation Precinct is highly valued and, in particular, provides a critical resource to deliver physical and mental health improvements generally and across defined priority groups.
- The community plays an integral part in the future direction of the NARTL Master Plan, as they are critical to the future economic prosperity of the town. By being engaged in developing the facility options and having a strong lived experience in the area, they have an intrinsic appreciation of the broader community development needs and opportunities. As the NARTL Master Plan will be the most significant investment for the future viability of the Shire, the resident community and rate-paying base must be integral to its development.
- The stated intention to undertake a collaborative approach to enabling liveable, inclusive, and diverse communities to grow and develop is essential. It is evident that the infrastructure required to meet the community's ongoing needs is beyond the Shire's financial capability. It will need to be delivered in partnership with the state and federal government, private land owners, and potentially through commercial partnerships. This is not untypical of many regional areas, which will require substantial state and federal government commitments to offset local government obligations.

3. Demographic Considerations

The following section summarises the Shire of Nannup's current and projected population growth and key demographic indicators. The detailed analysis is provided in Appendix 2. It was obtained using the Australian Bureau of Statistics (ABS) 2021 Census, REMPLAN, and WA Tomorrow.

Current Population Implications

In 2021, the usual resident population of the Shire of Nannup was 1,538 living in 1,526 dwellings, while the median age was 56 years. The key demographic considerations and potential implications for the NARTL Master Plan include the following:

- There is a significant senior population living within the Shire, with over half of the population (55%) between the ages of 55 and 79, and correspondingly, a low number of children and young adults. This is symptomatic of areas with limited employment opportunities and a lack of access to higher and further education. As a result, residents either need to travel to other communities to gain greater access to education and skilled work opportunities or relocate. This can have a detrimental effect on the capability of an area to sustain critical community infrastructure and drive the economy forward.
- The Shire's core age demographic is seniors between the ages of 60 and 74, which also carries potential risks aligned to an ageing community and the need to access key health-related care and support services.
- A high level of seniors potentially impacts the ability to generate investment in the local economy and further highlights the risks associated with the lack of age diversity. Therefore, a focus in the short to medium term is likely to be on senior services and amenities to cater for this sector of the local community.
- The low number of children living within the Shire directly impacts the viability of maintaining both primary and secondary schooling opportunities. The decline in young adults from the age of 15 is reflective of the limited high school opportunities, which will need to be addressed to attract young families to the area. The Shire should be seeking opportunities to incentivise young adults and their families to stay and live in the area to ensure the long-term viability of the townsite and secure the future of the Shire as a more attractive employment and learning centre which can benefit from its proximity to the urban centres of Margaret River, Busselton, Dunsborough, Vasse and Bunbury.
- The relatively high percentage of the population likely to be retirees and of non-employment age raises concerns about the general reinvestment in the local economy and its long-term viability, which will rely on visitors and attract investment from elsewhere. Intervention measures to change the age profiling will need to be implemented if Nannup's future viability is to be secured.
- The change in population over the past decade has highlighted a gradual growth within the Shire year on year. This growth is supported by new residential development in the Town. This development, however, tends to be of a high cost and unlikely to be achievable for young families and key service workers on a relatively low average wage.
- There is a relatively smaller percentage of people in the Shire of Nannup who have completed a bachelor's degree level or above, but a high proportion of people living in Nannup who have finished their school education in Year 10 compared to the broader regional area.
- Increasing the further education profile of the community is essential, but cannot be achieved without local private sector investment in industry, attracting people with managerial/professional skills. This, however, is only an indicator as it is likely to obscure the actual state of play given the high number of seniors/retirees who may have higher-level educational qualifications, but are no

longer applying their skills within the workforce. It does, however, indicate that such people will be highly valued in developing the volunteer sector locally (particularly in supporting annual events and festivals).

- The most common individual weekly income bracket for those living in the Shire is \$300-\$399. A notably low number of residents benefit from a weekly income of more than \$1,250. The most common household weekly income bracket is \$650-799, and the primary annual income is below \$78k. The relatively low income levels can be attributed to the high number of self-funded retirees or those residents who take on some part-time or casual work locally.
- The relatively low weekly income structure also reflects limited employment opportunities, with many currently available jobs being low-skilled service sector-related and low-paying employment options. Indicatively, this emphasises a need for intervention to diversify employment opportunities to become a more attractive location for professionals/managerial, and higher-paid employment opportunities as well as opportunities to develop skills locally related to trades and diverse employment opportunities associated with the natural environment, farming and eco-tourism.
- There is a larger percentage of people employed as Managers (23.8%) in the Shire compared to Western Australia (12.3%). This may be attributable to the area's attractiveness to relocate to and the proximity of urban centres such as Busselton. The larger percentage of Labourers in Nannup (18.9%) compared to Western Australia (9.4%) is probably reflective of the localised employment opportunities at the Timber Mill, the service industry (tourism) and agriculture.
- The most common household sizes and family structures are predominantly two-person households or fewer. The relatively low level of three-person households and above generally reflects the lower number of young to middle-aged family units and a high proportion of local seniors (couples and singles). Couple families with no children is the most common household type within the Shire. These household sizes align with people relocating to the Shire for a lifestyle change or retirement.

Population Projection Implications

- The 5-year age groups for the Shire of Nannup from 2016 to 2031 currently highlight that the most significant predicted change in age profiling is between 75 and 85 and over, where an increase in population numbers is expected.
- The low and decreasing number of young adults living within the Shire implies that the working-age population within the Shire is diminishing further over time, with a sharp decline from children to young adults and to the age of 64. This will place an increased burden on the health service industry, which is unlikely to be affordable and sustainable in the area without intervention.
- An anticipated decrease in middle-aged adults, especially those between the ages of 40 and 59 (typically those with older families of High School age and who have been in the employment sector for many years). The predicted decline is likely attributed to limited local job opportunities. This will be further exacerbated with the current movement away from the timber industry, which is due to close and see a loss of jobs in the coming years. Based on current production, these job losses are not substantial but reflect the critical challenges that must be addressed in providing alternative employment locally.
- Changing such a profile over time will require intervention on several fronts, particularly from both state and federal governments, which are critical in providing necessary investment in education, family services, enabling development for new housing, and associated employment opportunities.
- Attracting and retaining young adults and key workers aged 20 to 34 will be a critical element of such investment. These changes will not result in immediate results, but a case needs to be made to redress the balance over time.

4. Site Audit and Constraints

This section assesses the current site and constraints in relation to the NARTL Master Plan site and associated infrastructure. The audit is based on a visual assessment and does not reference structural and ongoing maintenance obligations related to specific structures.

4.1 Visual Building and Site Audit

A visual audit was undertaken of the site, current buildings and functionality. The detailed assessment is contained in Appendix 3, and the critical issues/challenges are summarised below.

Table 3: Visual Site Audit and key challenges and implications for future planning

NARTL Master Plan Site Audit and Commentary on Functionality and Challenges	Key facility considerations
Mill Site – Operational and Storage areas: • The Mill site is still operational but will be subject to imminent closure following the Western Australian government's decision to ban native timber logging by 2024. • The buildings and yards within the site are however at the end of their viable life and are used for the storage of previously cut Jarrah for processing. Much of the machinery is functional but showing significant signs of corrosion throughout, albeit that some of the buildings are of a more recent construct/refurbished. • The majority of the buildings have open sided access with conveyor belts leading between the buildings for the processing of the timber. • Within the site there are two large chimneys. One which is understood to be condemned and of a wrought iron construct and a separate brick built chimney which is largely intact with the exception of brickwork adjacent to the ground. It appears structurally sound and part of the heritage value of the site. One building provides ablutions and staffroom for workers with a shaded verandah. • To the south of the main Mill buildings is a large area of packed timber (waste) which covers an extensive area leading to the fenced extent of the Mill site. Within and adjacent to this area are redundant mill machinery buildings and equipment. • Beyond the mill site to the rear is the Blackwood River which is approached by steep banking. To the rear of the site is a site service road where vehicles transport the pulp from the site. The banking to the river has varying levels of bush cover but there is a high level of risk with contamination from the Mill site adversely impacting on the river.	• The Mill is currently operational and in private ownership, therefore not readily available for development. • The only building worthy of retention is the central chimney of a brick construct. Other Mill buildings have limited to no heritage value. • It is unclear whether the stored wood and waste material have contaminated the site. This would need to be confirmed, but the indication is that it has a low contamination potential. • The close proximity to the Blackwood River and its recognised Aboriginal heritage value will need to be assessed when the site can be considered for development.

NARTL Master Plan Site Audit and Commentary on Functionality and Challenges	Key facility considerations
The Mill extends to Nannup Pineridge Golf Club and North Street where the area is covered by relatively dense woodland.	
Nannup Golf Course: - The site consists of a nine-hole course (eighteen-hole provision) with a club maintenance shed and a dam (which services the wider park/recreation ground area). - At the time of the visit, the fairways were relatively dry. While the tees and sand greens were clearly marked and the fairways were clear, the course's overall appearance reflected the dry season (with tree debris scattered). The course extended into the adjacent drainage reserve and Mill land to accommodate one of the holes. - The site includes the Nannup Golf Course Dog Exercise Area, and overhead power lines mark the southern boundary, cutting through one of the fairways. - Fencing marks the divide between the golf course and the adjacent Timber Mill.	- The site represents one of the main entry precincts to the NARTL Master Plan and a critical link between existing camping and event space. - The golf course is constrained and extends onto land outside Shire control. Due to the restricted land area, the long-term relocation option could be considered.
Mill Cottages and broader site area: - A range of old Mill Cottages, which are understood to be rented off Parkside, are located throughout the site. Each cottage is relatively small and has a corrugated roof and timber boarding. It is surrounded by a small garden and a picket fence. The cottages are all of a similar design, with a front verandah overlooking a central access road, off which are private drives leading generally to a carport. They are at a higher level than the adjacent Mill site and provide a relatively unique character. - The Mill Cottages are surrounded by open space, which remains relatively unencumbered. Adjacent to Brockman Highway are a mixture of natives and non-native trees set back from the road. On the broader site are a number of dispersed former Mill Workers houses, some of which front Brockman Highway off Flat Steet and others adjacent to a separate access road (Middle Street) to the southern portion of the site where Staff Street is located and swings around to intersect Middle Street at the junction leading to Pobblebonk Farm. - Power lines and underground pipework are located in the area with clumps of tree cover, but essentially the site is open and gently sloping down towards the Blackwood River. - To the west of the site and behind the Mill site are another series of residential properties serviced by a distribution road off Middle Street. Middle Street also services the former Mill Managers Cottage, which has been sold to a private owner with a large dam adjacent. Staff Street is a dirt road with access to a former	- The historic cottages represent a valuable heritage component of the site, which should be retained in any future development consideration. - The elevated nature of the site and gradual undulation provide opportunities for extensive uninhibited development on higher land, which is unlikely to be subject to seasonal flooding. The lower land near Pobblebonk Farm is likely to be more constrained. - One of the most significant considerations will be structuring the land and protected road access to existing residential properties. - Critical considerations relate to the extent of servicing, access onto the

NARTL Master Plan Site Audit and Commentary on Functionality and Challenges	Key facility considerations
weigh bridge adjacent to it. The area on either side of the road is relatively open and free from bush/tree cover, which emerges on the site's southern boundary. • Prior to entering Pobblebonk Farm, there is a drainage channel with a single-track road access over it. The drainage channel is deep and has extensive vegetation. Adjacent is a small memorial. The Mill site is bordered by a small security fence and access gates throughout. • Access to Pobblebonk Farm is via a single-track dirt road with gated entry. The site incorporates a series of buildings set above the Blackwood River, which meanders around the farm's boundary. The land surrounding the buildings is relatively low-lying and subject to flooding in the high water season, with a substantial wetland area to the west of the site.	Brockman Highway, and the fact that the land is almost entirely privately owned.
Recreation Centre, Sporting Oval, Playground, Courts, Pump Track and Sports and Recreation Association Pavilion: • The oval showed signs of wear and tear and was uneven in places, but with a reasonable grass cover. It is set below the Brockman Highway with banking surrounding it to the east and dropping away to the golf course and dam to the west. Having a north-south orientation is the optimal positioning. • Opposite the oval is the sporting function centre, recreation centre, and adjacent grassed area, providing two cricket nets. • The function centre has extensive glazing with good views to the south, east, and west, incorporating a bar, function space, kitchen, and public toilets. • The adjacent building attached to the Recreation Centre incorporates the committee room, external and internal changing room space servicing the sports hall and outdoor oval. • The area between the buildings provides extensive shade cover. The newer facilities are well-maintained, functional, and have a contemporary design. The sports court is ageing and lacking contemporary design features. • The broader Recreation Precinct behind the sporting function centre and recreation centre includes one golf fairway and green, which can potentially conflict with the adjacent courts, playground, pump track and skate park. In addition, there is a yarning space surrounded by stones and logs with a Koomal Dreaming display highlighting the Aboriginal heritage value of the Blackwood River and referencing the Weiti Emu and the value of the surrounding land as a nesting area. • Playground features include a contemporary nature play facility covering an extensive area below the tree canopy. Nannup Pump Track is adjacent and runs parallel to the golf course. The facility is relatively new and well-maintained.	• One significant issue affecting the courts, children's play areas, and youth facilities is the amount of tree debris on the surface, which potentially poses a health and safety issue. • A second concern is the golf fairway and green, which are located immediately adjacent to the areas that should be targeted as being highly activated by residents and visitors. The area is the main entry point from the Town to the NARTL Master Plan and will likely be a focal point for enhancement and greater activation. The removal of the fairway and reduction in conflict should be a major consideration. • Overall, the Recreation Precinct provides high intergenerational and diverse recreational opportunities for the local community and visitors.

NARTL Master Plan Site Audit and Commentary on Functionality and Challenges	Key facility considerations
- A walkway (bitumen) is located between the pump track and the adjacent play area, including a flying fox, a traditional playground facility, and outdoor sports courts. - The park benefits from fitness stations adjacent to the footpath. The sports court area provides a multi-marked surface for netball use. Basketball and tennis. The court surface shows signs of wear and tear, and the general structure of the associated facilities is ageing (including the halogen floodlighting, which ideally should be replaced with LED for more efficient court coverage). A range of shade shelters and picnic areas are adjacent to the Brockman Highway, which is raised above the adjoining court area. - The Skate Park (floodlit with LED lighting) is located on the corner of Higgins Street and the Brockman Highway. It also shows signs of wear and tear, with the concrete splitting and damage in some areas. A high level of shaded shelter is adjacent, and the level of provision is generally reasonable.	While some infrastructure is ageing, the general quality of provision is good. However, it would benefit from a potential restructuring to address issues related to the golf course and tree debris hazards.

4.2 Site Analysis and Constraints

Appendices 4 and 5 contain a series of plans which highlight a range of constraints related to the site development. These are summarised in Table 4 below:

Table 4: Known Site Constraints

Potential Constraints	Considerations – Future Planning	NARTL Master Plan Implications
TECHNICAL		
Prevailing winds and annual rainfall	Prevailing winds across the site indicate a high propensity of southerly's and northerly's. The highest annual rainfall is from May to September, when median temperatures fall.	The prevailing winds and average temperatures will impact the location of any commercial/industrial use that may have odour/noise implications. Buildings and urban areas on the NARTL Master Plan must be designed to adapt to changing climate conditions.
Accessibility to the full NARTL Master Planning site	Access roads within the broader site investigation area are within private control and vary from bitumen surfaces to dirt tracks.	The main site access points are off the Brockman Highway. The road, path, and associated tenure will need to be resolved if the site is to achieve optimal development. This will involve early dialogue with the Parkside Group, in particular, to enable

Potential Constraints	Considerations – Future Planning	NARTL Master Plan Implications
	The ownership limitations can adversely impact future State Government/Agency expenditures on utilities or other supporting infrastructure to unlock the land's development potential.	a phased development of the site. Landlocked properties would be virtually unusable for development without a right-of-way.
Land tenure within the NARTL Master Planning site	The NARTL Master Plan site incorporates private, Local Government and State Government interests. The land, which is likely to provide the ability to develop the site initially, will be land outside of private control. This land is, however, unlikely to generate a significant income (or any income), which has the potential to unlock the site for development. The land in private ownership will be subject to further discussion and negotiation about potential phased development, contribution to any civil works required to unlock the land and alignment of any commitment from the State Government to enhance service infrastructure servicing the site.	Conflicts between the rights of private landowners and broader public interests are not uncommon in unlocking land for development. The prospect of windfall gains by private landowners has the potential to threaten the broader intent of the project and potentially adversely impact the livelihoods of residents/employees within the Shire. It is also important to stress that these windfalls cannot be achieved without the Shire instigating a modification to the current planning scheme. As the lead facilitator, the Shire must invest early in unlocking the development potential. This may require seed funding from the State Government, in the knowledge that the investment is at risk of the vagaries of private landowners.
Current land contours and drainage fall	The land currently falls predominantly east to west, with low-lying land adjacent to the Blackwood River in the west and north west that may be subject to annual flooding. However, water flow to the southern portion of the site is southerly and flows into an adjacent brook system, which enters the Blackwood River system. If appropriate measures are not incorporated into future planning processes, water flow could impact adjacent land outside of the NARTL Master Plan site. The site topography plans indicate that the land to the west, adjacent to the Brockman Highway and central within the site, is the optimum height for development and least constrained.	An approach to Water Sensitive Urban Design (WSUD) will need to be developed to minimise environmental impact, enhance sustainability, and reduce extensive stormwater run-off from the land. This concern was evident in the site audit due to deep drainage channels. A potential requirement to provide permeable pavements and vegetated channels (Swales) to convey and treat water before entering the Blackwood River system, and incorporate existing wetlands (notable at Pobblebonk Farm) within future planning. This may adversely affect the land capability and potential capacity, but it must be fully explored as part of the detailed future technical studies.

Potential Constraints	Considerations – Future Planning	NARTL Master Plan Implications
100 and 25-year flood-prone areas	The mapping highlights the 100 and 25-year flood events, which have informed the site constraint mapping. The primary considerations relate to land adjacent to the Blackwood River and its tributaries, with the Mill site and Recreation Precinct being largely unaffected. Bobblebonk Farm and land to the south of the investigation area are most affected, as is the land to the west of the golf course, which also impacts the camping and events area further north.	It will be essential to steer any future development to the higher land, which is not subject to a 100-year flood/storm. The lower land must adapt to incorporate temporary infrastructure, paths and signage/heritage recognition. While use of this land is not negated, it is likely to be seasonal and be utilised for the path connecting points.
Existing Site Vegetation	The site vegetation has the potential to restrict the land available for development further. Based on the feature survey and assessment of other plans, it is evident where the most sensitive natural bush/tree features are located. The areas of the Mill are unencumbered. Similarly, the central part of the site is largely unaffected. The most significant areas lie adjacent to the site boundary, but not all vegetated areas are appropriate and native.	The NARTL Master Plan will need to be developed around, where possible, the existing vegetation. Where vegetation is to be removed, it will be non-native. There will also be opportunities to strengthen the boundary treatment adjacent to the Brockman Highway, Blackwood River and Southern Boundary of the investigation area (which also has the potential to mitigate extensive stormwater events). The existing community facility and Recreation Precinct are the most heavily affected, and measures will need to be taken to reduce the conflict with existing infrastructure and the dangers of the surrounding trees shedding material onto surfaces and users (see below).
Current site buildings and infrastructure	The existing site buildings include an array of heritage properties and the historic mill buildings, which are located in areas above the 100-year flood.	With the exception of Pobblebonk Farm, the impact on the current residential buildings within the precinct is limited. The industrial land similarly remains unconstrained.
Land Contamination	The Mill operations have the potential to contaminate the land. Issues with wood preservation chemicals and runoff from toxic chemicals such as tannins, phenols, and resins can be leached into the surrounding ground. Effluent discharge can also be a cause for concern.	While it is understood that the Mill operations were clean and free from significant contamination, an assessment of the bulk timber storage, which has been present on site for a number of years, will be essential. To offset potential contamination

Potential Constraints	Considerations – Future Planning	NARTL Master Plan Implications
		issues, the development of bulk timber storage areas could be mitigated by retaining the cleared areas as public open spaces.
Heritage	The site benefits from significant heritage values and attributes from the post-colonial era and First Nations. The draft Municipal Heritage List identifies the site as containing a variety of high-value heritage structures associated with the Mill development (established in 1925). The original mill burned down in 1954, and only the chimney remained. The Mill Cottages are timber-framed and weatherboard structures. The land adjacent to the Blackwood River and its tributaries is within or adjacent to the Wagyl Kaip & Southern Noongar Indigenous Land Use Agreement (ILUA). Under the Aboriginal Heritage Register, the river is referenced as Creation / Dreaming Narrative Region – Southern. An adjacent site is identified as having artefacts scattered around the area (potentially from camping and also carried through floodwaters).	The Mill Cottages form an integral aspect of the place and should be retained with the original chimney. The other Mill buildings are less valuable, have relatively low heritage and aesthetic value, and have limited retention value. Local governments do not require a Noongar Standard Heritage Agreement (NSHA) to be entered into. Still, it is considered best practice under the Aboriginal Heritage Act 1972 (WA) when conducting Aboriginal Heritage Surveys in the ILUA areas. Researching the broader site around the Blackwood River, including an ethnographic survey to collect detailed and qualitative data about the land's previous use and potential recorded heritage value, will be critical.
Clashing activities	The constraints mapping identifies several areas with potential constraints due to non-compatible activities. These largely relate to the interface with the golf course, industrial areas, and existing or future residential areas.	The golf course, being constrained within a relatively small area, has the potential to conflict with vehicular movement on the adjacent road and with one of the holes running parallel to the existing play and recreation areas. In addition, it runs parallel to the industrial land (and on its southern perimeter is located outside the permitted use). Where possible, these conflicts should be mitigated within the future planning processes.
Bushfire Risk	Considered to be a high risk. Currently, the site is subject to potential bushfire risk, which extends over the Recreation Precinct, surrounding the existing Mill Cottages and adjacent to the southern portion of the site. Of particular concern is fire escape	The areas of bushfire risk will require a higher standard of fire-resistant materials, together with the potential creation of buffer zones through the clearing of some additional vegetation as part of the Master Plan structuring. The ingress

Potential Constraints	Considerations – Future Planning	NARTL Master Plan Implications
	ingress and egress, which currently is not provided for, but will be required to be enhanced with more intensive development.	and egress to the site and the broader area must be carefully considered. This is a known constraint currently in accessing Pobblebonk Farm.
Local Planning Strategy Zoning - Modifications	The LPS 2018 provides the rationale for zoning and other planning controls in The Local Planning Scheme No.4 (gazetted on 24th November 2022). Currently, the land is zoned as a mixture of: • Course and Recreation area (178,954m²). Zoned: Public Open Space Golf • Timber Mill Site and houses (345,093m²). Zoned: Special Use SU1. • South of Timber Mill Site (85,775m²). Zoned: Special Use SU1. • Strips South of Timber Mill Site (various). Zoned: Special Use SU1. • Pobblebonk Farm (88,727m²). Zoned: Rural Smallholdings. • Zoned: Reserve - Government Services (excluded from the NARTL Master Plan). The Shires LPS identifies a wide variety of uses for the land, which will likely require amending to ensure consistency and accommodate all potential usage classes.	Amendments to the LPS will need to be initiated by the Shire in conjunction with the landowners following the standard statutory process, including public consultation and approval by the WAPC. Given the likely time implications, this will need to be instigated early after adoption of the NARTL Master Plan for potential sourcing of funding opportunities and advocacy work to be commenced.
Utilities & service infrastructure	Current utilities and service infrastructure are known to be limited, with power supply, sewerage, water supply, and telecommunications stated as being either at capacity or below an acceptable standard. A Dial Before You Dig request indicated limited site servicing across all infrastructure. A significant risk is the age of the infrastructure and the likely need to replace it to ensure it is compliant with current code.	The site cannot be developed without significant external investment to upgrade services. This is likely required of the State Government and a potential contribution from private landowners. However, the latter will likely be challenging to achieve without a guaranteed return on investment.

Potential Constraints	Considerations – Future Planning	NARTL Master Plan Implications
Local Planning Strategy Zoning – Service Provision	Currently, the site is split into various lots and land parcels. Different zones have specific regulations that can limit the type of services that can be provided. The Local Government Guidelines for Subdivisional Development set out the minimum subdivisional design and construction requirements. These guidelines must be adhered to, which can limit the flexibility of service provision.	Private control of land access can restrict the ability to provide services across multiple lots. Easements and rights of way may be required to ensure access, which can be legally and logistically complex. It is essential that these aspects are resolved early in the planning process, and all parties fully understand contributions in a phased development. It is also limited by the existing road network within the site and the need for new road construction. This will potentially require a Traffic Impact Assessment (TIA) before seeking additional planning approvals.

5. Trends Related to Regional Growth

To support the analysis a number of critical statistics have been researched. These provide an indication of the future growth needs and opportunities.

5.1 Liveability Considerations

Liveability in the broader South West has been raised as a critical issue through previous publications from the Regional Development Commission and the Shire of Nannup. Maintaining a high quality of life for residents is critical to attract and retain key workers. The current liveability issues in the region are directly related to the Shire of Nannup and include:

- Housing affordability remains a significant concern. The region has seen a significant increase in housing prices, and many residents are experiencing challenges in finding affordable housing options.
- The rental market has also experienced a surge in demand, leading to higher rental prices. This trend has been particularly noticeable in the coastal towns and cities.
- Access to public transport varies across the region. Only the larger towns and cities have reasonable access to public transport networks, while smaller (and less financially viable) rural areas, such as the Shire, face limited options. While efforts are being made to improve connectivity and accessibility, this is constrained by ongoing financial limitations.
- Investment in infrastructure, such as roads, public transport, and community facilities, is crucial to support the growing population and enhance liveability. Recent projects (including upgrades to major highways to bypass Bunbury and the expansion of the Vasse Highway to Busselton) provide an opportunity to attract higher numbers of visitors and workers from Metropolitan Perth.
- The employment rate in South West Western Australia has been relatively stable, with key industries including agriculture, tourism, and mining providing job opportunities. However, there are concerns about job security and the availability of skilled jobs. This is a concern for the Shire, where the availability of skilled jobs locally is related to public administration at the State and Local Government levels.
- The region has experienced economic growth, driven by tourism, agriculture, and renewable energy sectors. While this growth has contributed to improved living standards in the broader regional areas, it requires continued investment in local communities to respond to available opportunities (i.e. in tourism accommodation, access to a diverse range of services, and reliable telecommunication services).
- Access to healthcare services is a critical factor in liveability. South West Regional WA has a mix of public and private healthcare facilities, and ongoing efforts are being made to improve access and quality of care, particularly in rural areas.
- Mental health services and support are essential for residents' well-being. There has been a focus on increasing awareness and access to mental health resources, especially in response to the challenges posed by the COVID-19 pandemic and its resultant social and economic challenges.
- The region has a range of educational institutions, from primary schools to universities. Investment in education infrastructure and programs (and increasing accessibility) is critical to ensure fairness and equity in the availability of quality education for all residents.
- Community facilities, including parks and Public Open Spaces, recreational centres, and cultural venues, play a significant role in enhancing liveability. It is important to continually invest in

managing these assets, ensuring they are contemporary in design and capable of expansion to meet the needs of the growing population and serve visitors.

- Environmental sustainability is a key consideration in the broader South West, where promoting sustainable practices, such as renewable energy projects, conservation efforts, and waste management initiatives, has been high in profile. With the change to the timber industry, opportunities exist within the Shire to focus on eco-tourism, environmental education, events and festivals related to the unique landscape and heritage, and developing a range of sustainable agricultural practice initiatives. Building on the Shire's major attractions is essential to attract visitors and residents while preserving the natural assets.

5.2 Dwelling Composition and Seniors Provision

The current dwelling composition for the Shire highlights the lack of diversity within the housing stock, with the most notable considerations being:

- There is a comparatively high level of dwellings owned outright within the Shire. Most of these dwellings are owned outright, with a high level having no mortgage commitments.
- Generally, the dwelling structure comprises a high number of separate houses in comparison to WA and Australia.
- Rental accommodation is comparatively low, and this has a consequential impact on the ability to attract lower-income households into the area.

Table 5: Dwelling Characteristics 2021 (ABS Census)

Dwelling structure	Shire of Nannup	Western Australia	Australia
Dwelling structure - Separate house	90.0%	79.7%	72.3%
Dwelling structure - Semi-detached, row or terrace house, townhouse, etc	2.0%	13.0%	12.6%
Dwelling structure - Flat or apartment	3.7%	6.5%	14.2%
Dwelling structure - Other dwelling	2.2%	0.6%	0.6%
Tenure - Owned outright	45.5%	29.2%	31.0%
Tenure - Owned with a mortgage	27.9%	40.0%	35.0%
Tenure - Rented	22.1%	27.3%	30.6%
Other tenure type	2.2%	2.1%	2.0%
Tenure type not stated	2.2%	1.4%	1.5%

Ageing with Choice: Future Directions for Seniors Housing 2019-2024 (Ageing with Choice) report was released in October 2019 and ended on 1 October 2024. The report sought to increase housing choice to enable older Western Australians to age in place, through a variety of actions led by multiple government agencies¹. Key considerations are:

- The importance of age-friendly communities, homes that support ageing in place, affordable housing innovations, and better options for renters.
- Seniors must meet the Department of Communities' eligibility criteria to be eligible for public housing. The Shire has a high number of self-funded retirees, which creates a significant issue in the development of future provision and the need to actively engage and potentially partner with commercial providers.

¹ <https://www.wa.gov.au/organisation/departments/departments-of-communities/ageing-choice>

- An Affordable Housing Action Plan is referenced, including actions to expand the supply of affordable homes that can support ageing. It also focuses on demonstrating and trialling innovative housing options.

5.3 Tourism Trends

Tourism Trends in South West Australia have recently experienced significant growth in the region. The key indicators from Tourism WA² state:

- The region welcomed approximately 2.5 million visitors in the year ending September 2024. This includes both domestic and international visitors.
- The total visitor spend for the year ending September 2024 was \$1.2 billion, representing a 20% increase compared to 2019.
- Domestic visitation increased by 5% from the previous year's 2.38 million visitors.
- Research indicates that a significant portion of domestic visitors are repeat visitors.
- While international visitors were below the 2019 peak, global tourism has steadily recovered.
- The average occupancy rate for hotels and short-term rentals (e.g., Airbnb) has steadily increased. The data shows a positive trend in accommodation performance across the region.
- The average daily rate for accommodation has also seen an upward trend, reflecting the growing demand for quality lodging options.
- Tourism WA surveys reveal that visitors to South West Australia generally have positive experiences. The research explores visitor expectations and satisfaction levels, with a focus on authentic Aboriginal tourism experiences.
- The most common visitor experience is exploring natural landscapes, wildlife, and cultural heritage sites. Popular activities include visiting national parks and beaches and engaging in outdoor adventures.
- Tourism continues to significantly contribute to the regional, state, and national economies. Its economic contribution includes direct spending by visitors and the broader impact on related industries such as hospitality, retail, and transportation.
- One of the key challenges facing the tourism industry in South West Australia is balancing growth with sustainability. The Regional Development Commission supports efforts to promote eco-friendly tourism practices and protect the natural environment.
- Investment in infrastructure, such as transportation and accommodation, is crucial to support the growing number of visitors and enhance their overall experience.

5.4 Arts and Cultural Considerations

The Arts and Cultural opportunities in any area grow as a result of the relatively unique character and community. It is important to be able to reflect this in any future development and not adversely impact on those aspects. The Cultural Plan 2021-2026 outlines objectives for arts, heritage and culture, environment, facilities and infrastructure, and tourism. The plan aims to ensure future cultural and heritage investments are authentic and compatible with Nannup's character. Critical to the NARTL Master Plan are:

- Providing complimentary infrastructure to support the several cultural events and festivals, such as the Nannup Music Festival and the Southern Forests & Valleys Heritage Festival. As these events attract homegrown, national, and international artists, musicians, filmmakers, and creatives,

² Tourism Western Australia(<https://www.tourism.wa.gov.au/research-and-insights/visitor-statistics>) and [Research & Insights](<https://www.tourism.wa.gov.au/research-and-insights/visitor-statistics>).

contributing to the local economy and enhancing community life, it is critical to ensure infrastructure continues to support the industry.

- The region is home to the Noongar people, who have a rich cultural heritage that spans over 50,000 years. Aboriginal cultural tours and experiences offer insights into the Noongar people's traditions and history³. Currently within the Shire of Nannup the heritage value and importance of the Blackwood River is not optimised as a visitor attractor. It will require ongoing engagement with the relevant Aboriginal community to ensure the heritage value is fully understood and reflected in future development opportunities.
- Regional and Shire studies emphasis that the South West is a melting pot for artists and creatives, thanks to its inspirational landscapes and laidback lifestyle⁴. The Blackwood River Arts Trail which incorporates Donnybrook-Balingup, Nannup, Bridgetown-Greenbushes, and Boyup Brook in April 2025 highlights the breadth of opportunity across the region.
- Participation in cultural and creative activities is high in Western Australia. In the 2021-22 financial year, 32% of adults participated in at least one cultural activity, with women being more likely to participate than men. Attendance at cultural venues and events is also significant, with 44% of people attending the cinema, making it the most popular cultural venue or event⁵.

³ <https://australiassouthwest.com/culture-and-heritage/> Australia's South West Dream Deeper

⁴ <https://australiassouthwest.com/culture-and-heritage/> Australia's South West Dream Deeper

⁵ Community Impact Hub

6. Stakeholder Engagement Outputs

A detailed engagement process was undertaken, which included the following:

- One-to-one interviews were conducted with 24 community groups throughout April 2024.
- Detailed engagement with a range of landowners.
- Community Workshop held in the Recreation Centre on 29th April 2024 with 82 attendees.
- Shire Administration Officer interviews on 27th and 28th May 2024.
- Other stakeholder interviews/survey undertaken in May and June 2024.
- Presenting the findings and options to the Executive Management Team in August 2024 and seeking feedback on the community consultation output, precinct options, and initial recommendations.
- A presentation to the Elected Members of Council in September 2024 to brief them on the project findings and options and seek feedback.
- A community workshop held in October 2024 to outline the development options and explain the rationale behind the development components of the site.
- A public consultation process in December 2024, including an overview of the development options, and seeking further feedback.

The table below highlights the key outcomes of the community workshop and engagement process. It is followed by a summary of the one-to-one engagement processes undertaken during the project development. The full report is provided in Appendix 6.

Table 6: Overview of Main Community Consultation Outputs

Theme	Outputs	Implications
Aboriginal, natural and recent heritage	The Nannup community recognises that significant Aboriginal, natural, and recent heritage sites, buildings, and natural processes exist within and adjacent to the project site. The natural history and proposed GeoPark are also well supported. The Mill operational buildings and cottages articulate the character of the town's main street and the working mill town character. The Blackwood River, its environs, natural resources, and cultural associations are important to Nannup.	Protecting cultural and natural areas and providing interpretation to acknowledge their relevance and importance is essential. Any development must respond to the existing character and style, particularly regarding protecting and repurposing key Mill buildings. It is essential to protect, enhance and build on the heritage values of the River and its various cultural, arts and recreation trails.
Accommodation, infrastructure services and fire	The Nannup community are acutely aware of the central issue of limited affordable and suitable accommodation in the town and surrounding district. However, this	A range of accommodation types with servicing infrastructure is required to sustain tourism, significant events, family, aged, group and single housing demand.

Theme	Outputs	Implications
	needs to be planned around a quality demographic projection. Access, pathways, and road infrastructure need to acknowledge the existing town, main street, and traffic character.	Careful planning and design are required for emergency response access and egress. The town has limited access to water, sewer, power, and telecommunications.
Sports, recreation and trails	The community highly values Nannup's limited town-based sport and recreation facilities. Rivers, mountain bikes, gravel riding, and other trails are important economic drivers that fit well with the town's surrounding landforms and uses. A key driver is the 2026 UCI Gravel World Championships, which will bring around 25,000 people worldwide for the week-long event.	A review of the sport and recreation facility's form and functionality is required to allow multiple uses and increase the site's activation. Further trials, supporting infrastructure, and service development have excellent potential to be incorporated into the NARTL Master Plan. To support trail tourism, an information centre and practice/development areas for lower-skilled cyclists are needed.
Arts, tourism, festivals and events	Through one-to-one interviews and the community workshop, it is clear that the community is enthusiastic about developing Nannup as an arts and skills development hub for the district. Well-articulated proposals for performance and display spaces, services, and programs focus on the Mill site, coupled with ideas for heritage, interpretive, and community facilities and activities. An artist-in-residence demonstration space and suitable accommodation for artists are also required. A visitor centre promoting community resources, trails, events, places, and activities is required at the project site. Nannup should build on its success as an events town and promote a year-round calendar of activities.	It will be essential to test the viability of expanding the arts and cultural service offering within the NARTL Master Plan site. However, it is important that the current Timber operators, the Parkside Group, support this initiative. The potential opportunity to offset windfalls from the site's development could enable an arts and arts skills development hub for the district, which could also incorporate an artist in residence and align with the broader Blackwood River Alliance of Councils. The opportunity of a visitor centre would also be subject to the same test. It could be incorporated as part of a hub or as a stand-alone facility elsewhere if the current landowners are not amenable to the development.
Education and skills industries	Proposals and ideas aim to address district schooling, agricultural and horticultural skill development, artist incubation and learning, and display, learning, and demonstration spaces. The District High School is seen as inadequately resourced to address district education requirements.	Regional skills development facilities and programs could support the school and address youth and early employment opportunities in farming, alternative technologies, arts, home building and gardening.
Community services	Improved transport and visiting providers could better serve elderly and disabled	Addressing other study themes will assist with population growth and

Theme	Outputs	Implications
(Seniors, Youth, Health)	residents, allowing them to access doctor and specialist care. Emergency services are also required for events and cycling activities.	attract service providers for youth and mental and physical health services.
Other commercial development	The Nannup community understands the need for local employment opportunities for the town to prosper and grow. This is particularly important for attracting and retaining youth and young families in the area. Residents have articulated a need for a shopping centre with speciality shops, and the project site could accommodate community and commercial buildings for local produce, tourism, community group offices, service providers, and businesses. A light industrial area could also be incorporated into the Mill site.	Initially, jobs and businesses should support current local trails, events, arts, and agriculture industries. Once the mill operations cease, the mill employees will require new or different skills. The information gathered through the document review, interviews, and community workshop will inform further discussion of planning the NARTL Master Plan project site development.

The critical outputs from the one-to-one meetings are provided at Table 7 below:

Table 7: Key Consultation Outputs from the One-to-One Engagement Process

Group	Key Requirements/comments
Community House	- Urgently need affordable housing and homes with a minimum ¼ acre block. - Link activities to the sports centre, which is the backbone of the community. - Green the golf course for golf, walking and other activities. - Golf driving range. - Repurpose mill buildings for a historical society that is very short on space.
CWA	- There is a need for disability services. - Want to keep the feel of the town and heritage value. - Opportunities for jobs within the community are an issue. - Need to maintain green spaces.
Forest Rally	- Would like to see a facility that offers driving training for families on tarmac and gravel surfaces. - Continue to run within the plantation with high-quality surfaces. - A small stage for views in Nannup would be beneficial.
Golf Club	- Although we would like green fairways, we can deal with sand greens. Limits on the water supply don't suggest that grass will be an option for the foreseeable future. - Holding events on the course impacts the maintenance of the grass. - Require their own captain's room so they have their own space, as the community centre can get booked out, and they are unable to use it.
Nannup Arts Incorporated	The mill site should include event spaces and a variety of indoor and outdoor venues for shared use.

Group	Key Requirements/comments
	• Address the needs of young / emerging artists to bring the next generation through. • Maintain heritage character and the main street character.
Nannup Basketball Association	• A barrier to growth is a non-compliant court and a lack of training space. • Growth issues have corresponded to the school's decline/growth. • Require an upgraded multi-use recreation centre.
Nannup Chamber of Commerce and Industry	• Require better coordination with businesses for power service upgrades to prevent damage and downtime (power, telecommunications, access, water, and sewerage). • High level of AIRBNB ownership and short-term accommodation for holidays and events. Accommodation in the town for permanent residents is required. • It would require a small shopping area, a bridge across the Blackwood River, a caravan overflow and car parking area, and a Mountain Bike Pick-up and Drop-off.
Nannup Community Resource Centre	• Youth retention is a significant issue—the town will not sustain itself if this doesn't change. We want people to own their own houses and work in Nannup. • Employment issues—start with a lack of permanent accommodation—advocate for business growth outside of agriculture and tourism. • Aged care homes would benefit many residents. Medical/elderly services are needed in Nannup. • The business district needs to be extended to cater to the basics in the community that currently do not exist.
Nannup Cricket Club (Tigers)	• Housing is required for short and long term. • Require school and after-school improvements. • Lack of local employment – timber mill. Need a niche market relevant to Nannup.
Nannup District High School	• School is neglected – evident with the oval and its issues with reticulation • The basketball courts and football oval are below standards. If the facilities were up to scratch, the school would be open to the community. We would like to have partnerships with universities and TAFES. • The ideal number for school students is 400, but Nannup's probable intake would be 200.
Nannup District High School – student feedback	• Improve the park. • Art and craft classes that are affordable. • After-school recreation and sports club – archery, art, Lego, skateboarding, etc. • More houses for people to live in / affordable rent. • More places to hang out. • More and better-paid jobs.
Nannup Flower & Garden Village	• To keep the character of Nannup, which brings people in, development would have to complement Main Street.

Group	Key Requirements/comments
	• Development controls around the biodiversity village. • Address housing shortage. • Part tourist/part residential. • Looking for multi-use, shared spaces and facilities. • Would like to see the heritage/museum site at the mill with district displays • Would like a permanent space to run community workshops all year round.
Nannup Geoparks Inc.	• Want to become a UNESCO Geopark and present high-quality information regarding abiotic and biotic in the area (the World's largest valley of lava flow underneath the Townsite). • Nannup sits in 1 of the 25 biodiversity hotspots across the world. • The intent is to grow sustainable financial benefits for the community and enhance knowledge in the local community, emphasising technology for all users.
Nannup Historical Society	• Would love to see the use of the mill as a historical site. • Permanent resident housing. • A bigger complex for short-term accommodation. • Event space. • Short-term caravan park. • An artisan light industrial area could potentially work and benefit from being away from the main street.
Nannup Lions Club	• Would like to continue by attracting younger recruits. • No meeting rooms. • Could benefit from accessing a storage shed.
Nannup Men's Shed	• Limited permanent housing restricts trade, Shire, and State Emergency Services employee residency. Short-term camping and accommodation are limited, and there is a need for low-cost long-term and short-term accommodation. • 1 in 100-year flood area on the lower part of the Mill site. • Maintain heritage mill character and fixtures – much of the old equipment is personally possessed. • Tourist precinct with short-term accommodation. • Facilities for the families' children are required. • Access for fire services – availability of water.
Nannup Mountain Bike Club	• Expand the offering to kids for trainers and activities. • Expand for casual / fitness riding. • Use golf surrounds for beginner trails. • Use the mill site for public gallery spaces and indoor and outdoor arts. • Village accommodation: temporary, permanent and freehold. • Utilise open spaces and vacant land for town purposes. • Ensure a long-term business plan for the town – how will it generate income and employment?
Nannup Music Club	• Currently, Growth is restricted by event space at capacity, and the town is just coping with parking and accommodation. • Power and water upgrades are required at Brockman Street. Town services include water, power, sewer, and internet. A Telecommunications upgrade is essential (there are opportunities for additional NBN services

Group	Key Requirements/comments
	- for significant events). - Consider continued artists' performances at the amphitheatre (accommodation at Village Green). - Educational development. - Continued use of the golf course for camping. - Accommodation – short, medium, and long required. - A critical concern is fire escape and access routes during significant events.
OMG Mushrooms – Pobblebonk Farm	- Showcase local produce – already happened in the South West food bowl, but does not show people how to do it - Use the land for sustainable agriculture with farm-to-table opportunities – there is currently no place that shows you how to grow the farm - The mill needs to be preserved, and the history is an integral part of the Shire – look to have a heritage and culture centre - Potentially look at glamping, but need to be away from the roads and near the riverfrontage.
Ride WA	- Social interests—after-hours experience is non-existent; e.g., high-profile participants go back to Margaret River for engagement. - Priority to address growth in the trails industry and Cycling tourism - Priority investment in property/accommodation - The mill site would be helpful for cycling support/visitors centre and lower-level cycling facilities, along the river.
South West Development Commission	- Pemberton cottages are a good example of what can be done for tourism opportunities. - Parallels between Collie and Nannup with a removal of industry for employment opportunities for the community - Nannup doesn't have any current services that keep people in the area for an extended period - Recreation – currently has a good recreation centre that can be an emergency evacuation space - Look to increase density within the town centre
South West Foodbowl	- Collaboration to develop a program by Agriculture and Education is required to improve action and knowledge - Need services for the elderly - Need light industrial opportunities - Need opportunities for young people - Maintain the mill as a demonstration place for old trees harvested as a museum with heritage services around it - Develop sports and recreation for minor formats, such as indoor sports.
Warren Blackwood Alliance of Councils	- Need to attract the younger generation who are likely to start businesses in Nannup - Childcare is an issue as it is currently at capacity - Expand industry development - Doctors are looking to expand services in Nannup – they are currently limited in what they can offer. - Need infrastructure and Public transport
Undalup Association	- The Blackwood River site is an integral part of the cultural history. - Protection of the river is of the highest importance. - Acknowledge the Indigenous site as a stopping and resting place. - Involvement with the school to teach history and education regarding the

Group	Key Requirements/comments
	history of the river and the surrounding areas. • Current studies are only surface-level and are likely to find out more with future development. There is a need to tell the whole story and show that culture still exists before the settlement. • The whole area encompasses a massacre site that must be studied, verified, recorded and appropriately respected.

After the above consultation had been undertaken, further discussions were held with Parkside Group, as a major landowner, to ensure they were briefed on the potential outcomes and opportunities. The initial feedback referenced the following:

- Parkside purchased Auswest Timbers in 2018 and the Nannup mill site in 2020 as an operating sawmill with a log licence. In 2021, the State Government announced the cessation of old-growth forest logging.
- Around 50% of the 80-acre (32-hectare) site is used for logging.
- Contamination is likely to be limited to treating railway sleepers, and other poisons associated with mills were not used at Nannup.
- The Mill cottages are rented and are slowly being painted and renovated.
- Middle Street is a private lot (former Mill Managers Cottage), and the home is owned privately.
- There is one mains water supply on Warren Road and no deep sewage, other than existing from View Terrace
- The intention is to retain all of the cottages. Potential opportunities include adding higher-density housing between the mill and golf course and short-stay aged care, residential care, and light industry.
- The main investment driver for Parkside is commercial business.

Further feedback indicated:

- The group did not support community arts or heritage uses, as this was not commercially attractive.
- An initial reticence to become involved in the detailed planning and a request to see the initial plans once the options had been considered further.

7. Key Themes and Opportunities

The key themes identified during the community consultation and engagement process were aligned against the previous research into the site constraints and challenges, to identify the opportunities available and how the site may be structured. This section references the first stage of structuring the site opportunities.

7.1 Key Themes

The critical aspects which were identified as being essential to the future of Nannup included:

- Aboriginal, natural and recent heritage is essential to the town's character, culture and history.
- Accommodation, utilities, infrastructure services, and fire management are currently lacking.
- Sports, recreation and trails are essential social and economic drivers.
- Arts, tourism, festivals and events are significant economic and cultural drivers.
- Education and skills industries are significant economic and social drivers.
- Community services (Seniors, Youth, Health) are lacking.
- Light industrial, agricultural and commercial development must be attracted and supported.
- Quality relationships with a supportive Shire are essential.

As part of the initial planning process following the NARTL Master Plan site assessment, a series of development precincts were established against which the key themes could be aligned. At that stage, it was determined that incorporating community arts or heritage uses as a significant land development option for the Mill site was unlikely to be met favourably by the current landowner. It was considered an integral part of future light industry, should the site conditions allow. Several other critical factors influence the development of the NARTL Master Planning options. These include:

- **Population growth and population services:** The projected population growth referenced in earlier sections indicates a 'business as usual approach,' which would result in relatively steady but slow growth related to the gradual release of land for development.

To grow the population at a higher rate, intervention measures aimed at changing the demographic profile and providing an attractive and compelling case to attract State and Federal Government investment, together with additional private/commercial investment, will be required.

For the NARTL Master Plan to influence the growth and retention of a diverse range of ages and household types, the site must align with improved services locally (see below).

- **Volunteer capacity:** Many of the key organisations within the Shire identified this as a critical constraint. To increase volunteer capacity, it is critical that supporting infrastructure aids and assists the chosen activity that volunteers are involved with.

In the Townsite, the option to enhance the current and event space and associated supporting infrastructure is essential. This can range from increased opportunities to provide additional camping, event space, and access to higher-quality site servicing (including more stable communications). Some aspects may not be readily transferred onto a Master Plan but are critical to implementation.

- **Attracting appropriate employment industries:** The ability to attract external investors and localised employment will be compromised without providing necessary social infrastructure (health, education, training, sporting, recreation, youth and family support services). The focal

point for the Shire of Nannup is to create opportunities to attract appropriate employment industries by establishing the framework for investment. It is not the role of the Shire to invest substantial resources in attracting businesses, but to strategically intervene in areas where they can exercise control and return on investment. This will necessitate a focus on the advocacy and development of social infrastructure to enhance the relative attractiveness of businesses investing in the area.

- High School development:** The Shire will need to work with the High School and Department of Education to ensure the conditions for an extended school role through to year 12 can be met. Again, this is likely to be a long-term development goal that is reliant on a number of other structural matters being delivered.

Regarding all of the above, the initial NARTL Master Plan was developed into a series of nine (nine) precincts against which potential opportunities could be delivered. These precincts are identified in Figure 3 below.



Figure 3: Initial Precinct Considerations

Table 8 details the rationale behind each precinct option and the risks associated with each. It should be noted that these precincts worked within the current infrastructure located within the broader NARTL Master Plan investigation site to provide the most efficient development from both a cost and structural perspective. The alignment with the existing town centre necessitates the current recreation precinct as the main entry point. It will be critical to ensure this is integrated within any future land development north of Higgins Street.

Table 8: Initial Precinct Option

Precinct	Opportunities	Risks
Precinct A - Industrial	• Currently houses the operational infrastructure for timber mill operations. • Freehold ownership by the private company Parkside. • Identified by the community as suitable for future performing and manual arts, as well as light industrial purposes. • Retrofit mill land and infrastructure for ongoing light industries. • Industrial arts and a museum as a longer-term objective. • Integrate with education and training.	• The privately owned mill site is in operation and subject to economic priorities for land release. • Investment and State support. • Potential investment in performing and manual arts may not be deemed a suitable investment return for the landowner.
Precinct B - Education	• Short-term District High School support and investment for high-quality, vibrant, diversified learning opportunities. • Longer-term education and employment pathways in a range of fields for children and the redeployment of adults. • State agencies responsible for education and training need to prioritise Nannup as a key training centre to attract significant investment in: ○ Student housing. ○ Small business training. ○ Agriculture and horticulture skills and career pathways. ○ Performance and arts learning and development. ○ Indigenous Rangers training and accommodation.	• Shire's capacity for advocacy and facilitation. • State Government priority and investment. • Parkside redeployment program. • Agriculture and horticulture innovation hub support from the State Government/education institutions.
Precinct C – Arrival & Recreation	• Arrival legibility and ease of access for visitors. • Safe, attractive (shaded), served with a restroom and picnic facilities. • Wayfinding and locality identity with clearly defined pathway routes, and parking for vehicles with trailers and caravans. • Parking, resting, orientation and interpretation • Wayfinding and identity. • Clearly defined pathways. • Trails and associated facilities. • Main street and town centre. • UNESCO GeoPark with future extension along the Highway and within future tourism/heritage development. • Trails information. • Tourism information. • Protect and upgrade utilities.	• Capital project and operational funding will be required from the Shire. • Potential conflicts with the current golf course layout will need to be resolved. • Staged tree removals and replacements over skate and play spaces are advocated, subject to arborist assessment. • Recreation centre toilet facilities, sewer, water and power servicing upgrades – relatively unknown costs. Dependent on the quality of the service infrastructure.

Precinct	Opportunities	Risks
	• Highly valued sports and recreation for the local and visiting community. Arts, events and youth-focused groups need more flexible open spaces adjacent to the recreation centre. • Reduce demand on the indoor basketball facility by extending court space. • Expanded opportunities for clubs and sports. • Recreation centre toilets and outdoor additions for events and activities. • Adventure course, skate park and hard courts upgrades or relocation. • Shade structures and lighting. • Recreation and arts uses: ○ Flexible amphitheatre for performances. ○ Covered stage, youth activities and event space. ○ Link Blackwood River Arts and town trails.	• Events and uses require improved utilities and high-speed internet services. • Golf course layout conflicts and access for camping, parking and event activities.
Precinct D – Open Space	Public open space (POS) that provides for beautification, connectivity, and a variety of public realm uses over time: • Flexible parklands. • Sport, recreation and events spaces. • Events, camping, and activities. • Revegetation, buffering land uses. • Trails, pathways and interpretive routes. • Minigolf, disc golf or other course activities.	• Land release and utility service development. • Pathway connectivity and legibility are a priority. • Golf course footprint conflicting with current and future uses (potential relocation). • Golf course viability is limited by driving range and club facilities. • Golf course relocation costs and (off-site) bridge connection feasibility.
Precinct E – Accommodation	• Accommodation is a short-term and long-term priority for Nannup for the town and district to thrive and retain working residents • There is immediate demand for various permanent, long, and short stay accommodation. ○ Retain cottages and town heritage character. ○ Utilise the established access network. ○ Match lot sizes to the Nannup township. ○ Median and low density, some commercial. ○ Short stay. ○ Owner occupier zones. ○ Service provider accommodation.	• Land release and development are reliant on private landholder investment priorities. • Utility service provider priority and cost.

Precinct	Opportunities	Risks
Precinct F – Aged Living	• A range of more compact housing is required in the next 5-10 years for those at retirement age wishing to downsize and live independently. • Private investment in development is required, either directly by larger property owners or by releasing and selling land on to other aged housing developers: ○ Aged lifestyle housing. ○ Medium density. ○ Access to medical services. ○ Over 65s activities. ○ Ageing in place homes that will not constrain other downsizing housing projects.	• Land release and development are reliant on private landholder investment priorities and timing. • Service utility provision. • Aged care support services.
Precinct G – Natural Heritage	• The rural town and riverside setting requires retaining and protecting natural vegetation for environmental and cultural purposes. • It is imperative to retain large trees, natural forms, and vegetation for landscape amenities, biodiversity, and weather amelioration within reserves, access routes, resting areas, and as buffers between land uses. ○ Natural bushland. ○ Vegetated. ○ Aboriginal heritage sites. ○ Pathways, trails and interpretation systems. ○ Blackwood River and tributaries.	• Climate change impacts on ecosystems. • Heritage approvals. • Contamination of the mill site and the river foreshore. • Flooding and river land management.
Precinct H – Tourism	• This theming allows private interests to develop commercially viable and staged developments for tourism, local industry, community learning and varied accommodation. • Facilitating local business employment and growth will assist Nannup in the short term and provide an opportunity for testing the market on a larger scale. ○ Camping, caravans and trails access ○ Tourism and staycations. ○ Light structures. ○ Business innovation, community support and local employment.	• Rural land use zoning. • River and reserve management. • Low lying and flood-prone. • Utilities, services and access are limited. • Shire resource to incentivise and facilitate.
Precinct I – Light Industrial	• The mill provides a sense of place and purpose to the site and town; a working museum operating until closure and repurposing for light industrial activities.	• Land release and development are reliant on mill site owner priorities and utility service provision.

Precinct	Opportunities	Risks
	• It is sufficiently buffered by surrounding land uses that will minimise adverse impacts on nearby residences. • Retain and diversify light industrial uses. • New access to Terry Street. • Possible relocation from residential areas of the town.	• Sufficient mill operating space is required for any staged land release. • Site contamination on landholding and foreshore. • Shire to ensure maximum utilisation of the existing light industrial area north of the highway.

7.2 Feedback on the Development Options – Community Workshop

A second facilitated community workshop was held on 23 October 2024 to consider the project engagement findings and the above draft Master Plan conceptual proposals (Appendix 7). It sought to gain feedback from the community to ascertain “have we got it right”? Attendees were appraised of the draft Master Plan site key constraints and opportunities and opportunities were provided for an open discussion. Discussion identified key steps, which largely the Shire’s responsibility:

- Developing a long term plan aligned to the Shire’s strategic objectives.
- Considering what can be achieved.
- Implementing a staged approach.
- Providing structure for future investment.
- Undertaking technical research and in particular utilities logistics, in negotiation with landowners and State Government.
- Proofing up investment for de-constraining land for a case to state government for investment.
- Requires significant advocacy by the Shire.

One significant development consideration was the future of Nannup Golf Course. Feedback indicated that the membership base were not comfortable with the shortening of the Golf Course. Following a further meeting a short-term goal for the course was agreed that remaining in the current location for around 10 years would be appropriate, until such time that a more favourable location becomes available. The club agreed the need to develop a business plan to manage and maintain the course, and to build up funds to contribute to future redevelopment.

It is anticipated that the golf course will remain in the same location, with:

- A modified layout to reduce impact on the play area.
- Retention of its current course rating of a par 65 for 18 holes.
- Retention and possible upgrade of the toilet block at hole 2/11 and maintenance shed.
- Continued use as an events space to return income to sustain the club, to be used for reinstatement and future capital and operational investment.

Additional ideas were discussed for:

- Moving the park access road from Higgins Street further east into the play area, which would assist with preventing balls over shooting into the play area from Hole 7/16. However, this was a costly option and unlikely to eventuate.

- The treed area immediately north of the oval lending itself to a recreation area in lieu of a larger recreation area adjacent to the course maintenance shed. This area would require drainage to deal with road runoff in winter.
- The club did not support a future irrigated practice green area.
- The club was supportive of additional camping space being made available within the leased PTA reserve directly west of the golf course.

The NARTL Master Plan was amended to respond to these options and referenced as a medium term development option, given the 10 year time horizon.

7.3 Feedback on the Development Options – Landowners

Further feedback was sought from three landowners in relation to the Master Plan. The most detailed information related to the future of the Timber Mill. The key responses are summarised as follows:

- The priorities identified were appreciated as being determined by current economic drivers (events, recreation and tourism) for Nannup and the immediate need for accommodation.
- They were supportive of and interested to learn about:
 - The Shire's commitment to undertaking a TPS review and the 3-5 year time frame lends itself to the alignment of plans for the Parkside.
 - The Shire's Seniors study and their efforts to secure 'downsizing' lots and developments for single, medium-term tradespeople/ government staff, and retiring couples looking for smaller, manageable properties.
 - Maintain the commercial town centre and main street while providing some commercial space within the mill site development.
 - Land immediately to the south being developed for tourism purposes.
 - The provision of POS within the Mill site development was previously the Mill playground.
 - Maintaining the existing housing stock for permanent accommodation.
 - State encouragement for skills and education support in the longer term.
- Reference was made to the possible development of a caravan park and the gradual shrinkage of the Mill's operations footprint following the changing political environment, which could enable land to be released in stages. In addition, there is the potential to lease a portion of land to a transport company or other businesses.

Further feedback was received from the owner of Pobblebonk Farm regarding the concern associated with fire safety access. This matter would need to be addressed during the detailed development phase. This would require a thorough analysis of the southern site access and a potential commitment of the Shire to reconsider the reserve being constructed as a road. It would also necessitate seeking investment as an enabler.

8. Agreed Precincts and NARTL Master Plan

This section references the agreed Precincts as identified and consulted through both the broader Shire Community and Landowners. The initial precinct options are referenced in Appendix 8. They were initially split into three sections for ease of interpretation:

- The Site Entry, Sport, Recreation and Entertainment Precinct to the south of Higgins Street
- The Central NARTL Study area, which incorporates the ownership of the current Mill Site.
- The area related to Pobblebonk Farm

Subsequently these were further split into nine discrete Precinct captured in Figure 4 below. .



Figure 4: NARTL Master Plan - Precinct Structure is colour coded

The detailed Precincts are provided in Appendix 9 and component details referenced in Section 8.1.

8.1 Precinct Components

In summary, the following developments have been included in each precinct:

Table 9: Precinct Composition

Precinct	Description
Precinct A – Industrial	• Redevelopment of the current Timber Mill storage and processing plant for light industrial purposes.

Precinct	Description
	- Industrial arts and heritage museum to reflect the local history of the Town and its historic evolution. - Alignment of industry types with the adjacent education and training (Precinct B).
Precinct B - Education	- Student housing and small business training centre to incorporate the current Mill administration building. - Development of an Agri and Horticultural Innovation Hub. - Provision for advanced Driver Training (subject to utilising existing site road infrastructure and ability to isolate bitumen surfaces for occasional use). - Indigenous Rangers Training and Accommodation. - Performance and Arts Hub.
Precinct C – Arrival & Recreation	- Expand and improve the shaded structure and lighting (LED) at the skate park. - Remove and replace trees to improve safety throughout the whole of the precinct. - Recreation Centre Facility upgrades to cater for events. - Increase in kitchen capacity for conferences aligned to the broader development of the NARTL Master Plan Precinct. - Introduction of a flexible facility for performances (amphitheatre, covered stage, lighting, external power) facing towards the open grassed area. This is to include an enhanced car parking area to support both the event use and the UNESCO GeoPark adjacent. - Enhance the wayfinding upon arrival at the precinct from Warren Road and provide interconnecting pathways linking to Main Street and the Town Centre. - Enhanced tourism experience with introduction of trail guides, adventure experiences (ropes and obstacle courses), option to incorporate bushfood with medicine gardens, tours/trails - linked to both the Aboriginal heritage and link to the Warren Blackwood River and Regional Heritage interpretation and post-colonial history of the development of Nannup (for future connection with the Timber Mill redevelopment). - Full development of the UNESCO GeoPark to include geological interpretive displays, an interpretation hub, interactive education stations, shaded picnic settings, LED lighting, adjacent car parking and local information signage. - The retention and upgrade of all utilities to incorporate high-speed communication capabilities, enhanced sewerage capacity (to support events – off-site). - Decking and timber walkway over the golf course dam with summer house. - Captain's house and maintenance shed for the use of the golf club. - Designated overflow camping and parking area on the golf course adjacent to enhanced toilets, changing, BBQ, and picnic facilities. - Resurface and enhance the existing multi-use court infrastructure and replace floodlighting with LED. - Enhanced trail walks throughout the golf course linking to adjacent residential development and into the extended Timber Mill site, and provide a regional artists' trail. - Removal of the golf fairway currently running parallel to the existing pump track and playgrounds.

Precinct	Description
Precinct D – Open Space	- The Open Space Precinct is to provide a social gathering area and buffer between the adjacent residential properties, seniors and tourism accommodation. - The precinct will offer the opportunity for overflow camping, and small localised events in addition to small sport and recreational games. - It will require the removal of the existing timber base and likely importation of material (and potential disposal of any contaminated waste material). This will then be subject to revegetation and introduction of interpretive trails to link through to the adjacent precincts and through to the Blackwood River (western bank).
Precinct E – Accommodation	- A total of 54 residents (four existing) are shown, accessed through a grid system replicating the lot sizes of the adjacent Timber Mill Cottages. - Dwelling types are to be short-stay and owner-occupier properties.
Precinct F – Independent Aged Living	- Up to 52 independent aged living units located to the west of four former Mill Cottages adjacent to the Brockman Highway. - Small retail area to the west of the precinct with extended car parking to service the NARTL Master Plan expanded site area. - The independent living area is to be comprised of small single/couple person units to enable downsizing for retirement.
Precinct G – Natural Heritage	- To be located adjacent to the Brockman Highway and Warren Road, being a revegetated area with native bush and tree species. The increased density adjacent to the main through road will enhance the site's appearance and increase tree and bush cover to offset hard surface development. - To be located adjacent to the Blackwood River and tributaries. Link to the regional Aboriginal Heritage value and appropriately recognise its importance. Development of trails with interpretive signage on the high banks of the Blackwood River.
Precinct H – Tourism	- The development of a mixture of camping, caravanning (on the low land subject to annual water inundation) and short term accommodation on the higher land (outside of the known flood area). - The camping and caravanning area will be serviced by a dirt road and include light structures adjacent to the short-term accommodation (up to 11 units shown) for use by all patrons. - Development of trails with interpretive signage on the high banks of the Blackwood River.
Precinct I – Light Industrial	- The retention and diversification of current industrial uses. - New access onto Terry Street.

8.2 Order of Probable Costs

The indicative OPC is provided overleaf. It is based on the nine precincts and Heritage Mill, developed independently, along with an assessment of the site-wide infrastructure that needs to be developed to enable each discrete element of the NARTL Master Plan to commence.

Table 10: Order of Probable Cost – NARTL Master Plan

Item	Site Wide Construction	Precinct A	Precinct B	Precinct C	Precinct D	Precinct E
Total Net Construction Cost	\$7,190,000	\$25,725,000	\$23,125,000	\$17,780,000	\$14,660,000	\$30,120,000
Gross Project Costs (including planning and design contingency)	\$14,467,792	\$33,874,680	\$30,451,000	\$23,412,704	\$19,304,288	\$39,662,016
Local Government PM Costs	\$1,446,779					
Estimated Total Cost (Excl Escalation)	\$15,914,571	\$33,874,680	\$30,451,000	\$23,412,704	\$19,304,288	\$39,662,016
Item	Precinct F	Precinct G	Precinct H	Precinct I	Heritage Mill	Overall Cost
Total Net Construction Cost	\$33,670,000	\$3,500,000	\$18,250,000	\$30,190,000	\$1,000,000	\$205,210,000
Gross Project Costs (including planning and design contingency)	\$44,336,656	\$4,608,800	\$24,031,600	\$39,754,192	\$1,316,800	\$270,220,528
Local Government PM Costs		\$460,880	\$2,403,160	\$3,975,419	\$131,680	\$27,022,058
Estimated Total Cost (Excl Escalation)	\$44,336,656	\$5,069,680	\$26,434,760	\$43,729,611	\$1,448,480	\$297,242,581

Specifically the cost plan excludes:

- GST.
- Environmental Offset / Management Plans, etc.
- Specific exclusions as stated in the estimate.
- Provisional Sums for Ground Conditions and Services Infrastructure, which need to be tested.
- Major services diversions.
- Major utility upgrades/contributions & headworks.
- Works to any conservation areas
- FF&E / ICT
- Land purchase costs
- Escalation - Allow 5% per annum up to the start of each Stage / Precinct based on current market circumstances.

The cost plan is provided in Appendix 10.

9. Risk Assessment

An initial high-level risk assessment has been undertaken to determine the risk associated with developing the NARTL Master Plan. The risk assessment concerns previous studies and the complexities associated with the site's development and the future viability of developing infrastructure by the Shire and those in partnership with private landowners. A more detailed risk assessment is required to be undertaken during the development of individual business cases. Potential risks are identified under designated risk categories, which include:

- Occupational Safety and Health
- Financial
- Environment
- Reputation
- Operational

The most significant risks and mitigation (treatment) measures are highlighted in Table 10 below.

Table 11: Indicative significant risks and mitigation (treatment) measures

Risk #	Short Risk Description	Treatment Details
1	Reputational: Existing community users wishing to continue using the current community facilities and lobby against any potential change which may adversely impact on the future of the NARTL Master Plan.	• Current community groups will be communicated to on a regular basis throughout the life of the project. • Where practical, the Shire will seek agreement early on any redevelopment option which may adversely impact on current use.
2	Operational: The existing Golf Club may oppose the loss of control associated with the long-term development options.	• Ongoing engagement will be held with the golf club on a one-to-one basis and through Shire updates. • It is intended to continue this dialogue as the project progresses, and the future investment is confirmed and the alternative site option is realised.
3	Financial: The Parkside Group or other private landowner refuse to enter into partnership to release land for development to support the NARTL Master Plan implementation.	• Ongoing engagement will be held with landowners to ensure support for ongoing advocacy work and securing investment in service development. • Implement an ongoing communication plan to ensure all parties are informed of key decision-making processes and statutory obligation timelines.
4	Financial: Parkside refuse to engage with the Shire to release land once the Timber operations cease on site.	• Regular meetings with Parkside Group representatives. • Involvement in the Planning Scheme amendments to secure alternative development options.

Risk #	Short Risk Description	Treatment Details
5	Reputational: The Shire receives adverse feedback from ratepayers by investing substantial capital resources in supporting private landowners.	- The Shire will publish Q&A and project updates online to ensure the community is fully informed of the project's relative priority and desired outcomes. - Ongoing consultation as the project develops and evolves.
6	Financial/Reputational: Council changes priorities, and funding is redirected, causing conflicting advocacy messaging and a delay in the ongoing NARTL project delivery	The Leadership Team will report to the Council on an ongoing basis to ensure current and future Elected Members are aware of the endorsed project and its relative priority for investment.
7	Financial: Potential cost blowout as a result of the uncertainty in the current construction market	- The project will be the subject of an ongoing cost management review, which will be in conformity with adopted Shire project management practices. - Ongoing advocacy work to secure funding from the State and Federal Government for key infrastructure investment. - Regular dialogue with key service providers to clarify service infrastructure updates to enable the full NARTL site development.
8	Financial: The scope increases due to community demands or demands of private landowners and a lack of control over/realistic appreciation of development objectives.	- The project will be the subject of an ongoing review, which will be in conformity with the adopted Shire project management practices. - Existing internal financial controls - Regular meetings with representatives of private landowners.
9	Environment: The lack of adherence to statutory obligations in respect of flood protection, stormwater management and protection of the Blackwood River Course and associated tributaries.	- The project will be the subject of ongoing review and additional technical research on completing the NARTL Master Plan. - The outcomes of the technical studies will be assessed and reported to the Council for review to inform future investment decisions and statutory obligations within the site.
10	Environment: The potential loss of existing trees results in adverse reactions from the local community.	- The current plans, as far as practicable, work around the existing vegetation. To ensure all matters related to existing vegetation are adequately addressed, it is recommended that an arborist study into the quality and life of the existing trees be commissioned prior to any removal. - The retention and/or offset considerations must be accommodated in future planning.
11	Reputational: Pressure resulting from an anti-development lobby group who are generally	The Shire will use online and hard copy platforms to provide a Q&A reference point and, subsequently, a

Risk #	Short Risk Description	Treatment Details
	opposed to change / intensifying use.	community survey and Blog to maintain dialogue with the community. Outcomes from this ongoing process will be reported to the Council, which will be regularly briefed on the NARTL Master Plan project's progress.
12	Operational/Financial: The requirement to liaise with State and Federal Government to seek funding for key infrastructure items, and not being considered a high priority for investment.	- The Shire will maintain a regular and ongoing liaison with State Government representatives through its agreed project management program. - As an integral part of the project management program, the Shire will directly engage with relevant State Government agencies and other service providers.
13	Financial/Reputational: Potential conflict of interest with Elected Members	The current governance framework within which the Council operates requires Elected Members to declare a conflict of interest prior to council meetings/briefings in relation to the project.
14	Operational/Financial: The requirement to gain statutory approval for a number of aspects of the development, which is reliant on third-party involvement and potential delay or significant cost imposts	- The Shire will maintain a regular and ongoing liaison with State Government representatives at the Department of Planning, Lands and Heritage through its agreed project management program. - As an integral part of the project management program, the Shire will directly engage with relevant State Government Departments responsible for processing statutory approvals (i.e. land clearance, water licensing, environmental approvals, etc.).
15	Financial: The limited understanding of the services supporting the site and the level of upgrades that will be required	The Shire, in consultation with service providers, is to consider commissioning a NARTL Master Plan site service assessment to determine the existing services, their capacity and capability and potential cost implications of upgrades/redirection/replacement for all precincts.
16	Reputational: The site's design solution does not acknowledge First Nation People, which adversely impacts the area's heritage value.	- Ongoing engagement through the commitment by the Shire under the RAP. Ongoing engagement with First Nation representative bodies. - Currently, there are no known impediments to development, but this needs further ratification as the project evolves. - As a minimum, undertake relevant Archaeological and Ethnographic Aboriginal Heritage surveys to determine the heritage value of land adjacent to the Blackwood River.

Risk #	Short Risk Description	Treatment Details
17	Financial: Council commit to an extensive development which is unaffordable and unduly raises community expectations	• Project Management Controls and ongoing review of the project scope and costs. • Council reporting as part of the due diligence process as the NARTL Master Plan project develops.

10. Implementation Plan

Table 11 details the staged implementation required for the project. This takes into account the pre-planning and engagement which is necessary to unlock various components of the broader NARTL site for development.

Table 12: NARTL Project Implementation Plan

NARTL	Deliverables	Major Activities	Key Milestone	Responsibility
Pre-planning and engagement				
1. Report to Council to advise on the outcome of the consultation process and development options provided in the Concept Plans.	Committee Report.	Council briefing and identification of options (including allocation of financial commitment to undertake technical reports to proof up the site).	Council endorsement to undertake next stage of development work.	SoN
2. Further consultation with Landowners/User Groups and wider community to refine and develop the NARTL Master Plan.	Agreed facility composition and phased program.	Finalise facility specification and indicative design brief for incorporating within the advocacy documents and LPS amendments for all stages.	Agree each precincts high level specifications and structural components.	SoN in partnership with landowners.
3. Undertake initial discussions with the Department of Planning and WAPC to start the re-zoning process and amendments to the local planning scheme.	Updated LPS.	Engage planning consultants to assist with rezoning process.	LPS amendments agreed.	SoN in partnership with landowners.
4. Initial contamination assessment by seeking Dept of Health advice and extent of work necessary to facilitate future planning.	High level contamination assessment (Desktop Assessment).	Consultation with Dept of Health to confirm extent of any potential contamination and explore mitigation measures which are to be employed.	Confirmation of potential extent of contamination and constraint on development (if any).	SoN in partnership with Parkside.

NARTL	Deliverables	Major Activities	Key Milestone	Responsibility
5. Aboriginal Heritage Assessment: Ongoing dialogue with the Karri Karrak and Undalup Association.	Ethnographic Survey agreed to be undertaken across the NARTL Master Plan site.	Recording of Aboriginal Heritage artifacts and recognition requirements to be incorporated in the development options.	Ethnographic Survey completed (funded in partnership with landowners).	SoN in partnership with landowners.
6. Bushfire Risk Assessment (BAL) to be undertaken and access obligations to be included in the future structuring of the site.	BAL (assessment Report).	Bushfire Risk Assessment undertaken.	Agreed fire access locations, breaks and structural building requirements.	SoN in partnership with landowners.
7. Initial service provider engagement to confirm the extent of service updating and relative priority for investment.	Service provider engagement.	Confirmation of infrastructure constraints and current timelines for upgrade/service enhancements to help advance the timely approval and development of the NARTL Master Plan.	Agreed plan of prioritized investment in site servicing.	SoN in partnership with landowners.
8. Engagement with potential partners to explore partnership opportunities (e.g. Potential commercial developers, Community Housing Providers, Aged Care Service Providers, Department of Communities (GROH), Support Service Agency - Accord West).	Identification of potential support service and commercial housing providers.	Officer and Elected Member engagement with critical business partners outside of the current landowners.	Partnership identification and initial advocacy work for further engagement.	SoN, Regional Development Agency.
9. Develop advocacy program and associated documentation to align: a. The complete site development and partners (including existing landowners and identified commitment to the project).	Advocacy document for NARTL site broken down into individual Precincts where the approach to development will be	Further consultation and refinement with landowners and critical decision-making agencies/State Government Departments.	Advocacy documents agreed with all partners.	SoN in consultation with landowners and local business representatives.

NARTL	Deliverables	Major Activities	Key Milestone	Responsibility
b. Industrial precinct (including commitment from Parkside). c. The Education Precinct (obtaining support through the Department of Education and Department of Training and Workforce Development). d. The Arrival and Recreation Precinct and phased approach to development (incorporating existing Shire Long term Financial Plan commitments). e. Open Space Development (incorporating existing Shire Long term Financial Plan commitments). f. Accommodation Precinct. g. Aged Living Precinct. h. Natural Heritage Precinct. i. Tourism Precinct and alignment of current landowners. j. Light Industrial Precinct (including commitment from Parkside).	targeted at different markets.			
Technical Assessments and Individual Precinct Development Planning				
10.Undertake additional technical studies in partnership with landowners and in dialogue with State Government departments:	Detailed engineering studies completed.	Detailed engineering studies and service provider engagement through ongoing consultation on the development options and potential phasing process.	Detailed engineering studies commenced and agreed mitigation strategies in place.	SoN in consultation with landowners.

NARTL	Deliverables	Major Activities	Key Milestone	Responsibility
a. Department of Water – Water Sensitive Urban Design approach. b. Environmental Assessment – focusing on natural bushland, wetland and existing vegetated areas. c. Contamination assessment – focusing on the mill site and river foreshore. d. Sewerage assessment (including pump station requirements, sewer pressure mains and gravity sewer capability and capacity). e. Water supply assessment of required upgrades and potential impact on the phasing of development. f. Power supply and capability assessment (including an assessment of capability to undertake complete underground extensions and upgrades). g. Traffic impact assessment to confirm road access requirements (into and within the site, road capacity, line-of site access obligations, traffic movement and vehicle servicing/ turning requirements, kerbing and pipe drains and swales to address potential contamination).				

NARTL	Deliverables	Major Activities	Key Milestone	Responsibility
h. Requirements for imported fill to address adequate clearance to the water table. i. NBN capacity assessment and required improvements.				
11. Agreed compensation for replacement trees/remnant bushland undertaken in a phased manner.	Agreed tree and remnant bushland replacement and planting strategy and compensation process.	Detailed tree appraisal and compensation strategy agreed for gradual implementation.	Reviews completed.	SoN
12. Design guidelines to be established.	Design Guidelines developed in agreement with partner agencies.	Ongoing discussion with the Department of Planning and WAPC to agree on design guidelines for each precinct having regard to the Aboriginal, industrial and local cultural heritage of each precinct.	Design Guidelines endorsed/approved.	SoN
13. Development of Funding Strategy incorporating State, Federal, commercial, landowner and infrastructure provider commitments.	Detailed Funding Strategy.	Examination of funding opportunities across a range of State and Federal partners, commercial partners, local businesses, landowners and investors philanthropists.	Funding Strategy endorsed by Council.	SoN
14. State Government funding submission to secure funding from State Government for enabling works.	Funding commitments across a range of State Government Agencies.	Planned advocacy work shared across Shire Elected Members and Officers with state government and opposition members.	Funding commitment secured.	SoN

NARTL	Deliverables	Major Activities	Key Milestone	Responsibility
15.Detailed exploration of Commonwealth Government opportunities for funding for infrastructure and other enabling works	Funding commitments from Federal government through Infrastructure Australia or other opportunities.	Planned advocacy work – depositions to Canberra.	Funding commitment secured.	SoN
16.Agree initial funding commitment and headworks to enable the site to be developed.	Funding commitments to facilitate service improvements and headworks agreed.	Alignment of all funding sources and acquittal of grants and partner contributions.	Funding commitments secured in advance of contractual commitments.	SoN
Project and Precinct – detailed Design and Development by Phases				
17.Appoint Project Manager.	Project Manager appointed either within SoN or contracted.	Appointment Process to be undertaken (potentially across all projects).	Appointment confirmed after securing comprehensive funding commitment.	SoN
18.Review any existing leasehold arrangements and re-enter or renegotiate leases.	Lease with key community groups established.	Lease to be drafted by Leasing and Licensing Office/ Strategic Planning Services.	Lease updated as per agreed lease terms.	SoN
19.Prepare design brief, tender submissions and approval of final design on a Precinct-by-Precinct basis in accordance with an agreed program of development.	Individual design briefs produced, tender application process completed, and consulting team appointed.	Documentation produced in accordance with SoN requirements.	Briefs approved by SoN.	Project Manager, SoN. Landowners where applicable.

NARTL	Deliverables	Major Activities	Key Milestone	Responsibility
20. Review planning requirements for each Precinct as they are ready for development. a. Refine Design and finalise planning submission. b. Planning Approval and Satisfy Planning Conditions.	Identify full planning approval requirements, planning reports. Floor plan and elevations produced. Approval notice. Action Plan to address conditions.	Check requirements against guidance and through consultation with relevant planning personnel. Design development and plans finalised in accordance with user requirements. Respond to planning requirements. Clarify requirements and ensure all conditions are met during design and construction phase.	Produce check list for submission. Planning approval submission completed. Conditional approval obtained. Action Plan developed.	SoN Project Manager and Design Consultant. Statutory Planning. Landowners where applicable.
21. Develop detailed design and Subsequent contract documentation for each of the Precincts (in a staged and phased manner): a. Value management review. b. Cost plan developed. c. Approve design development. d. Contract documentation and head contract documents. e. Prepare bill of quantities. f. Approve tender docs. g. Assess and appoint preferred bidder.	Refine detailed design specification. Full assessment of scope of project. QS report against which tenders can be assessed. Design finalised.	Ongoing consultation with stakeholder/ partner/ landowner. Value Management workshop and analysis. Cost analysis based on current market. Design revised in accordance with VM review, ESD analysis and stakeholder/ partner/ landowner feedback.	Detailed design specification developed. Scope of project(s) refined in response to VM output. Final QS costing. SoN approve design in consultation with landowners.	Design Consultant. Project Manager/QS. Project Manager and SoN. Landowners where applicable.
22. Site establishment and mobilisation	Secure sites and ensure compliance with Australian Standards.	Secure sites in a phased manner, install portable units, first aid and	Sites secured in accordance with the Acts	Project Manager and Builder

NARTL	Deliverables	Major Activities	Key Milestone	Responsibility
		emergency systems, signage, H&S requirements etc.	and WorkSafe requirements.	Landowners where applicable.
23.Construction period for each Precinct.	Construction commences.	Ensure compliance with approved plans, agree modifications, if necessary, with SoN and ongoing monitoring.	Construction to conform to agreed contractual deliverables (on time and within budget).	Project Manager and Builder. Landowners where applicable.
24.Practical completion for each Precinct.	Construction completed.	All snagging and rectifications undertaken.	Certificate of Occupancy.	Project Manager and Builder. Landowners where applicable.

11. Recommendations

The NARTL Master Plan is presented to the Shire of Nannup for consideration and it is recommended that the principles identified for the development are considered and endorsed. This would enable the development of advocacy documentation for securing funding for a phased development of the NARTL Master Plan to be pursued. Critical to this would be:

- Ongoing communication and engagement with current landowners.
- Recognising the ongoing commitments identified within the implementation plan and aligning the appropriate staff resources and annual financial commitments for the completion of each task.
- Commit to reviewing the Precinct opportunities regularly and the requirement to gradually proof up the land through undertaking required technical studies (in partnership with landowners).
- Set aside annually, an implementation budget which seeks to address, as a minimum the requirements for the Sport and Recreation Precinct.
- Facilitate the development of a Business Plan/Operational Plan to enable the Golf Club to set aside funding and potential identification of an alternative unencumbered site for future use.
- Engage with the representative Aboriginal consultative bodies, nominally the Karri Karrak and Undalup Association, to further explore the potential opportunities to incorporate First Nation heritage interpretive signage, initially associated with connecting the NARTL Master Plan to the Blackwood River.

Appendix 1: Document Review

Document	Overview
Relevant Shire of Nannup Documents	
Nannup Strategic Community Plan 2021-2036	The Strategic Community Plan (SCP) is the Council's key planning document and following consultation with the community outlines the community's vision for the future while establishing council priorities and direction for the next 15 years. The Shires vision is – to foster a community that acknowledges its heritage, values and lifestyles whilst encouraging sustainable development. It places a strong emphasis on economic development as a key priority for the Shire of Nannup. The priorities were refined based on community feedback and include: • Attraction and retention of residents, tourists, and businesses: This involves creating a welcoming environment that encourages people to live, visit, and invest in the area. • Environmental protection and showcasing natural assets: Emphasizing the importance of preserving the natural environment and promoting it as a key feature of the community. • Economic development and diversification: Focusing on growing and diversifying the local economy to ensure long-term sustainability. This diversification is intended to create a more resilient economy that can withstand external shocks and provide a broader range of employment opportunities for residents. • Engagement and leadership: Encouraging active community participation and strong leadership to drive the community forward. • Supporting young people and the aged: Providing services and opportunities that cater to the needs of both younger and older residents. • Infrastructure and amenity: Improving and maintaining infrastructure and public amenities to enhance the quality of life for residents. • Planning and protecting the unique character of the town: Ensuring that development is well-planned and that the unique character of the town is preserved. The SCP recognises resource constraints and that the scope and activities are constrained by resources, both human and capital. Budget and legislation play a defining role in what can be achieved in. The future direction is centralised around key themes including: • Community – role model sustainability, friendliness and are proud of and engage with heritage, festivals and events. • Built environment – keep the charm and fabric of Nannup, while expanding infrastructure, housing and amenity. • Health – aim to improve the health outcomes of all people living in the community.

Document	Overview
	• Economy – well planned, managed, sustained growth is the key to Nannup’s future. • Natural environment – surrounded by nature, striving to celebrate and protect. • Shire – listen to the community, are transparent and act with integrity. Key Messages: <i>The Strategic Community Plan highlights the critical importance of diversifying economic opportunities for the existing community and development of initiatives to ensure the long term viability of the Shire and Town site is secure. While tourism, events and festivals are core to the tourism service offer it is important to ensure employment is available locally to attract and retain young families and build a resilient economic future.</i>
Corporate Business Plan 2022-2028	The Corporate Business Plan (CBP) sets out the priorities and activities that the Shire will undertake in response to the aspirations and objectives that have been stated in the SCP. The CBP is aligned to SCP and as such is divided into six strategic themes with each theme underpinned by focus points which describe the objectives for these themes. • Community – role model sustainability, friendliness and are proud of and engage with heritage, festivals and events. - Retain pride in being a small, unique and friendly town that is vibrant and engaging place to live. - Respect and value our aged and seek to ensure they are supported. - Youth and young families are important and will focus on making Nannup a great place to grow up where families can thrive. • Built environment – keep the charm and fabric of Nannup, while expanding infrastructure, housing and amenity. - Will protect and enhance the charm and fabric of the unique Shire. - Will develop the amenity and housing in line with the existing character of the town. - Will provide quality planning outcomes for the community benefit though quality consolation. - Will advocate to increase the coverage of communication systems. • Health – aim to improve the health outcomes of all people living in the community. - Will plan a COVID safe and healthy outcome. - Will strive to prevent harm from unsafe use of alcohol, drugs, solvents and tobacco. - Will provide adequate recreation facilities and healthy, affordable food choices. - Will provide access to relevant health services for all demographics. - Will provide environmental health protection to reduces risks to health. • Economy – well planned, managed, sustained growth is the key to Nannup’s future. - Will grow our economy in ways that add value to the community and create diverse opportunities for residents. - Will work together to attract people, investment and innovation in the Shire. - Shire will be recognised as an important source of food production for WA and will support the agriculture sector to grow and diversify. • Natural environment – surrounded by nature, striving to celebrate and protect.

Document	Overview
	- Will protect, manage and enhance our natural assets, including our forests, managed bushland, rivers, agriculture and pristine coastline. - Will continue to ensure that built environments exist in harmony with natural landscapes. - Will strive to transition to cleaner sources of energy and incorporate and support environmental sustainability through built environment, economy and to create unique experiences for visitors. • Shire – listen to the community, are transparent and act with integrity. - Will listen to, engage and partner with community leaders and groups, including the Traditional Owners, the Wardandi and Bibbulmun people. - Will support community groups and encourage them to work together. - Will communicate the plans and decisions of the Shire with residents and seek input and insight from all diverse groups. - Will strive to make decisions and deliver outcomes that are in the best interest of the majority of the community. Key Messages: <i>The corporate business plan follows the Strategic Community Plan and commits to investing under six strategic themes.</i>
Long Term Financial Plan 2017-2027	The Long-Term Financial Plan (LTFP) has been designed as a flexible planning tool to aid the Council’s decision making in facing the financial demands placed upon it over the next 10 years and is reviewed annually to continuously inform other strategic plans and annual budget. To enable the long-term planning of the delivery of Council’s strategic vision, its corporate priorities and objectives include: • To secure a continual and suitable level of reserves which will underpin Council’s financial standing. • To support the required level of capital investment to meet Council’s strategic requirements. • To manage spending within affordable net expenditure levels, to avoid major in year variances and to give a greater certainty of outrun. Key Messages: <i>The critical aspects related to the Shire of Nannup is the limited rate base and consequential budget available to invest in major infrastructure. On the basis of the budget setting process the Shire need to be strategic in their approach to investment and source available funds from state and federal government opportunities. Major infrastructure such as service improvements, water supply, Wi-Fi, telecommunications, major road improvements education, training and development opportunities need to be sourced through working in partnership with both state and commercial providers.</i>
Asset Management Plan 2017-2027	The Asset Management Plan (AMP) allows Council to manage its resources and plan for investment to ensure that assets of the community are maintained and are meeting the expectations of the community stakeholders both now and into the future. The asset management strategy is the process of managing assets throughout their lifecycle from acquisition to disposal. The asset management strategy has the following objectives: • To ensure that asset management practices are applied consistently across the organisation.

Document	Overview
	• To enable the Council to plan and fund its work programs effectively. • To enable the Council to deliver services to its community. • To enable the Council to maintain its assets to deliver and agreed level of service. The Shire of Nannup is committed to ensuring the following objectives are met within the AMP: • Stewardship – to ensure the protection of assets for current and future generations. • Optimisation – to ensure the asset portfolio maximised desired social, environmental and economic outcomes for the community at least cost, risk and impact in a sound governance and open decision making framework. • Relevance – to continuously improve the contribution of assets to enhanced service delivery and maintain the relevance of assets as service demands change. The Shires three individual asset classes include land and buildings, plant and equipment, and infrastructure. The key challenges and trends facing the Shire of Nannup within the next 10 years in relation to the Asset Management Plan are largely financial in character and include: • An annual investment of \$97,800 is required from the Annual Budget to maintain plant and equipment at serviceable level. • An annual investment of \$191,740 is required from the Annual Budget to maintain plant and equipment at serviceable level. • An annual investment of \$26,192 is required from the Annual Budget to maintain office equipment at a serviceable level. • Acknowledgement is made that as the base grows this may also see an increase in the investment level needed to maintain all assets at a serviceable level. Key Messages: <i>The key message is the ongoing financial commitment required by the Shire to manage existing assets and the limited opportunity to invest in major new infrastructure without external support and commitment from state or federal government. With an increasingly ageing asset base careful planning and resource allocation will need to be strategically managed if an enhanced service delivery to the community is to be provided.</i>
Public Health Plan 2022-2027	The Public Health Plan is intended to mirror work already underway. The Shire of Nannup is well known for the promotion of tourism and recreational pursuits and living in harmony with the natural environment and practising sustainability. This connection with the community was recognised through encouraging comments drawn from the health and Well Being Survey. The better health – community and public health strategies that have been identified in this Plan include: • Protection from disease – planning a COVID safe and healthy outcome . • Minimise harm – prevent harm from unsafe use of alcohol, drugs, solvents and tobacco. • Active and healthy lifestyles – adequate recreation facilities and healthy, affordable food choices. • A healthy and sustainable community – access to relevant health services for all demographics. • A safe environment – environmental health protection to reduce risks to health.

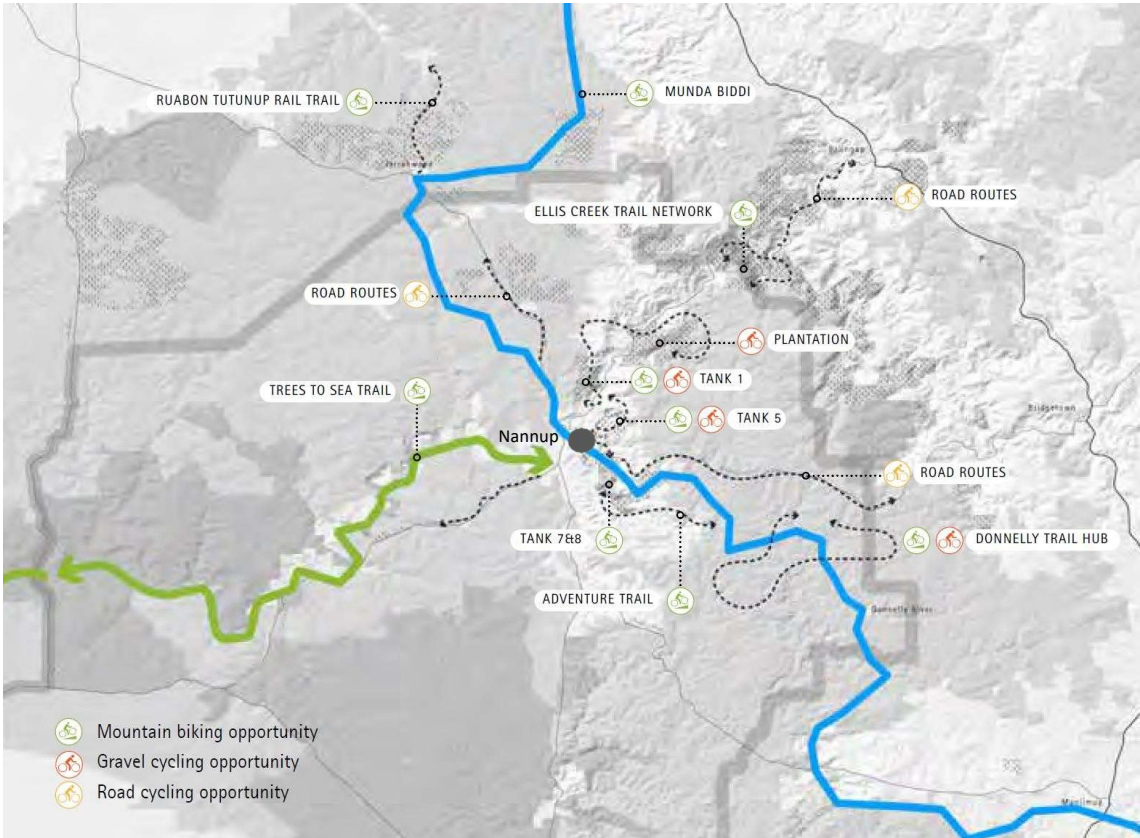
Document	Overview
	The Shire provides a range of recreation facilities and is home to a wide range of walking and riding trails and the Shire is committed to providing support services to improve public health outcomes of those described in the plan. The council will need to provide leadership to improve public health outcomes by: • Leading the community by advocacy, to provide better public health planning • Leading a whole of Council approach. • Encouraging partnerships with government and NGOs for health planning. • Elected members encouraging and mentoring to promote healthy lifestyles. Key Messages: <i>The key message is the ongoing commitment of the Shire to improve public health outcomes, but more particularly advocating for better public health planning and encouraging and mentoring to promote healthy lifestyles.</i>
Workforce Plan 2017-2027	The Workforce Plan maximises the capacity of the Shire’s organisation’s workforce and the ability to respond to challenges through strategic planning. The Workforce Plan identifies the human resources and skills required to deliver our community’s priorities for the next the years. The key workforce challenges and trends facing the Shire in the next 10 years include: • Ageing workforce. • Increased responsibilities and services to be provided. • Possibility of decreased number of new people entering into the market and Increased competition for specialist skills. • Increased importance on staff retention and satisfaction and increased importance on attracting staff and resources from alternate sources. • Achieving financial sustainability. • Increasing demand for more flexible work arrangements. • Workforce will be increasingly highly skilled and specialist information is confined to key individuals. • Technology to take greater role in service delivery. The following priority tasks are required to maximise the capacity of the workforce and the ability to respond to challenges through strategic planning: • Human resourcing policies and processes require ongoing review. • Critical skills and capabilities need to be identified and targeted. • Further investigation of career pathways for staff. • Review emergency management workforce in line with legislative requirements. • Increased use of flexible work arrangements to attract new staff and retain current workforce. Some of the key risks that have been identified with the business include. • Ageing workforce.

Document	Overview
	• Under supply and competition for appropriately skilled resources. • Growing handover of responsibilities from State to Local Government. • Not meeting community expectations with regard to delivery of services and infrastructure. • Not matching operational cost rises to service delivery. • Not meeting requirements of increasing legislative compliance. Key Messages: <i>A key document which identifies the critical risks associated with attracting key workers to the Shire. This has a direct influence on the ability for the Shire to grow and develop and secure a viable future. It is important that the key risks underpin the future solutions which are presented by the NARTL Master Plan and its long term development. In particular the expansion of education opportunities, workforce training and development and appropriate diversity and affordability of housing mix to support and attract key workers.</i>
Disability Access and Improvement Plan	The plan outlines several key implementation measures to ensure equitable access and inclusion for all community members, particularly those with disabilities, including: • Accessible Infrastructure: Ensure that public buildings, facilities, and spaces are accessible to everyone. This includes improving the accessibility of parks, reserves, and play facilities to encourage greater participation. • Policy and Compliance: The Shire is committed to creating fair and equitable access for all residents and visitors. The plan is reviewed annually and is subject to amendments and advancements to stay aligned with the requirements of the Western Australian Disability Services Act (1993 amended 2004), the Commonwealth Disability Discrimination Act (1992), and the Equal Opportunity Amendment Act, Western Australia (1998, amended 1988). Key Messages: <i>In all aspects the NARTL Master Plan should comply with the obligations of the Shire under the DAIP. The NARTL Master Plan is to provide a greater level of accessibility to services and is developed in a way that does not discriminate against any potential user. Critical is the need to provide accessible facilities and services for the broadest range of the community.</i>
Shire of Nannup Aged Housing Plan – March 2012	The document focuses on addressing the challenges posed by an ageing population. The main challenges included: • Nannup has a limited range of services for the ageing population, including high and low care places at the hospital, community support services, and palliative care home visits. • There is a need for accessible housing for self-funded retirees, additional rental housing for those meeting public housing criteria, an improved low care hostel environment, and home nurse visits. Key Recommendations: • The Shire should continue to work with the hospital to improve services, including home nursing visits and low care hostel facilities.

Document	Overview
	• The Shire should take an active interest in facilitating the provision of aged housing options, given its small population and the unlikelihood of attracting a commercial developer. • Support the expansion of rental units by Danjangerup Cottages for seniors eligible for public housing. • Explore and pursue options for self-funded retirees to purchase accessible and affordable independent living units. • Require any new aged housing development to comply with universal design principles. • Establish a working party to champion and pursue the recommendations in the report. Key Messages: <i>The issues associated with housing provision for the ageing population is unlikely to diminish given current and projected future growth. Housing affordability for self-funded retirees is as significant today as it was when the plan was developed with a gradually increasing population base and high level of seniors.</i>
Seniors Housing Report (2023)	In 2011 the 'Age Friendly Communities' program identified housing as a priority, and in 2012 the 'Nannup Aged Housing Plan' was adopted by Council. Through the Warren Blackwood Alliance of Councils, seniors housing has been raised as a priority, and identified as a strategic project with the South West Development Commission as part of their forward planning review. Opportunities have been identified for alternative housing for seniors but it is reliant on the market to move proactively.
Shire of Nannup Cultural Plan 2021-2026	The document outlines a comprehensive strategy for enhancing cultural engagement and development over a five-year period, effective from November 2021 to November 2026. The plan includes several key sections: • Introduction: This section provides an overview of the plan's objectives and the importance of cultural development. • Spaces and Places: It discusses the development and enhancement of cultural spaces and places within the community. • Community: This section focuses on community engagement and the role of culture in community building. • Implementation Strategy: It outlines the objectives for arts and culture, heritage and culture, environment, facilities and infrastructure, tourism, and annual budget. • Community Consultation: This section includes the results of community consultations, highlighting key areas of importance, cultural and heritage assets identified, and challenges faced. The plan was adopted by the council on 26 November 2021 and includes a detailed implementation strategy to achieve its objectives. One of the recommendations (1) is to document and interpret the timber industry and mill sites in the region, including the personalities and generations of families that have worked in forestry. Recommendation 17 includes: Market Nannup as a cultural and artistic centre of the South West region, whilst fostering the development of individual artists through partnerships with community groups. Recommendation 20 references: Establish Nannup as a centre of excellence in textile artworks and develop a textiles festival and Recommendation 22 states: Establish a creative hub in partnership with Nannup Arts Inc.

Document	Overview
	Key Messages: <i>The plan highlights the role that Nannup can play in expanding the heritage profile of the Shire and fostering the development of individual artists through partnerships with community groups with potential growth in that industry in the Shire, but servicing the broader South West.</i>
Nannup Investment Prospectus	The Shire of Nannup is a unique township with rich natural soils, stunning landscapes, world renowned creative festivals, a strong and engaged local community and robust local economy. Nannup's central location, pristine environment and thriving township make it a great opportunity for investment. The local population is rising thanks to robust economy and tourism is also increasing in the Shire with significant state and federal funding into the Shire recently. Key investment themes for the Shire include: • Environment and sustainability – a focus on sustainable practices is a growing requisite for tourists and locals alike. • Accommodation and housing – as Nannup grows there is significant and growing demand for accommodation of all types. • Services – in order make growth possible, Nannup is seeking investment that increases the available services for the community. • Retail and entertainment – as more people come to live in and visit Nannup the demand for retail and entertainment increases. Manufacturing, agriculture and creative industries – between Nannup's rich resources and creative township there is much potential for investors . Key Messages: <i>The fundamental elements of the NARTL Master Plan are to be cognisant of the key investment themes as the site has the capability to meet the requirements of all of the key themes.</i>
Your Trail Awaits: Nannup Blueprint Final	The document outlines a marketing blueprint for the Shire of Nannup, aiming to position it as a must-visit destination in the South West. The main points and recommendations include: • The launch of a marketing campaign to promote itself as the heart of the South West and achieve 'Trail Town' accreditation. The campaign will target a diverse audience through the Experience Nannup App and micro-site, with the tagline 'Your Trail Awaits. Marketed at: - Trail Enthusiasts: Cyclists, gardeners, and nature explorers. - Fans: Visitors attracted by specific events. - Adventurers and Explorers: Individuals seeking unique and adventurous experiences. • The Experience Nannup brand is designed to appeal to various markets through multiple channels, with a contemporary and versatile icon representing the Blackwood River. • The Trail Town Accreditation Program aims to enhance the destination's appeal to trail users, providing economic and social benefits. The program focuses on improving the destination across various parameters and promoting it to a broader audience.

Document	Overview
	The document lists several regional organizations that can offer assistance to local businesses, including the South West Development Commission, Australia's South West, Regional Development Authority, and Nannup Chamber of Commerce and Industry. Key Messages: <i>The extent of trails around the Nannup townsite and alignment with the NARTL Master Plan is critically important to ensure a high level of connectivity and potential added benefits aligned to a broader adventure/trail enthusiast market.</i>
Nannup Trails Town Economic Impact Assessment (EIA) and Cost Benefit Analysis and Business Case: Lucid Economics 2021	The project seeks to attract not only mountain bike visitors, but a wide variety of trails users including road cyclists, gravel cyclists, equestrian users and more. The EIA states that by 2031, the Nannup Trails Town project will attract 22,100 visitors, 61,400 visitor nights and generate \$12.0 million in visitor expenditure for Nannup. This level of expenditure will contribute (directly and indirectly) \$7.31 million to the local economy, in Gross Regional Product (GRP) terms. It will also directly and indirectly support 70 full-time equivalent (FTE) positions in the area. It is further stated that as visitation grows over time, so too will these economic impacts. It will provide: - Economic Diversification. - Increased Business Confidence. - Attract Private Sector Investment. - Provide for population growth with jobs created to underpin associated businesses. - Business Sustainability. - Raise the profile of Nannup. The business case references a series of strategies and plans which have identified Nannup's potential to become a 'Trails Town', catering to mountain bikers, road cyclists, gravel cyclists and other trail users (i.e. equestrian riders, canoe/kayak, bushwalking). The concept of a 'Trails Town' goes beyond providing a mountain biking park and encompasses a range of infrastructure and experiences, providing visitors with a diverse range of trail activities and environments. Nannup is uniquely placed to be able to provide this diversity, which will become its key competitive advantage against other competing locations. With part of the project under construction the business case was seeking additional funding for the further stages. By 2041 it is estimated that the Nannup Trail Town project is expected to deliver: 30,800 visitors per year. 85,400 visitor nights per year. \$16.6 million of visitor expenditure per year. 97 jobs in Nannup annually. - Tens of millions of dollars in private sector investment.

Document	Overview
	 Key Messages: <i>The Trails Town project links Nannup with the key trails within the area with a variety of cycling opportunities. The NARTL Master Plan has the potential to align with the plan and provide both a base for visitors, from which the trails can be accessed but also provide end of trip facilities and services to support its evolution. The role of the Recreation Precinct and expanded camping infrastructure would be a significant benefit in servicing visitors and for events.</i>
Economic Development Strategy (2017)	The Strategy outlines several key points and recommendations aimed at enhancing the economic growth and sustainability of the region. The strategy aims to attract new business, industry, and innovation to the Shire, serving as an informing document for the Council's Community Strategic Plan. Key sectors include agriculture, which contributes \$37 million, and manufacturing and timber,

Document	Overview
	contributing \$20 million annually. The local tourism sector attracts around 60,000 visitors per year, with opportunities for further development. Recommendations include: • Keep: Retain valued infrastructure and activities such as the Nannup Timber Processing, Nannup Music Festival, and the natural environment. • Fix: Modify activities and infrastructure for optimal benefit, including infrastructure upgrades, promotion of local produce, and improved community consultation on planning issues. • Start: Initiate new ideas, projects, and businesses that add value to the region, such as bike hire businesses, tourism campaigns, and commercial bushtucker production. Key Messages: <i>The NARTL Master Plan provides the opportunity to increase the Towns capability to expand current events and provide additional infrastructure for overnight visitor stays, promoting local businesses, combining heritage and expanding alternative visitor experiences associated with sport, recreation and the arts/cultural .</i>
Liveable Nannup – Economic Impact Assessment 2022 (august) and Engagement Summary Draft 2022 (August)	The project seeks to identify and development elements of the town that will increase its liveability, making it more attractive to future residents, workers, and businesses. It references Nannup, with an estimated population of 1,574 in 2021, is centrally located in the South West region. Despite having the smallest population in the region, Nannup has experienced the highest rate of annual population growth for three out of the last five years. However, the town also has the oldest and fastest-aging population in the region, which impacts the required local services and the level of expenditure in the local economy. Key aspects included: • Economic Impact: Increased local expenditure, job creation, and improved infrastructure. The project is expected to stimulate economic growth and enhance the overall quality of life for residents. • Infrastructure Improvements: The assessment highlights several planned infrastructure improvements, such as urban renewal projects, community safety initiatives, asset management, environmental sustainability, accommodation and housing, services expansion, retail and entertainment, and investments in manufacturing, agriculture, and creative industries. • Engagement and Feedback: Initial feedback from stakeholders has been solicited to identify the necessary improvements to make Nannup more liveable. ○ More activities and recreational infrastructure for youth. ○ More evening activities. ○ More healthcare services (i.e. dental, physiotherapy, counselling, mental health, etc.). ○ Better mobile phone and internet coverage outside of town as well as more bandwidth in town during events and other peak periods of use (i.e. after school). ○ Parking in town could be improved. ○ Signage for visitors around Town could be improved.

Document	Overview
	○ Power is limited on Brockman St and in the village green, which hampers events and requires stall holders to use generators (that can detract from the experience). Additionally, more power may allow food trucks to more regularly visit the area providing increased options for food and beverage. ○ The Blackwood River needs to be cleared of debris so that it can be utilised more from Town. Improved water recreational options could be achieved through pooling the river and/or considering augmentation of the riverbed to generate whitewater for further recreational and tourism uses. ○ The education offering in Nannup could be improved. ● Infrastructure to make Nannup more liveable included: ○ Aged care/retirement living options for local residents. ○ More housing, including family homes, rental properties and affordable housing (linked to aged care). ○ More tourist accommodation, including a range of options from luxury accommodation to nature based accommodations and budget accommodation. ○ More events, signage and visitor experiences. ○ More healthcare services. ○ Greater options and diversity regarding a range of residential services, including: Specific infrastructure improvements aimed at enhancing the town's liveability include: Increased food and beverage offerings, increased trading hours for restaurants, Nannup Hotel redevelopment, local butcher, dentist and allied health, improved grocery and more things for kids to do. ○ Further infrastructure development within Brockman St to create an events precinct. ○ Stand-alone visitor information centre. ○ More experiences and 'things to do' for visitors which could include more adventure tourism (i.e. more trails, canoe and horse trails, 4X4 trails, garden/flower trails, tree top ropes course/zip lining) as well as Indigenous cultural experiences. ● Shire of Nannup were advised to pursue a stand alone visitor information centre, Brockman Street Entertainment Precinct, infrastructure improvements, tourism signage, additional events, additional tourism trails. In addition the repurposing of the Timber Mill site on closure. ● Private sector, state or Commonwealth initiatives were identified as aged care/retirement living, residential housing, tourist accommodation, additional food and beverage outlets, Redeveloped Nannup Hotel and Grocery store and increased medical and educational services. Key Messages: <i>The improvements identified are designed to make Nannup more attractive to future residents, workers, and businesses, ultimately enhancing the town's overall liveability.</i>

Document	Overview
Shire of Nannup Policies	
Bushfire Management Policy 25 January 2018	The objectives of the policy are to: • Minimise the risk from bush fire and other sources to life, property and community assets for new proposals and require proponents to suitably justify why there should be a departure from this policy. • Ensure that the impact of fires is significantly reduced and fire suppression is maximised through careful planning and the implementation of fire prevention measures for the safety of residents and visitors. • Control the location of subdivision/development in areas that have moderate to extreme bush fire hazards, as set out in the Bush Fire Hazard Strategy – Shire of Bridgetown – Greenbushes and Shire of Nannup, unless permanent and realistic hazard level reduction can be sustained without detrimental environmental and/or landscape impact. • Ensure that new subdivision / development in identified bushfire prone areas is located, designed, constructed and maintained to address the identified bush fire hazard. • Balance bush fire projection, biodiversity, community safety and economic objectives within the context of ensuring that a satisfactory bush fire projection outcome is achieved. • Recognise that the Council has endorsed the State government document titled Planning for Bush Fire Protection (edition 2) or any updates. • Ensure the implementation of appropriate fire management measures to mitigate fire risks. • Ensure that buildings by virtue of materials and design are reasonably fire resilient through application of AS3959-2009 or any updates. • Provide a consistent approach to the assessment of development in areas identified as bushfire prone. • Provide guidelines to proponents on the minimum requirements and format for the preparation of a Fire Management Plan (FMP). • Provide for the coordination of FMPs and strategic fire breaks throughout the Shire. • Encourage firefighting facilities and water tanks to be strategically located to best cater for existing and future residential, rural living, tourist and other development. • Outline the role and responsibilities for the developer, the Shire and individual property owners. • Provide guidance to developers, subdividers, landowners the community other stakeholders and the Shire administration to ensure new developments and subdivisions appropriately address fire risk. • Clarify works to be undertaken by developers for fire management as part of any subdivision. • Provide the integration of the Shire administration's planning and building sections to bush fire protection with broader approaches to bush fire protection, especially the Council's annual fuel reduction notice.

Document	Overview
Car Parking and Vehicular Access – Policy 25 January 2018	The objectives of the policy are to: • Complement the car parking and vehicular access of the Shire of Nannup Local Planning Scheme No. 3(LPS3). • Establish the guidelines that will achieve the construction of well-designed car parking areas including providing appropriate access, circulation and manoeuvrability conditions, providing an appropriate number and adequate size of car parking bays to meet the needs of new development and ensuring vehicular and pedestrian safety. • Set out the requirements and standards for the development of vehicle parking areas associated with developments and land uses. • Set out design and general construction standards for car parking spaces and manoeuvring aisles appropriate to differing situations. • Provide for the management convenience of vehicle parking for all developments and land uses at a scale and to a standard consistent with the amenity of a progressive town and district. • Clarify when sealed crossovers are required for new subdivision and development. • Improve the level of amenity and visual appearance of residential, commercial, industrial and other areas of the municipality through site development requirements. • Outline the opportunities and limitations for variations to car parking and access requirements. • Set out the circumstances where landscaping for parking areas will be a requirement of planning approval.
Consultation – Policy 25 January 2018	The minimum level of consultation used by the local government will relate to the extent of community impact or interest associated with the proposed development, project or government works. The objectives are to: • Clearly define the level of consultation relevant to planning issues. • Detail the requirements for consultation based on the level of impact. • Outline the process the local government will use when undertaking consultation and considering submissions.
Dedication of Road Access – Policy	The Shire has numerous un-dedicated tracks that have been used to gain access to private property through areas of State Forrest or other Crown reserves. These tracks are narrow tracks that have not been properly designed or constructed to contemporary road construction standards. They have also often been used as firebreaks or fire access tracks by the Department of Parks and Wildlife in the past. The objectives of the policy are: • To outline the criteria to guide the local government when considering applications from members of the public, government agencies or elected members to dedicate road access to privately owned land. • To determine the road safety standard required for any proposed dedicated road to be constructed or upgraded.

Document	Overview
	• To clearly define the local government's responsibility and obligations in regard to any purposed road dedication in respect to future road construction / upgrade timeframes and subsequent maintenance frequency. • To determine whether any costs associated with future construction / upgrading are to be met by the landowners, other bodies or by the local government and the extent of such contribution.
Developer and Subdivider Contributions – Policy 25 January 2018	The objectives of this policy are to: • Enable Council to obtain contributions in the form of land, infrastructure works, monetary payment or agreed in-kind contributions from developers/subdividers for the provision, extension or improvement of infrastructure, services or facilities. The contributions are required based on the expected impacts/demands of the development/subdivision, or are required in anticipation of the likely demands of the development/subdivision or which will assist to facilitate such development subdivision. • Assist in part to protect Council's assets and assist in achieving financial sustainability for the Council. • Assist in part the safety of drivers, pedestrians and cyclists to ensure they are not compromised as a result of proposal being implemented. • Assist in part the Council to maintain or where possible improve services, infrastructure and facilities as a consequence of the proposed development/ subdivision and ensure that the local community and / or the Council are not burdened as a consequence of the development / subdivision. • Highlight the need for developers / subdividers to meet the costs of off-site impacts/ demands that will be created as a result of their development/subdivision. • Consider the impacts and associated demands of the proposed development / subdivision on infrastructure, services and facilities (especially those managed by Council) for all proposals. • Set out the criteria to be used in determining the amount a developer / subdivider, must contribute to satisfy conditions of the development approval, subdivision approval or as a consequence of the scheme amendment or structure plan. • Seek an equitable outcome between proponents, other nearby /adjoining landowners, the community and Council. • Provide increased certainty for developers / subdividers as to where contributions will be required, while recognising the need to provide an effective balance between certainty and flexibility, given the need for the policy to address a wide number of variables. • Promote a transparent process. • Outline how monies that re-collected will be held and the approach to expenditure by Council.
Development in Flood Risk Areas – Policy 25 January 2018	The policy applies to individual flood risk land within the district with local government taking a precautionary approach to flood risk. Local government does not support subdivision that will create further flood risks lots unless a suitable sized building envelope

Document	Overview
	/ suitable building area are located outside of the 1 in 100 ARI floodplain. The Shire seeks to ensure that new lots are both suitable and capable for the intended purpose. The objectives of this policy are: • To restrict subdivision of land within flood risk areas. • To limit more intensive development within flood risk areas.
Tourist Accommodation in Rural Areas – Policy 25 January 2018	As part of this Policy the Shire is looking to provide high quality tourist accommodation in the non-urban areas whilst conserving the rural character and primary production values of the District. The following specific objectives for the approval of tourist accommodation are: • To minimise conflict between rural and non-rural landowners. • To establish suitable guidelines and controls for tourist accommodation to ensure that development approval does not become a basis for the future unplanned urban development with consequent demands on the local government for additional services. • To establish suitable guidelines and controls for tourist accommodation outlining minimal infrastructure standards required by the local government for development approval to be granted. • To encourage links between tourist accommodation and established rural pursuits so as to diversify economic base and retain development at a low key nature. Prior to occupation of the tourist accommodation evidence of water supply sustainability must be provided.
Nannup Townsite Character Areas Design Guidelines – Policy	The objectives of this Policy are to: • Retain Nannup’s unique character and sense of place. • Provide a high level of amenity. • Create an attractive and desirable environment. • Require development to address the garden village and non-metropolitan context, topography, landscape values and the areas’ character and heritage. • Avoid replication of standard metropolitan building designs and promote sustainability principles in dwelling design. • Provide the basis for consistent assessment and decision making.
Nannup Main Street Heritage Area – Policy 28 October 2010	The Nannup community is concerned about conserving, enhancing and appropriately developing the physical, cultural and aesthetic environments of its commercial area and main street. The community is seeking to enhance the existing built fabric, the social and business viability of the town and to ensure that future development is in keeping with these goals and the recognised character of the town.

Document	Overview
	The Policy objectives include; • To conserve and protect the cultural heritage significance of the Nannup Main Street Heritage Area. • To ensure that new buildings and alterations and additions to existing buildings can be accommodated within the area without adversely affecting the areas significant amenity. • To encourage development, which is compatible, complementary and sympathetic with the existing heritage significance, character and appearance of the Nannup Main Street Heritage Area. • To provide improved certainty to landowners and the community about the planning process for development within the area.
Heritage Conservation – Policy 25 January 2018	The objectives of this policy are: • To ensure that works, including conservation, restoration, alterations, additions, changes of use and new development, respect the cultural heritage significance associated with places listed on the Heritage List and for development within Heritage Area. • To encourage opportunities for interpretation where it can enhance understanding and enjoyment of heritage places and strengthen the relationship between the community and its heritage. • To conserve and protect places and areas of heritage significance within the district. • To provide information that assists owners and / or managers to understand and appreciate the cultural heritage significance of heritage properties and areas.
Residential Accommodation – Minimum Internal Requirements – Policy 25 January 2018	The objective is to detail minimum internal residential standards to ensure and maintain a consistent satisfactory quality of life, amenity and health requirements for residential occupants. The following minimum standards apply to all residential dwelling accommodation: • The minimum floor area is to be 55sqm. • The internal area of all residential dwellings is to be portioned and lined into separate habitable and non-habitable areas. • The WC and bathroom is to be portioned and enclosed separately from the remainder of the internal accommodation. • All residential development will conform to the provisions of the Building Code of Australia and the Health (Miscellaneous Provisions) Act 1911. • Effluent disposal for all residential accommodation will comply with the provisions of the Health (Miscellaneous Provisions) Act 1911.

Document	Overview
State Planning Documentation and other Significant Land owner Reports / Documentation	
South West Development Commission Annual Report 2023	The purpose of the Commission is to coordinate and promote economic and social development of the South West of Western Australia. This is done by partnering with government, business, industry and the community to identify and support projects that advance the region and ensure prosperity. The objectives of the Commission include: • Maximise job creation and improve career opportunities in the region. • Develop and broaden the economic base of the region. • Identify infrastructure services needed to promote economic and social development within the region. • Provide information and advice to promote business development within the region. • Seek to ensure that the general standard of government services and access to those services in the region is comparable to that which applies in the metropolitan area. • Generally take steps to encourage, promote, facilitate and monitor the economic development in the region. Strategic priorities that the Commission have been working on include: • Industry ready infrastructure - Making a proactive start to unlocking critical land and accommodation options in the South West which has resulted in the progression of solutions to the regions housing and worker accommodation constraints. • Fulfilling and sustainable jobs – new businesses and industries are emerging that are unlocking fresh opportunities for local residents in places such as Collie with the transition away from the coal sector. • Industry ready infrastructure and lands – unlocking the potential of WA’s second city through a collaborative approach to coastal development. • A highly skilled and industry ready workforce – the vision is for a hub that would lift industry competitiveness through providing local businesses and workers with access to cutting edge infrastructure, industry 4.0 technology, research, education and training in the region. • Thriving, diverse and creative communities – building communities that liveable at any age. • A region that is well supported by the Government – as part of a public sector approach to increasing workforce diversity and inclusion, implemented a range of initiatives geared at creating a diverse and inclusive workforce.
State Planning Strategy 2050 – Western Australian Planning Commission	The Strategy outlines the Government’s intention to undertake a collaborative approach in planning for the State’s land availability, physical and social infrastructure (community facilities), environment, economic development and security. Social infrastructure (physical and social) is referenced as required to enable liveable, inclusive and diverse communities to grow and develop. It incorporates: • Spaces and places – creating spaces and places that foster culture, liveability, enterprise and identity. • Affordable living – enabling affordable living through housing diversity and compact settlements.

Document	Overview
	• Health and wellbeing – encouraging active lifestyles, community interaction and betterment. It states all levels of government have a role to play in the delivery of social infrastructure which is highly complex. It includes schools, hospitals, civic centres, aged care, public open spaces as well as ‘soft’ elements of community infrastructure, which include social services, community building and culture and arts programs. ‘Soft’ elements may include programs, resources and services while ‘Hard’ elements related to buildings within which the soft elements are often located. Public and private investment in social infrastructure is seen as essential. Takeaways: <i>The financing of social infrastructure, in particular the ‘soft’ elements, will require innovative and creative approaches and partnerships. This also needs to take into account the revenue gap that is created from social infrastructure and the cost of providing and maintaining the infrastructure (i.e. subsidy of programming and the management / maintenance of the assets).</i>
Lower South West Sporting and Recreational Plan (Draft) 2019	The LSW Sporting and Recreation Facilities Plan references current and planned infrastructure available for sport and recreation purposes which been identified by respective Lower South West Local Government’s (LSW LG’s). The main focus for the Shire of Nannup is on the Nannup townsite Recreation Precinct. Recent investment has uplifted the precinct which provides a focus for all formal club based sporting activity (with the exception of bowls). The plan incorporates a suggested phased development solution to consolidate and expand the Recreation Precinct with a suggested alternative solution for the relocation of the bowling club and expansion of current infrastructure to meet need and assist in supporting its longer term viability. A significant issue is the long-term viability of sports clubs and the lack of youth participants. The lack of availability of transport and isolation is a significant issue.

Appendix 2: Demographic Implications

The following section identifies the current demographic profile for the Shire of Nannup. The demographic analysis outlines the key data for the Shire of Nannup which has been attained using the following sources:

- Australian Bureau of Statistics (ABS) 2021 Census
- REMPLAN
- WA Tomorrow

Population Profile

In 2021 the usual resident population of the Shire of Nannup was 1,538 living in 1,526 dwellings, while the median age was 56 years.

The largest age group for 2021 within the Shire was 65 to 69 years old. Overall, there is a significant senior population living within the Shire with over half of the population (55%) between the ages of 55 to 79. Correspondingly there is also a low number of children and young adults living within the area. This is particularly evident for those community members between the ages 20 to 34, where there is an extremely low population level. This is symptomatic of areas where there are limited employment opportunities and are lacking in access to higher and further education. As a result residents either need to travel to other communities to gain greater access to education and skilled work opportunities or relocate. This can have a detrimental effect on the capability of an area to sustain critical community infrastructure and drive the economy forward.

The Shire's core age demographic is seniors between the ages of 60 to 74 which also carries with it potential risks aligned to an ageing community and the need to access key health related care and support services. This potentially impacts on the ability to generate investment in the local economy and further highlights the risks associated with the lack of age diversity.

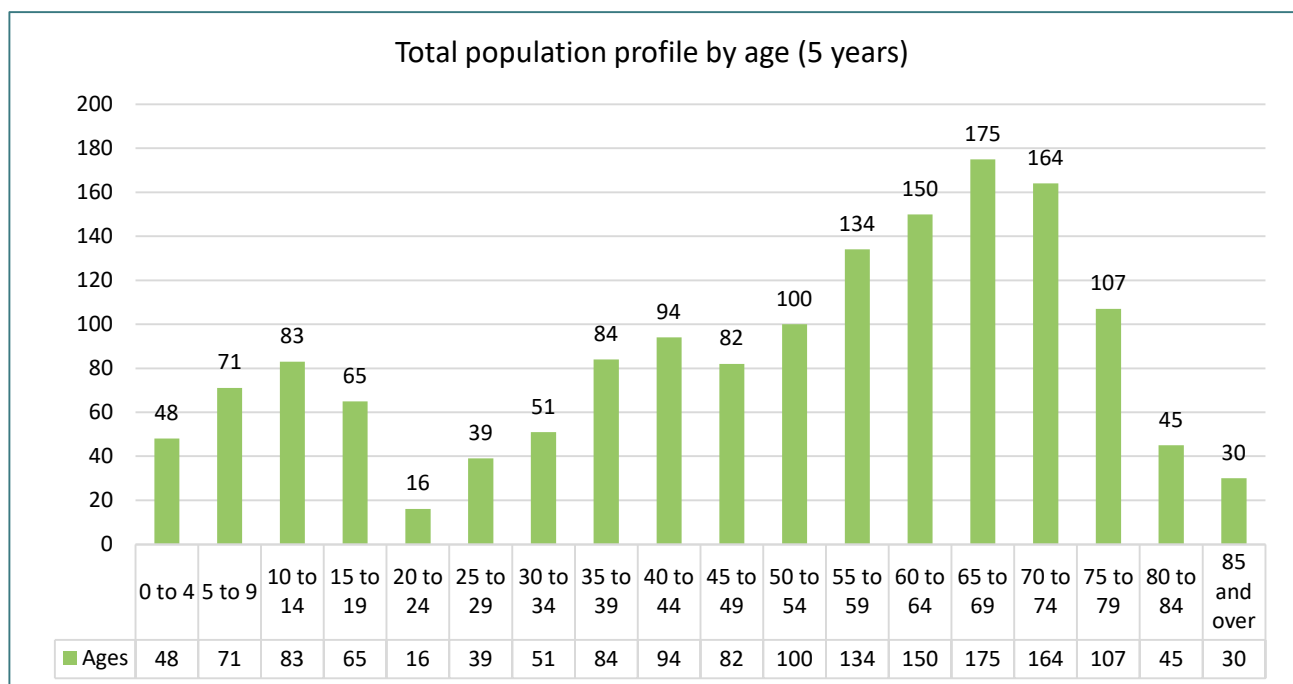


Figure 5: Population by Age in Five-year Cohorts – Shire of Nannup (Source: REMPLAN)

Figure 5 provides the Shire of Nannup by five-year age groups which emphasises the imbalance within the Shires age demographic. In 2021 the most common age group was 65 to 69 with 175 people. The senior demographic over 50 makes up a large part of the Shire's population (895 out of a combined total of 1,538

people or 58%). A focus in the short to medium term is therefore likely to be on senior services and amenities to cater for this sector of the local community. The population profile also highlights the low number of children currently living within the Shire which has a direct impact on the viability of maintaining both primary and secondary schooling opportunities within the Shire. The decline in young adults from the age of 15 is reflective of the limited high school opportunities which will need to be addressed to attract young families to the area. The Shire should be seeking opportunities to incentivise young adults and their families to stay and live in the area to ensure the long-term viability of the main townsite and secure the future of the Shire as a more attractive employment and learning centre which can benefit from its close proximity to the urban centres of Margaret River, Busselton, Dunsborough, Vasse and Bunbury.

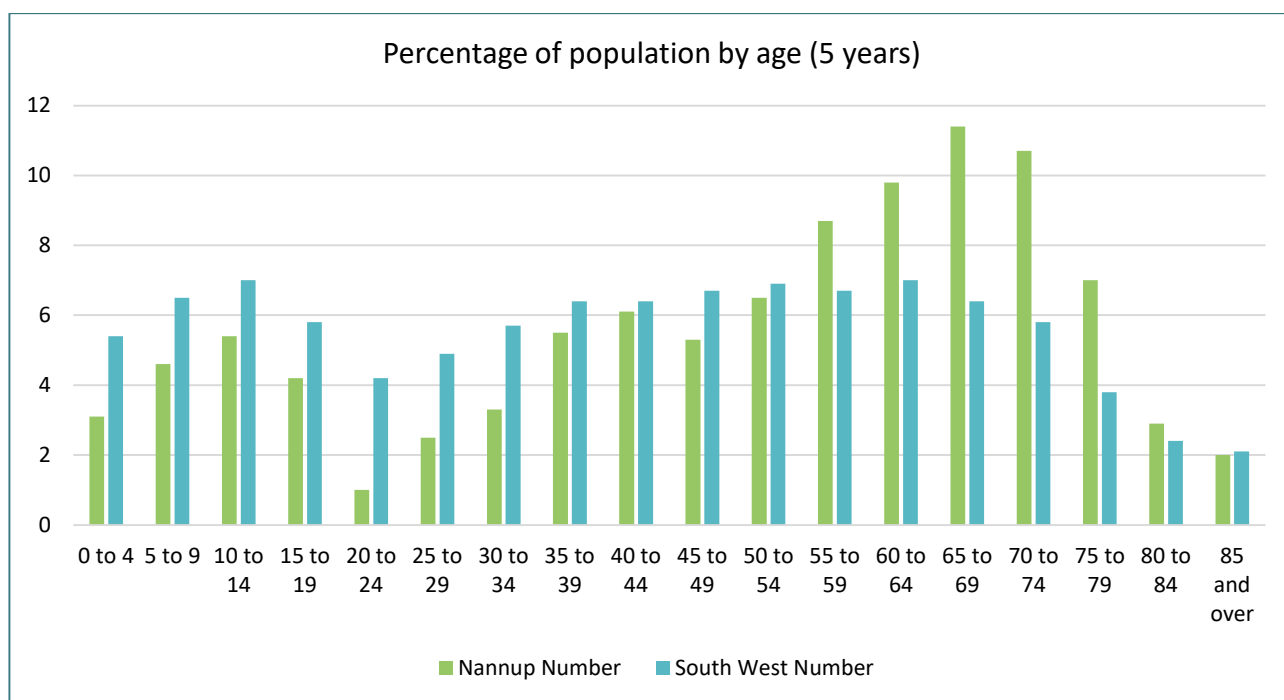


Figure 6: Percentage of population by age, Shire of Nannup compared to the South West Region (Source: REMPLAN)

The critical age profiling concerns is further emphasised when comparing the percentage of the Shire of Nannup five year age groups against the South West Region percentage of population by age can be seen in Figure 6. It is evident compared to the South West Region, which has a relatively ageing demographic, that the senior demographic living within the Shire of Nannup is far in excess of the average for the regional area which has seen dramatic change recently with extensive growth in and around the main urban centres referenced above. The smaller percentage of younger people living within the South West Region is further exacerbated in the Shire which would be considered to be problematic if this aspect is not addressed. Figure 7 overleaf illustrates the population profile compared to WA and Australia. It highlights the current percentage of the population by 5-year age groups for the Shire of Nannup, Western Australia and Australia. In comparative terms, the population profile highlights the extent of the growing senior population living within the Shire. The relatively high percentage of the population which are likely to be retiree's and of non-employment age raises concerns in relation to the general re-investment in the local economy and its long-term viability which will be reliant on visitors and attracting investment from elsewhere. Intervention measures to change the age profiling will need to be implemented if the future viability of Nannup is to be secured. The current profiling is likely to continue to adversely impact on the economy as the bulk of the population within the Shire are likely to be either retiree's or potentially on some level of additional income support.

While also having a notable senior population, conversely, there is a low and decreasing number of young adults living within the Shire when comparing with Western Australia and Australia, with the inference that the working age population within the Shire is diminishing further over time (Figure 8 refers). The sharp decline in population from children to young adults and to the age of 64 will place an increased burden on

the health service industry which is unlikely to be affordable and sustainable in the area without intervention.

To change such a profile over time will require intervention on a number of fronts and more particularly from both state and federal governments who are critical in providing necessary investment into education, family services, enabling development for new housing and associated employment opportunities. Attracting and retaining young adults and key workers aged between 20 to 34 is going to be a critical element of such investment. These changes will not result in immediate results, but a case needs to be made to redress the balance over time.

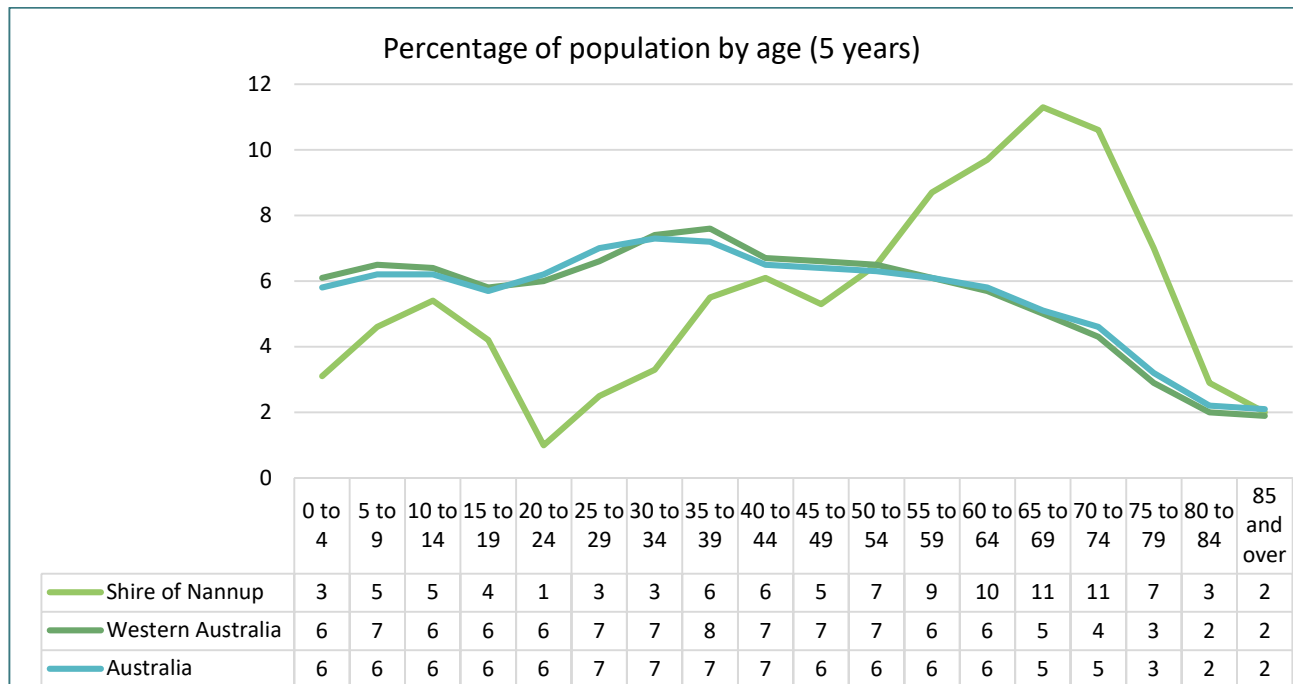


Figure 7: Percentage of population by age 5-year groups – Shire of Nannup (Source: ABS 2021 Census)

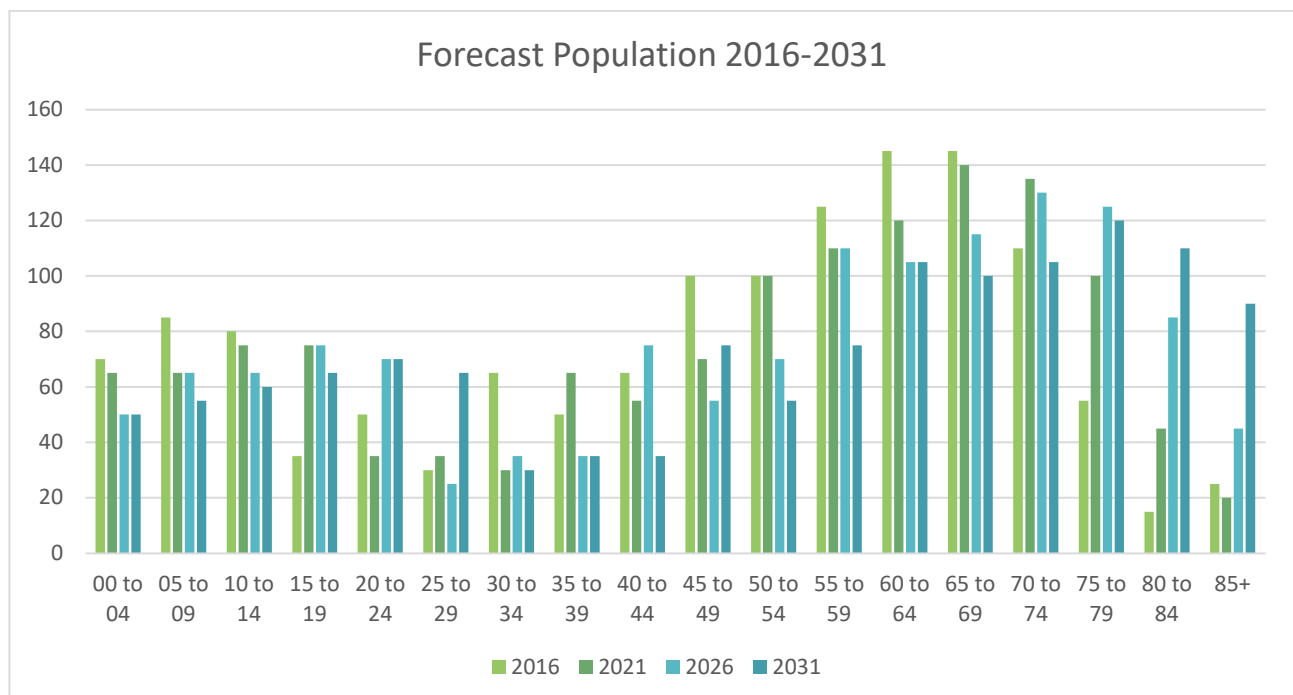


Figure 8: Forecast population projections by 5-year age groups 2016 to 2031 – Shire of Nannup (source: WA Tomorrow)

Figure 8 highlights the 5-year age groups for the Shire of Nannup from 2016 to 2031. This re-iterates the previous comments in that the greatest predicted change in the age demographics of the population is between the of 75 and 85 and over, where it is expected to see an increase in population numbers. While there is expected growth for seniors within the Shire there is also an anticipated decrease in the number of middle-aged adults, especially those between the ages of 40 to 59 (typically those with older families of High School age and who have been in the employment sector for many years). The predicted decline is likely to be attributed to limited job opportunities available locally. This will be further exacerbated with the current movement away from the timber industry which is due to close and see a loss of jobs in the coming years. Based on current production, these job losses are not substantial, but do reflect the critical challenges which need to be addressed in providing alternative employment locally.

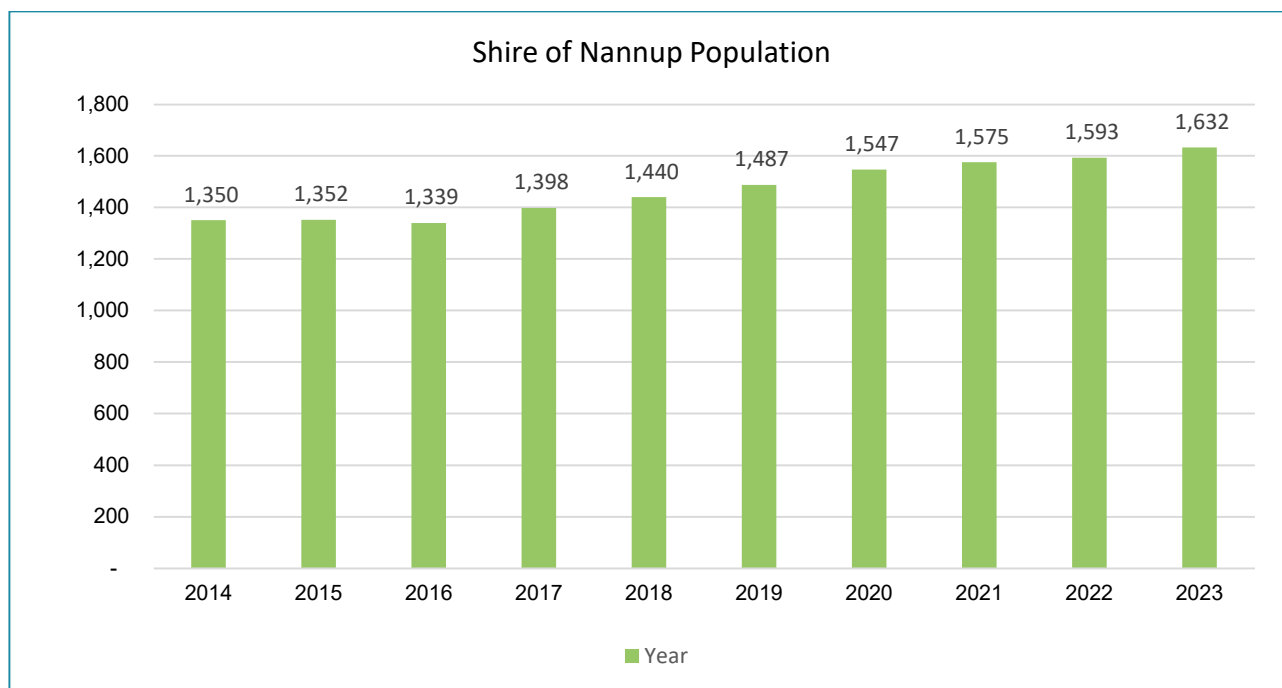


Figure 9: Change in Population – Shire of Nannup (Source: REMPLAN)

The change in population over the past decade (Figure 12) has highlighted a gradual growth within the Shire year on year. This growth is supported by new residential development in the Town. This development however tends to be of a high cost and unlikely to be achievable for young families and key service workers on a relatively low average wage.

Figure 10 references the levels of educational attainment for the Shire of Nannup, Western Australia and Australia. There is a relatively smaller percentage of people in the Shire of Nannup who have completed a bachelor's degree level or above compared to other parts of the State and Country. This is likely to be related to the limited opportunities available for those in Nannup and access to tertiary education opportunities, as majority are located within the most significant urban centres and the Perth metropolitan area. This is further evidenced with a high proportion of people living in Nannup who have finished their school education in Year 10 compared to the rest of the State and Country. It is also to be noted that currently the High School only educates up to year 10 and students need to relocate to Busselton or Bunbury to continue their High School education. Increasing the further education profile of the community is important but cannot be achieved without private sector investment in industry locally attracting those people with managerial/professional skills. This however is only an indicator as it is likely to obscure the true state of play given the high number of seniors/retirees who may have higher level educational qualifications, but are no longer applying their skills within the workforce. It does, however, tend to indicate that such people will be highly valued in developing the volunteer sector locally (particularly in supporting annual events and festivals).

Figure 11 references the dwelling structure within the Shire, which is dominated by separate houses and these are often of a high cost to buy or rent. While it is difficult to make clear conclusions from this limited spread of dwelling type it does emphasise the potential need to provide a higher level of diverse housing types to attract a range of family types to the Shire to expand the economy. Affordability is critical as is the need to retain the character of the Town site. It is unlikely to be feasible to generate medium to high density development through external investment without the employment conditions changing significantly.

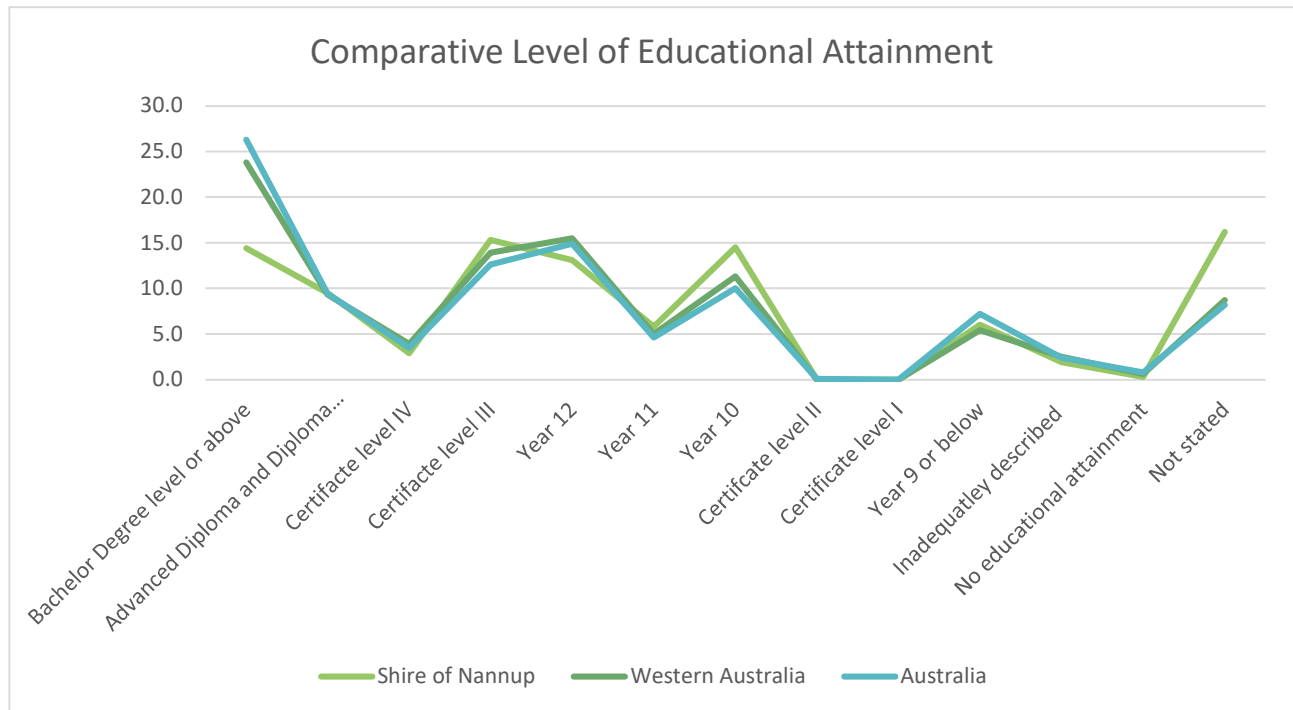


Figure 10: Comparative Level of Educational Attainment – Shire of Nannup (ABS Census 2021)

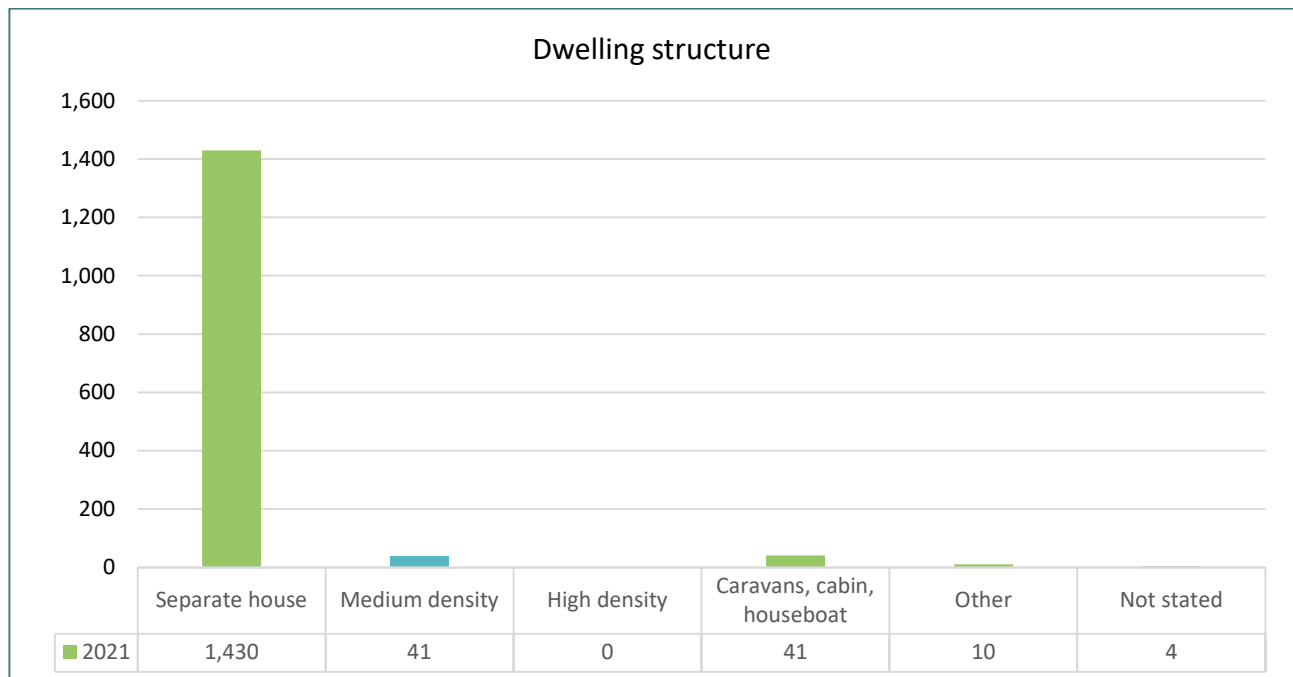


Figure 11: Dwelling Structure – Shire of Nannup (Source: REMPLAN)

Figure 12 references the average levels of individual weekly income for the for the Shire of Nannup. The most common individual weekly income bracket for those living in the Shire is \$300-\$399 but also on the relatively low income bracket levels. There is a notable drop in those residents benefiting from a weekly

income in excess of \$1,250. The relatively low levels of weekly income can be attributed to the high number of senior people living within the Shire who are likely to be self-funded retirees or take on some part time or casual work locally. The relatively low weekly income structure is also reflective of the employment opportunities that are currently available within the Shire with many of the jobs currently available being low skilled service sector related and low paying employment options. This is indicative of the need for intervention to diversify employment opportunities to become a more attractive location for professionals/managerial and higher paid employment opportunities as well as opportunities to develop skills locally related to trades and diverse employment opportunities related to the natural environment, farming and eco-tourism.

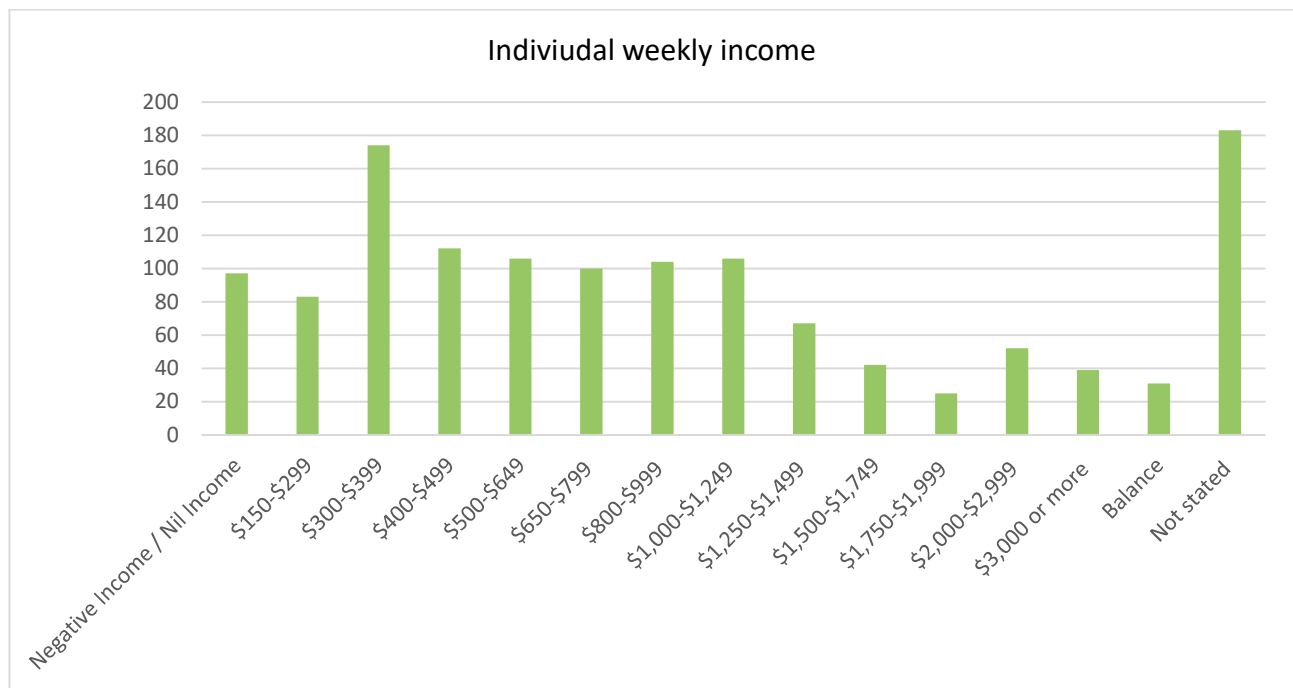


Figure 12: Individual Weekly Income – Shire of Nannup (Source: REMPLAN)

Figure 13 re-iterates the relatively low levels of personal income with the combined household incomes being relatively low. The most common income bracket for household weekly income is \$650-799 and the primary annual income being below \$78k.

Figure 14 references the occupations of employment for those residents of employment age within the Shire of Nannup. The data shows that the most common occupation is Managers, followed by labourers, and Technicians and Trade Workers. The combination of these three occupations account for over half (55.8%) of the working population in the Shire. There is a larger percentage of people employed as Managers (23.8%) in the Shire compared to Western Australia (12.3%). This may be attributable to the attractiveness of the area to relocate and close proximity of urban centres such as Busselton. The larger percentage of Labourers in Nannup (18.9%) compared to Western Australia (9.4%) is probably reflective of the localised employment opportunities at the Timber Mill, service industry (tourism) and agriculture. These employment opportunities tend to offer lower levels of income compared to other occupations and hence reflected in the lower individual weekly incomes and household's weekly incomes.

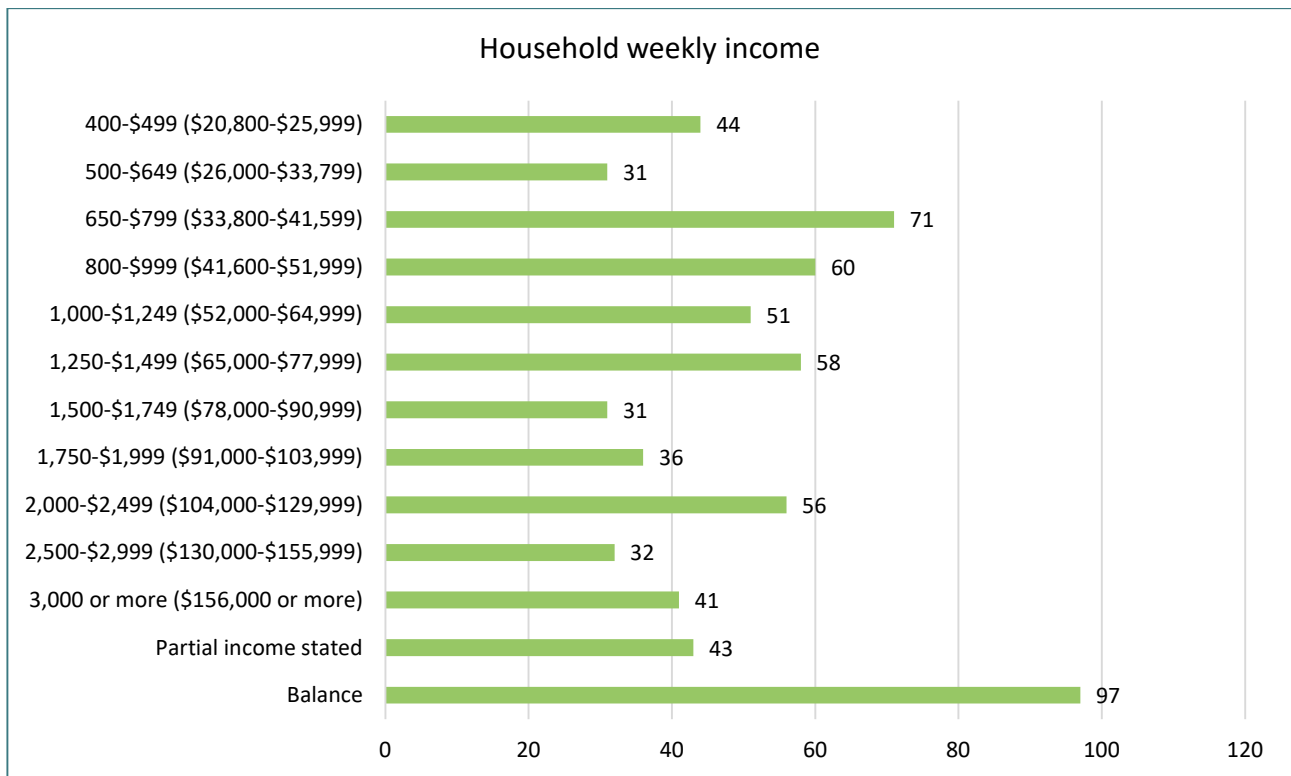


Figure 13: Household Weekly Income – Shire of Nannup (Source: REMPLAN)



Figure 14: Occupation of Employment – Shire of Nannup (Source: REMPLAN)

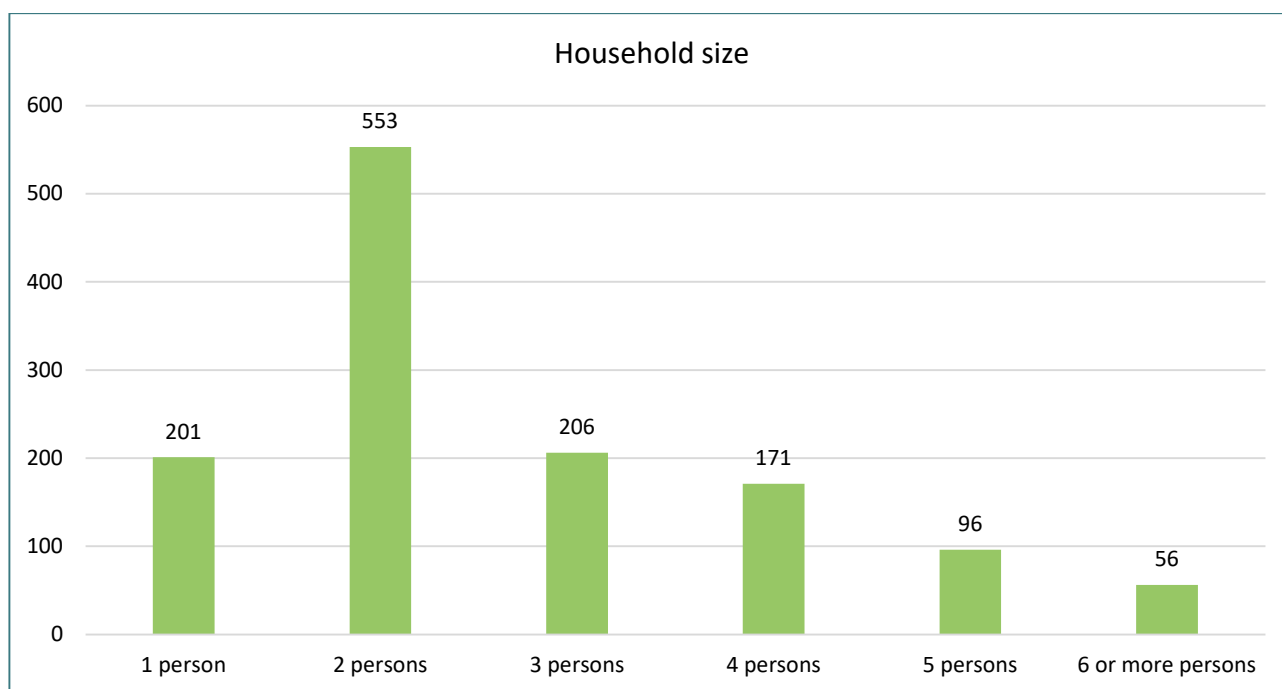


Figure 15: Household Size – Shire of Nannup (Source: REMPLAN)

Figure 16 and 17 indicates the most common household sizes and family structure which consist predominantly of two person households or less. The relatively low level of three person households and above is generally reflective of the lower number of young to middle age family units and high proportion of seniors (couples and singles) residing locally. These household sizes align to people relocating in the Shire for a lifestyle change or retirement.

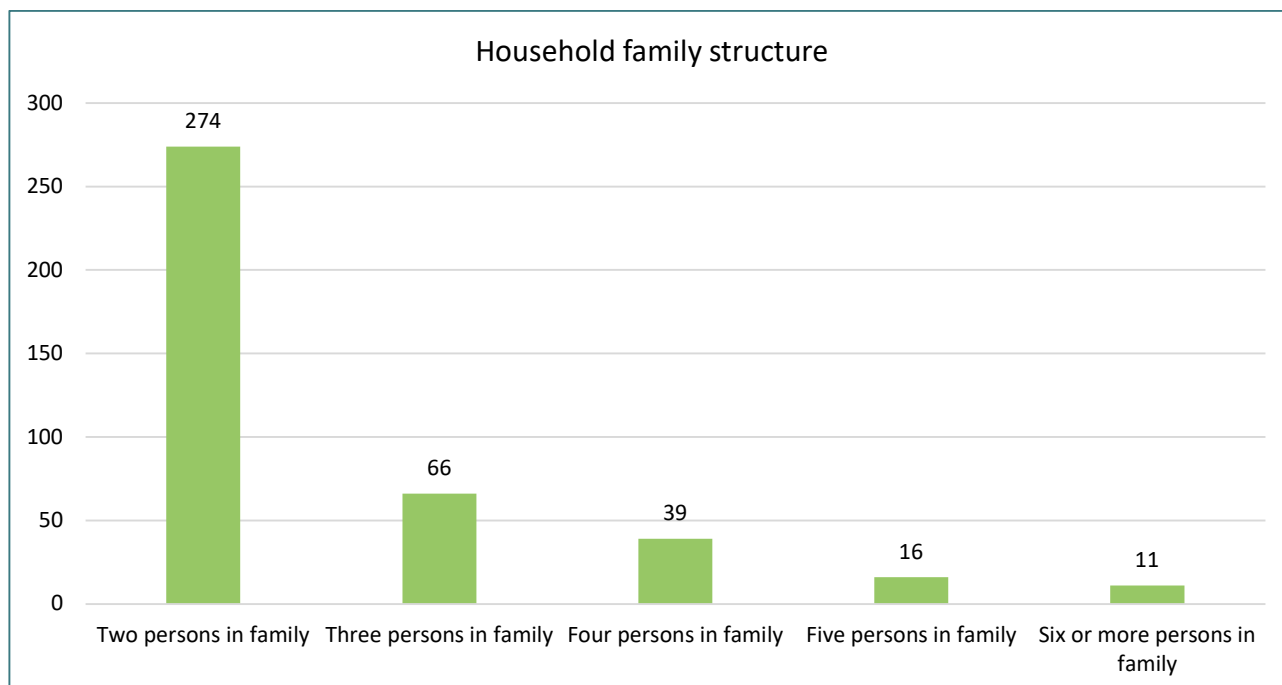


Figure 16: Household Family Structure – Shire of Nannup (Source: REMPLAN)

With a high number of two person families within the Shire it further highlights the limitations associated with the declining number of young people. Couple families with no children is the most common household type within the Shire.

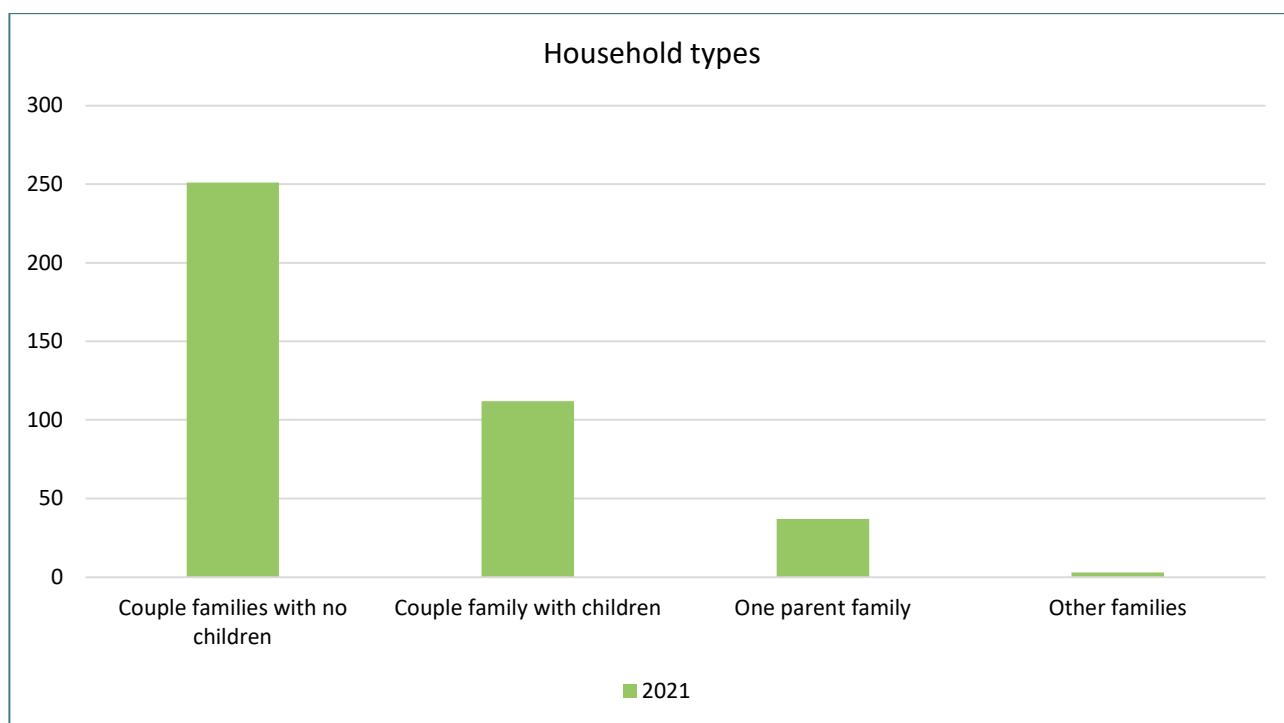


Figure 17: Household types – Shire of Nannup (Source: REMPLAN)

Appendix 3: Site and Facilities Audit

Images			Overview
Timber Mill Site – Operational and Storage areas			
			The main entry to the timber mill site is off Mill Street, which lies to the east of Brockman Highway. A brick built administration building lies adjacent to the Mill entry of a bitumen road. The Mill site is still operational but will be subject to imminent closure following the Western Australian government's decision to ban native timber logging by 2024. The mill, which had been operating for nearly a century, was previously a vital part of the local community and economy. The buildings and yards within the site are however at the end of their viable life and are used for the storage of previously cut Jarrah for processing. The former buildings are named in accordance with racing terminology (home straight, Feed Box, Jarrah Grandstand, Mounting Yard). The buildings are relatively open and of a corrugated construct with a relatively uncluttered yard area with signage warning of the need to wear suitable protective clothing. Much of the machinery is functional but showing significant signs of corrosion throughout, albeit that some of the buildings are of a more recent construct/refurbished. The majority of the
			
			
			
			



buildings have open sided access with conveyor belts leading between the buildings for the processing of the timber. Within the site there are two large chimneys. One which is understood to be condemned and of a wrought iron construct and a separate brick built chimney which is largely intact with the exception of brickwork adjacent to the ground. It appears structurally sound and part of the heritage value of the site. Other Mill buildings are referenced on the Municipal Heritage List, with the Heritage Value aligned to the Mill processing activities. One building provides ablutions and staffroom for workers with a shaded verandah.

To the south of the main Mill buildings is a large area of packed timber (waste) which covers an extensive area leading to the fenced extent of the Mill site. Within and adjacent to this area are redundant mill machinery buildings and equipment.

Beyond the mill site to the rear is the Blackwood River which is approached by steep banking. To the rear of the site is a site service road where vehicles transport the pulp from the site. The banking to the river has varying levels of bush cover but there is a high level of risk with contamination from the Mill site adversely impacting on the river.



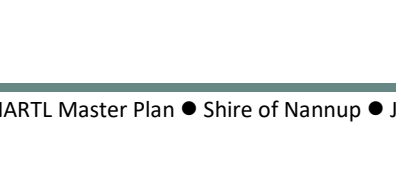
The Mill extends to Nannup Golf Club (the relocated Pineridge Golf Club) and North Street where the area is covered by relatively dense woodland.

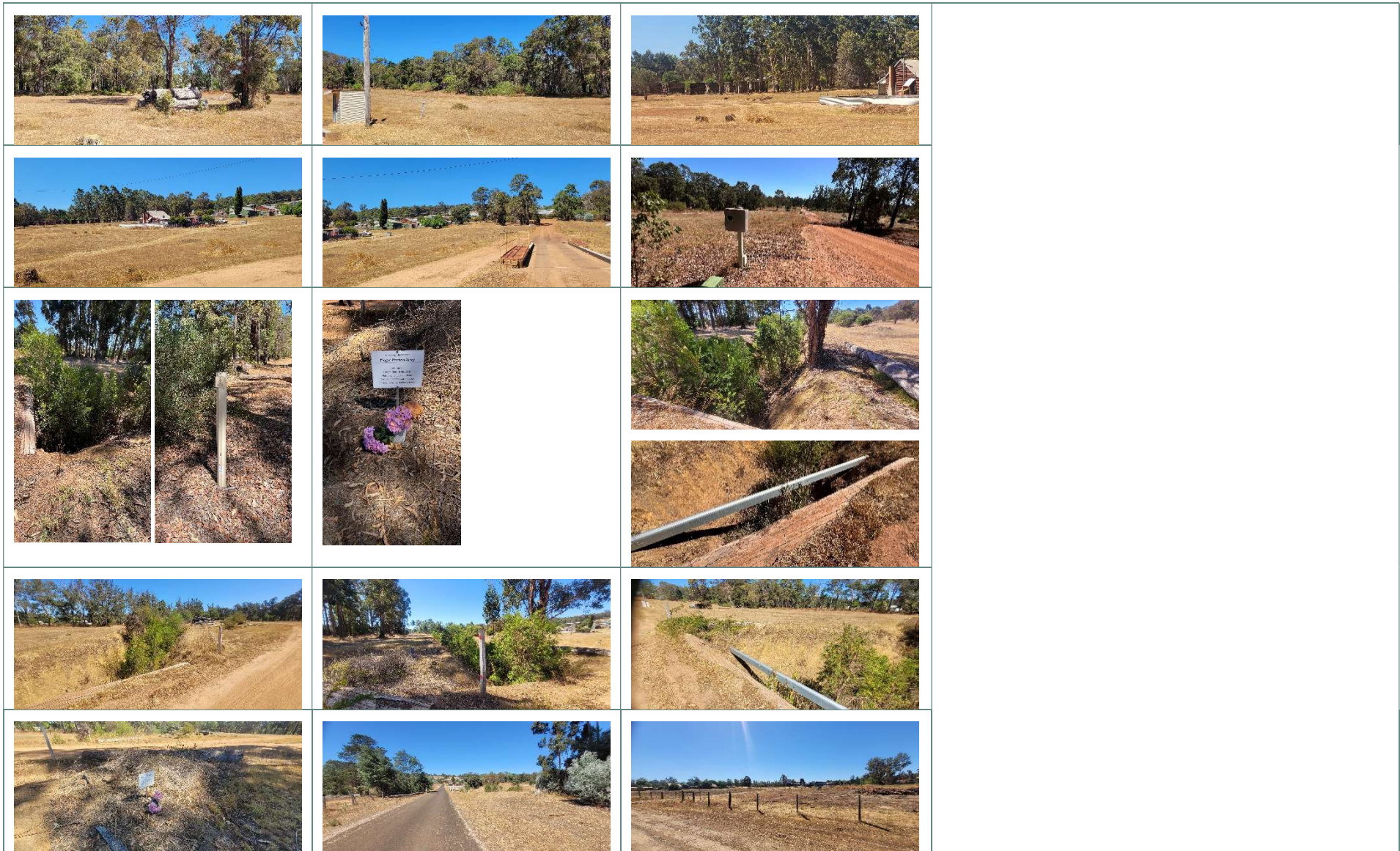


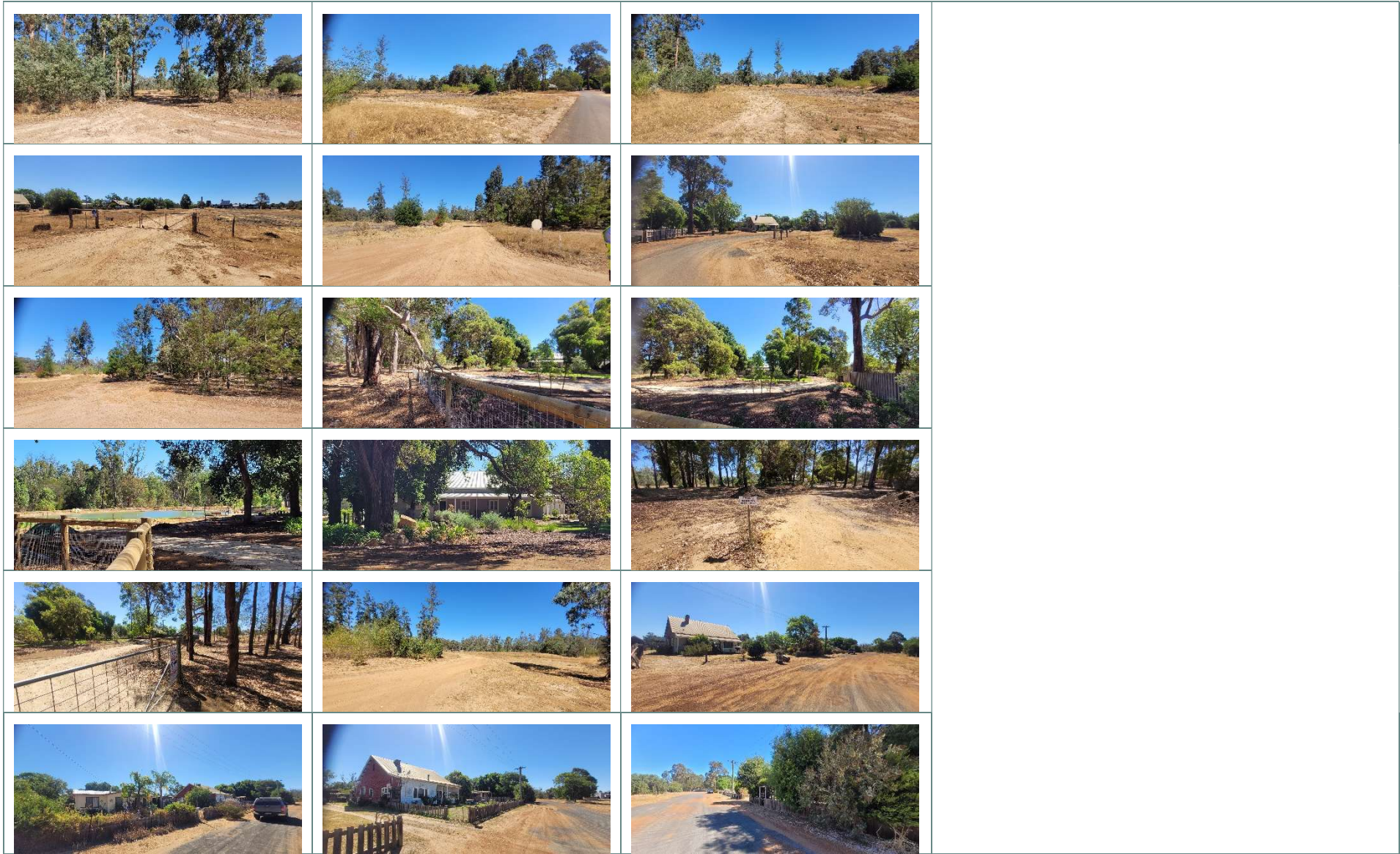
			
			
Nannup Golf Course			
			Access to the golf course is obtained via Centenary Drive which has an access off the Brockman Highway to the east and Higgins Street to the north. The site consists of a nine hole course (eighteen hole provision) with club maintenance shed and a dam (which services the wider park/recreation ground area). At the time of the visit the fairways were relatively dry and while the tees and sand greens were clearly marked, and the fairways clear, the overall appearance of the course was reflective of the dry season (with tree debris scattered). The course extended into adjacent drainage and Mill Land to accommodate one of the holes. The site includes the Nannup Golf Course Dog Exercise Area and overhead power lines mark the southern boundary cutting through one of the fairways. Fencing marks the divide between the golf course and the adjacent Timber Mill.
			
			
			

			 
			
			
			
Mill Cottages and broader site area			
			On the entry to the Mill site off View Terrace is a series of old Mill Cottages which are understood to be rented off Parkside as the owners of the site and associated infrastructure. The historic cottages represent a valuable heritage component of the site which should be retained in any future development consideration. Each cottage is relatively small with a corrugated roof and timber boarding. They are surrounded by a small garden and picket fence. They are all of a similar design
			

			with a front varandah overlooking a central access road with private drives leading generally to a car port. They are at a higher level than the adjacent Mill site and provide a relatively unique character. The Mill Cottages are surrounded by open space which remains relatively unencumbered. Adjacent to Brockman Highway are a mixture of indigenous and non-indigenous trees set back from the road. There is also an art feature (logs with Nannup signage between) adjacent to the road from which access to the cottages is maintained. On the broader site are a number of dispersed former Mill Workers houses, some of which front Brockman Highway off Flat Steet and others adjacent to a separate access road (Middle Street) to the southern portion of the site where Staff Street is located and swings around to intersect Middle Street at the junction leading to Pobblebonk Farm. Power lines and underground pipework is located in the area with clumps of tree cover, but largely the site is open and gently sloping down towards the Blackwood River. To the west of the site and behind the Mill site are another series of residential properties serviced by a distribution road off Middle Street. Middle Street also services the former Mill Managers Cottage which has been sold to a private owner with a large dam adjacent. Staff Street is a dirt road with access to a former weigh bridge adjacent. The area either side of the road is relatively open and free
			
			
			
			
			

			from bush/tree cover which emerges on the sites southern boundary. Prior to entering Pobblebonk Farm is a drainage channel with a single track road access over. The drainage channel is deep with extensive vegetation and adjacent is a small memorial. The Mill site throughout is bordered by a small security fence and access gates. Access to Pobblebonk Farm is via a single track dirt road with gated entry. The site incorporates a series of buildings set above the Blackwood River which meanders around the boundary to the farm. The buildings within the farm have previously been used for publishing/printing and are now utilised for mushroom production. The land surrounding the buildings is relatively low lying and subject to flood in the high water season and a substantial wetland area to the west of the site. Throughout the site, the difference in levels and relatively open aspect provides opportunities to develop a range of infrastructure. Critical considerations relate to the extent of servicing, access onto the Brockman Highway and that the land is almost entirely within private ownership.
			
			
			
			
			
			





			
			
Recreation Centre, Sporting Oval, Playground, courts, pump track and Sports and Recreation Association Pavilion			
			The Recreation Precinct benefits from a dedicated oval (with football goals and a central synthetic cricket wicket, single court recreation centre with changing rooms, community meeting room (committee room) and adjacent Sports and Recreation Association pavilion. The oval was showing signs of wear and tear and uneven in places but with a reasonable grass cover. It is set down below the Brockman Highway with banking surround to the east and dropping away to the golf course and dam to the west. Having a north south orientation is the optimal positioning. Around the oval is a scoreboard and interchange areas with bench seating. The access road to the precinct splits the oval from the pavilion with car parking adjacent to the access road on both sides. Opposite the oval is the sporting association/pavilion space and adjacent grassed area which provides for two cricket nets.
			
			
			

			The pavilion has extensive glazing with good viewing to the south, east and west, incorporating a bar, function space, kitchen and public toilets. The adjacent building attached to the Recreation Centre incorporates the committee room, external and internal changing room space servicing the sports hall and outdoor oval. The area between the buildings provides an extensive shade cover. The newer facilities are well maintained, functional and of a contemporary design. The sports court is ageing and lacking contemporary design features.
			The broader Recreation Precinct behind the Sports and Recreation Association building and recreation centre includes one golf fairway and green which has the potential to conflict with the adjacent courts, playground, pump track and skate park. In addition there is a yarning space surrounded by stones and logs with Koomal Dreaming display highlighting the Aboriginal heritage value of the Blackwood River and referencing the Weitj Emu and the value of the surrounding land as a nesting area.

			(concrete) is located between the pump track and adjacent play area, which includes a flying fox and a more traditional design playground facility and outdoor sports courts. The park benefits from fitness stations adjacent to the footpath. The sports court area provides a multi-marked surface for use for netball, basketball and tennis. The court surface is showing signs of wear and tear and general structure with associated facilities ageing (including the halogen floodlighting, which ideally should be replaced with LED for more efficient court coverage). There are a range of shade shelters and picnic areas adjacent to the Brockman Highway which is raised above the adjacent court area. The skate park is located on the corner of Higgins Street and the Brockman Highway. It is also showing signs of wear and tear with the concrete splitting and damaged in some areas. There is a high level of shaded shelter adjacent and the level of provision is generally good. The major concern for the skate park (floodlit with LED lighting) and surrounding sport and recreation infrastructure is the level of mature tree cover and the extent of debris which is shed onto the facilities which provide a potential danger for users. Overall the Recreation Precinct provides a high level of intergenerational and diverse recreational opportunities for the local community and visitors. While some infrastructure is ageing the general quality of provision is good. It would however benefit from a potential restructuring to address
			
			
			
			

			issues related to both the golf course and tree debris hazards.
--	--	--	---



Figure 18: Panorama with the Mill Managers Residence and Pobblebonk Farm in the foreground – looking over the broader precinct in a northerly direction



Figure 19: Panorama of the core Mill site and operational buildings – looking south over the site operations



Figure 20: Panorama of the core Mill site and operational buildings – looking west over the site operations



Figure 21: Panorama of the core Mill site and operational buildings – Looking east over the site operations

Appendix 4: Initial Site Analysis and Constraints Mapping

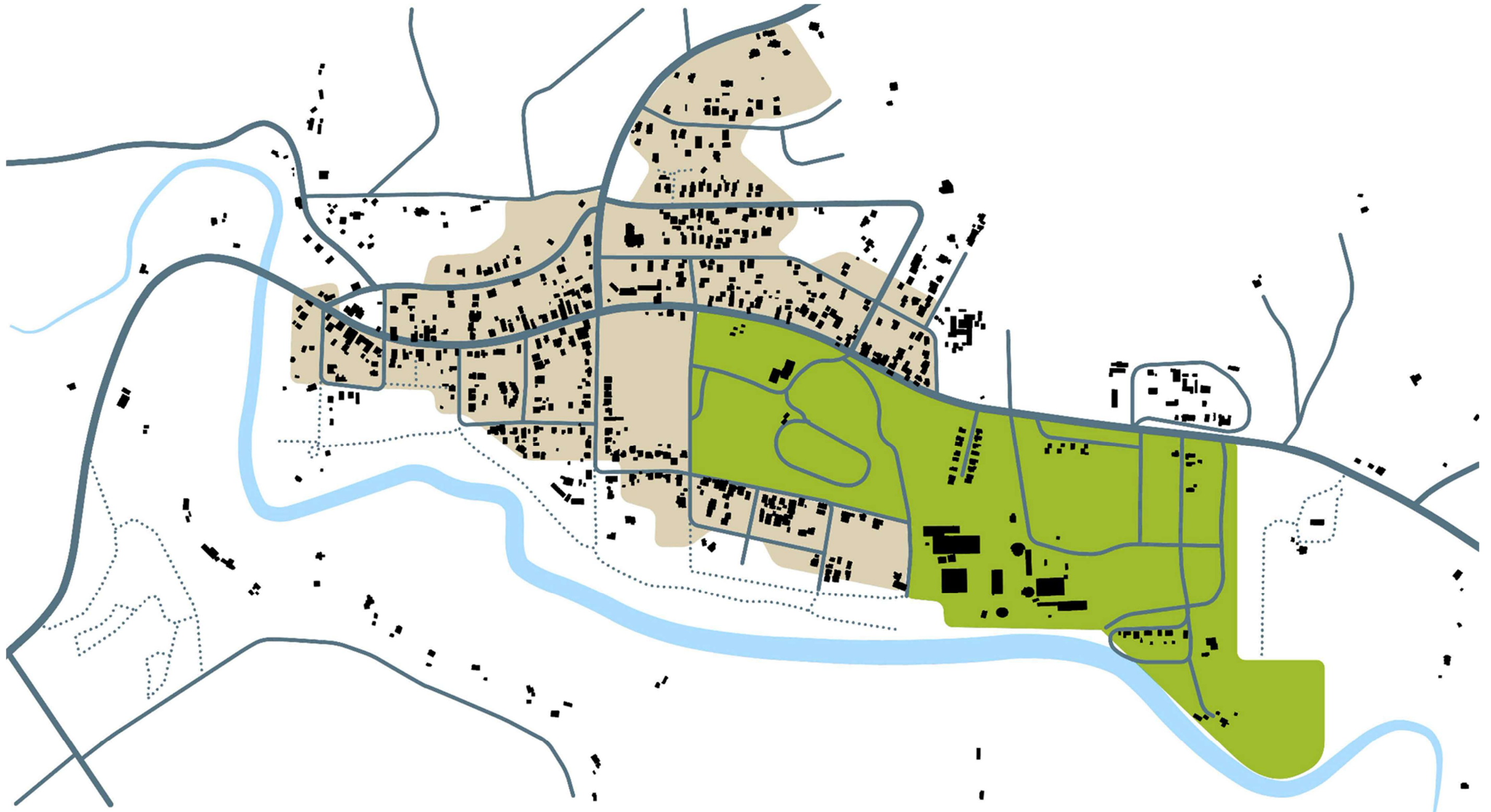


Figure 22: NARTL - Site boundary limitations and surrounding properties and current access roads (black outlines represent existing buildings)

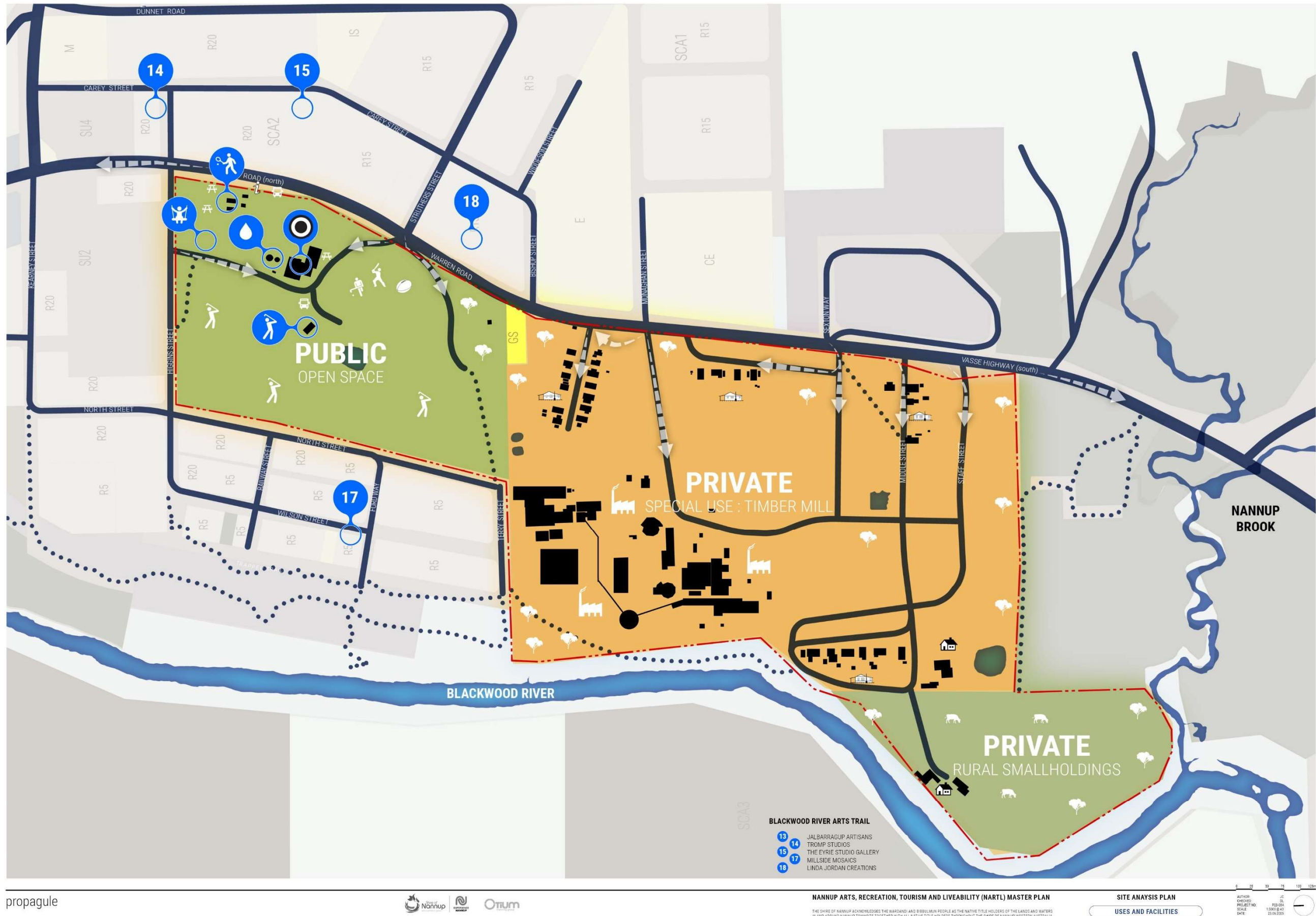
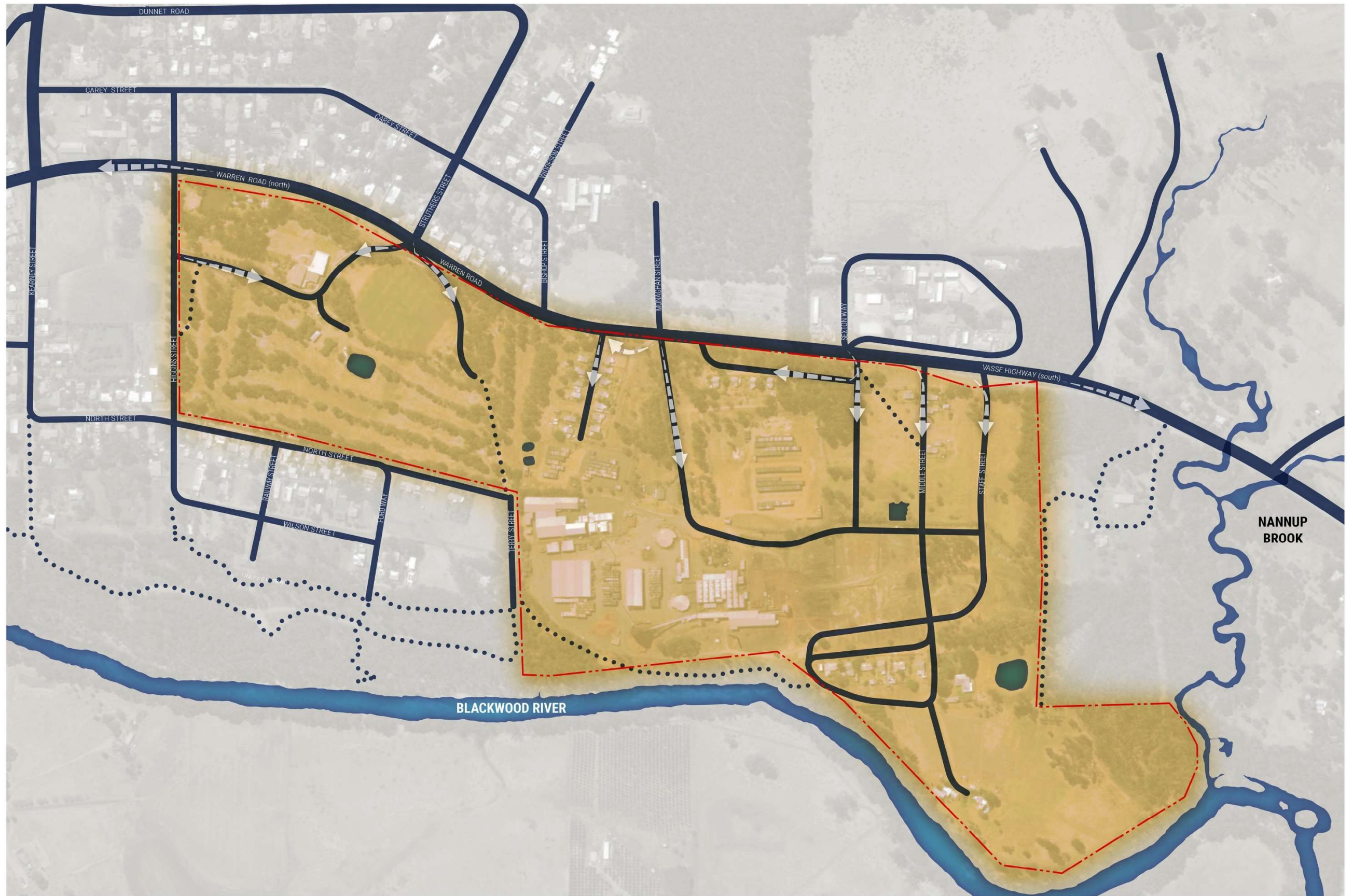


Figure 23: Land Ownership – Uses and Existing Built Infrastructure location (Facilities)



propagule



NANNUP ARTS, RECREATION, TOURISM AND LIVEABILITY (NARTL) MASTER PLAN
THE SHIRE OF NANNUP ACKNOWLEDGES THE WARDANDI AND BIBILUMI PEOPLE AS THE NATIVE TITLE HOLDERS OF THE LANDS AND WATERS IN AND AROUND NANNUP TOWN TOGETHER WITH ALL NATIVE TITLE HOLDERS THROUGHOUT THE SHIRE OF NANNUP WESTERN AUSTRALIA.

SITE ANALYSIS PLAN
SITE ACCESS

0 25 50 75 100 125m
AUTHOR: JG
 CHECKED: JG
 PROJECT NO: 243-001
 SCALE: 1:5000 @ A3
 DATE: 23/06/2023

Figure 24: NARTL Master Plan - Site Access Provision (Current)



Figure 25: NARTL Master Plan - Site aerial, prevailing wind conditions and average monthly rainfall and monthly temperature

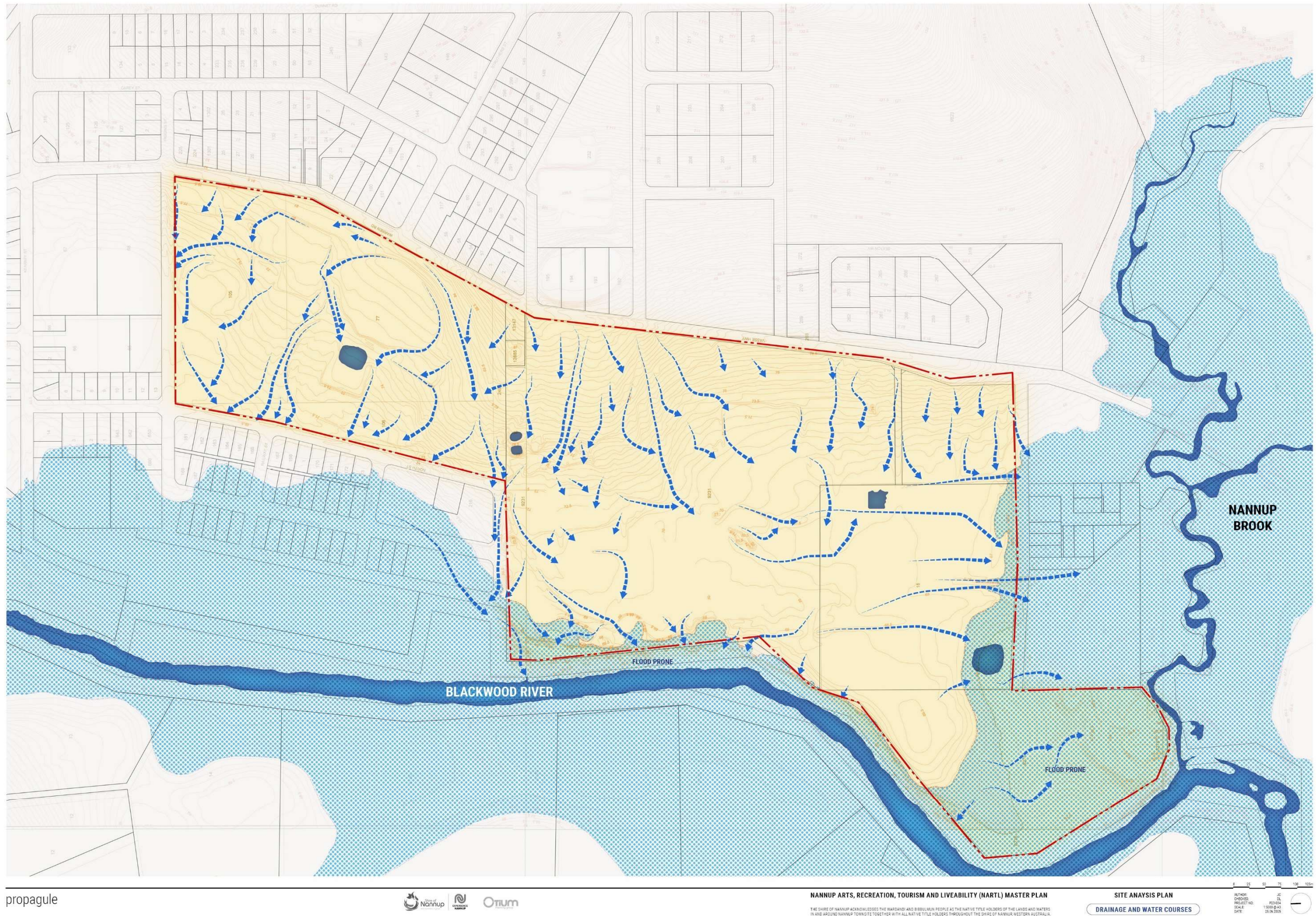


Figure 26: NARTL Master Plan - Contour and Drainage Fall

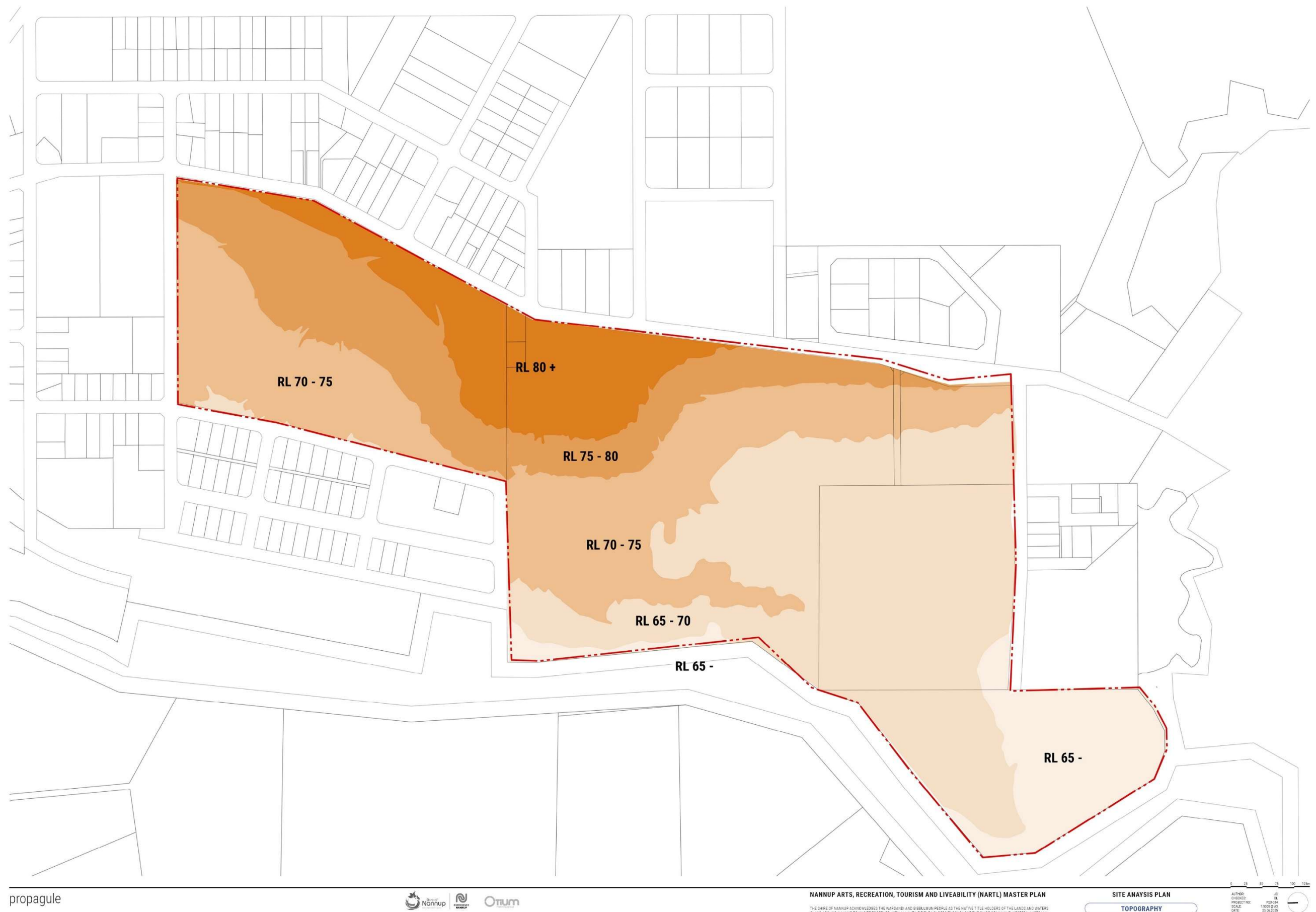


Figure 27: NARTL Master Plan – Site Topography



Figure 28: NARTL Master Plan – Areas requiring greatest investment for cut and fill (steep slopes) and relatively easier to develop land (gentle and flatter areas)



Figure 29: NARTL Master Plan - Existing Site Vegetation



Figure 30: NARTL Master Plan - Combined Constraint Mapping

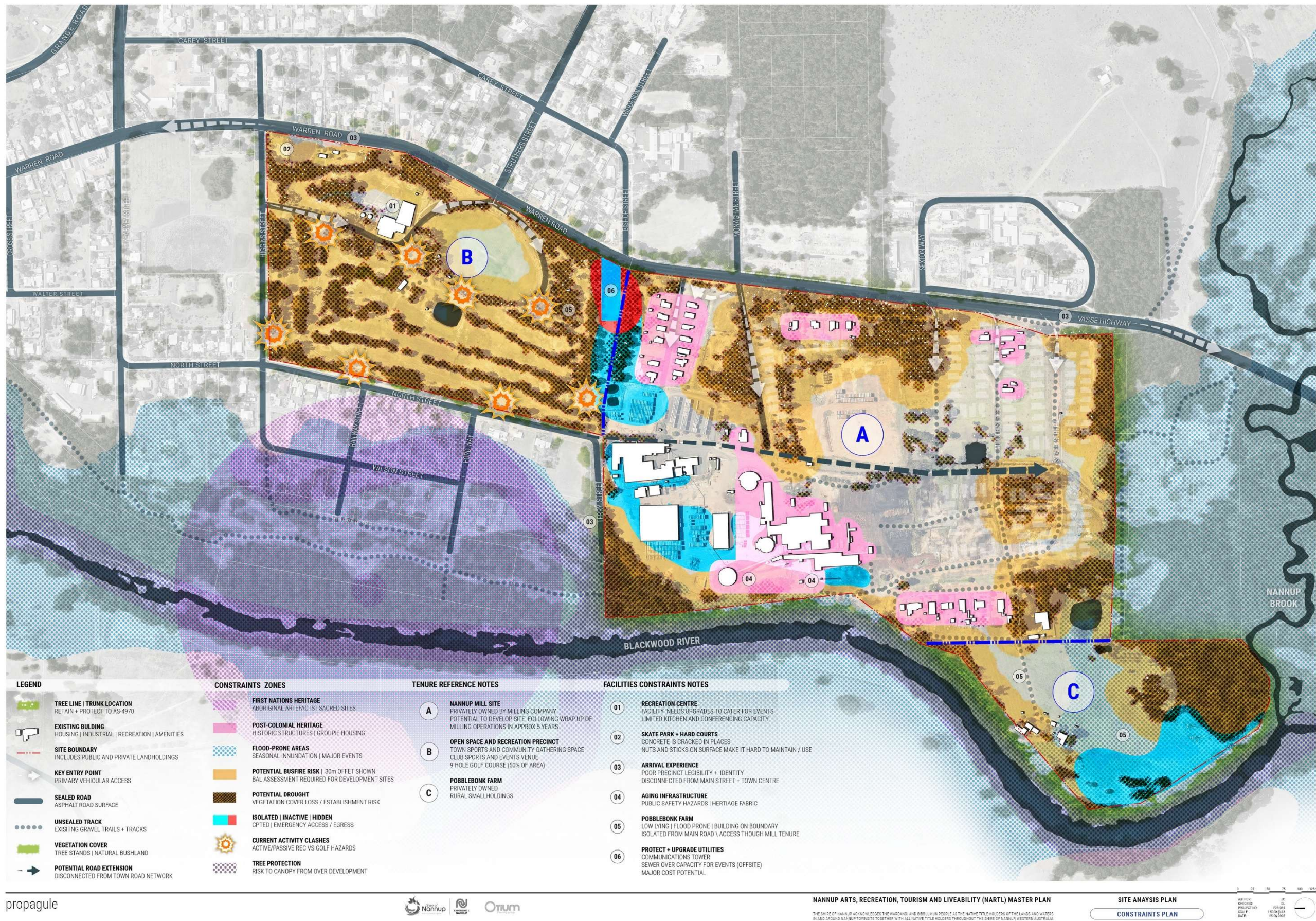
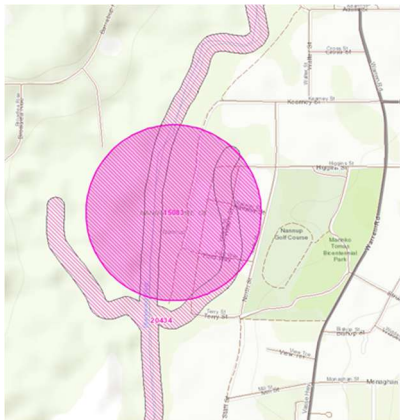
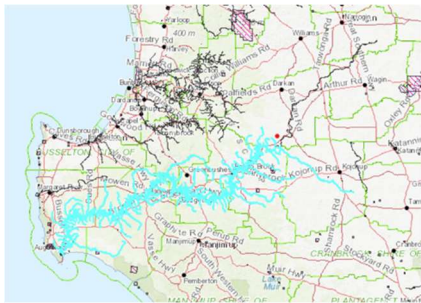


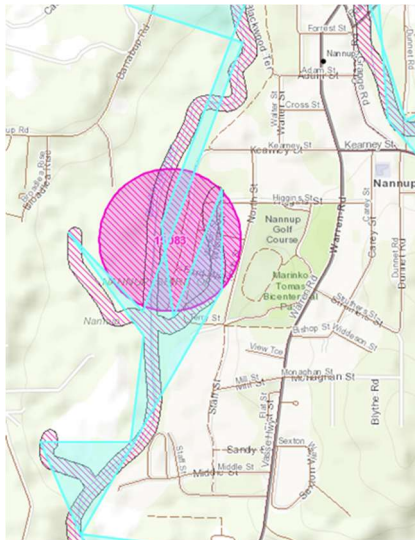
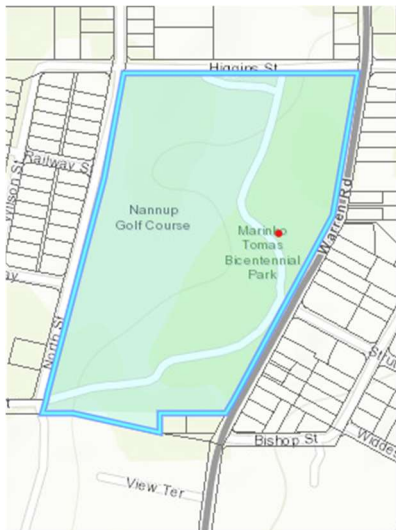
Figure 31: NARTL Master Plan - Additional Site Constraint Considerations – Potential conflict

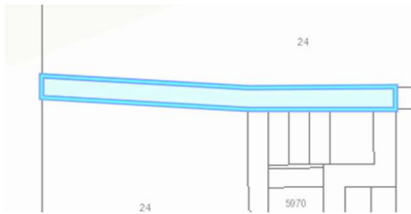
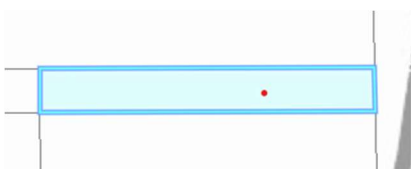
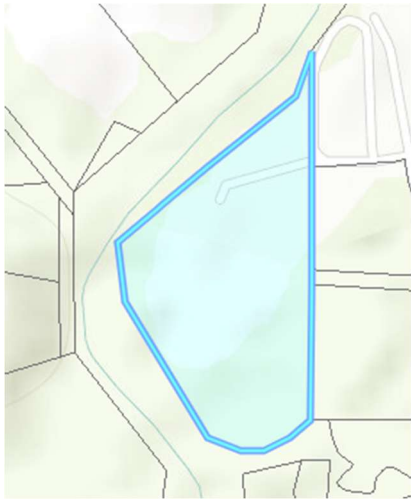
Appendix 5: Land Use and Heritage Implications

The current designation of the site under the State Heritage list is identified in the Table below:

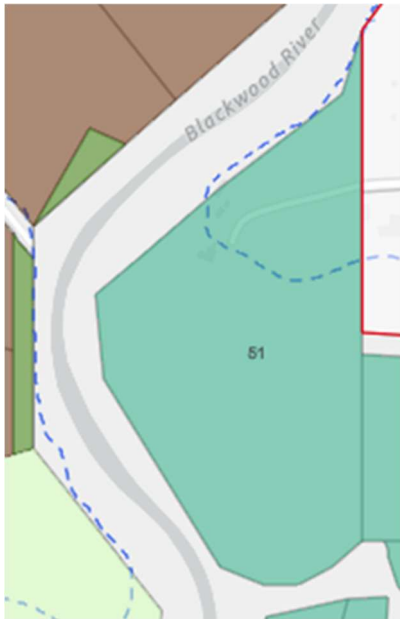
Listing	Address	Main points
Heritage References		
Municipal Heritage List – Feb 2024 - draft	61 Nannup Timber Mill Precinct Lot 556 Warren Rd, Nannup Management Category B Heritage list - ✓ Nannup Timber Mill Precinct - HCWA Reference Number 04789 Design Style Vernacular Construction Date 1925, 1954 RATING AND ASSESSMENT: Aesthetic value (streetscape, setting) - 2 Architectural merit (design features) - 4 Rarity value - 3 Value as part of a group/precinct - 1 Condition - 3 Integrity - 3	• Nannup Timber Mill was built in 1925 after the closure of the Barrabup and Ellis Creek Mills. • Kauri Timber Company until 1963, Douglas Jones Pty Ltd, Millars and Bunning were previous mill owners. • The original mill burnt down in 1954 and only the chimney remained. Originally steam-driven but converted to electricity. • Mill cottages are located adjacent to the mill and form an integral aspect of the place. • Includes a series of saw tooth sheds with a prominent, corbelled brick chimney, large circular steel incinerator, and circular timber framed and corrugated iron milling ring called “betting ring”. • A separately located timber framed, weatherboard and tile administration building is located at the entry to the milling yards. • The timber workers cottages are located in two settlements; one to the north of Mill Street, on View Terrace, and the one to the south off a gravel drive parallel to Warren Road. Timber framed and weatherboard structures with gabled roofs and broken backed verandahs set behind simple picket fences. The buildings have external galvanised chimney flues and simple timber framed casement windows. • The chimney constructed in 1925 is of particular significance being the only physical remnant of the original mill.

Listing	Address	Main points
Aboriginal Heritage enquiry		The land within or adjacent to the following Indigenous Land Use Agreement(s): Wagyl Kaip & Southern Noongar Indigenous Land Use Agreement, Gnaala Karla Booja Indigenous Land Use Agreement, South West Boojarah #2 Indigenous Land Use Agreement. Indigenous Land Use Agreements (ILUAs) bind the parties (including 'the State', which encompasses all State Government Departments and certain State Government agencies) to enter into a Noongar Standard Heritage Agreement (NSHA) when conducting Aboriginal Heritage Surveys in the ILUA areas, unless they have an existing heritage agreement. It is recommended a NSHA is entered into, and an 'Activity Notice' issued under the NSHA, if there is a risk that an activity will 'impact' (i.e. by excavating, damaging, destroying or altering in any way) an Aboriginal heritage site. Due to the lack of current research related to the land this would be deemed best practice. A condition on these tenures is placed by state government requiring a heritage agreement or a NSHA before any rights can be exercised.
Aboriginal Cultural Heritage (ACH) Register: Blackwood River		Aboriginal Cultural Heritage (ACH) Register Place 20434 Blackwood River Details ID - 20434 ACH Identifier - ACH-00020434 Name - Blackwood River Place Status - Register Place Type - Creation / Dreaming Narrative Region - Southern Culturally Sensitive - No Culturally Sensitive Nature - No Gender / Initiation Restrictions Restricted Place - No Boundary Reliable - Yes Knowledge Holders - *Registered Knowledge Holder names available from DPLH Legacy ID - Boundary Last Update Date 07 Feb 2023

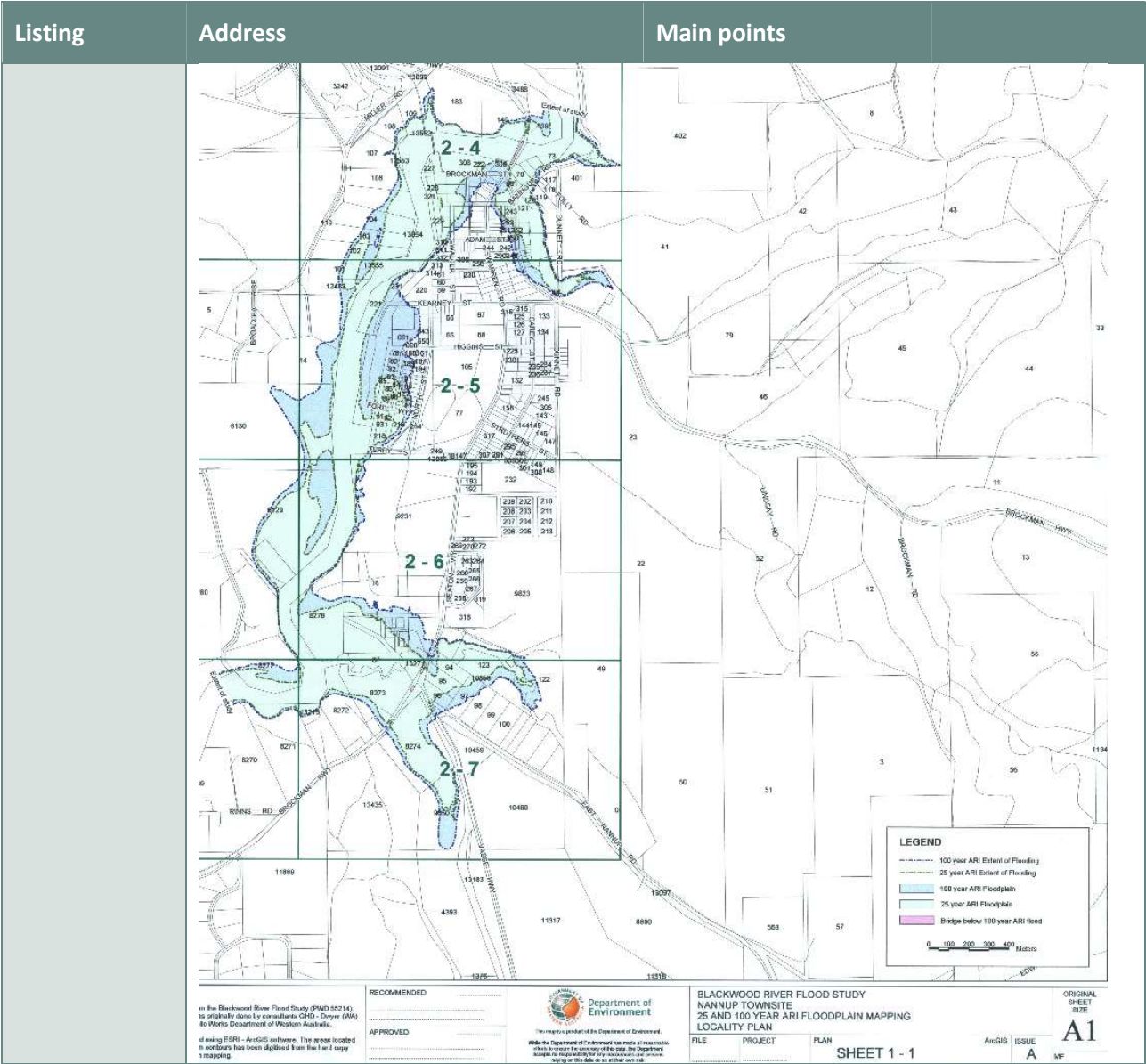
Listing	Address	Main points
Aboriginal Cultural Heritage (ACH) Register: Nannup 01		Details ID 15083 ACH Identifier ACH-00015083 Name NANNUP 01 Place Status Register Place Type Artefacts / Scatter Region Southern Culturally Sensitive - No Culturally Sensitive Nature - No Gender / Initiation Restrictions Restricted Place - No Boundary Reliable - Yes Knowledge Holders - *Registered Knowledge Holder names available from DPLH Legacy ID - S02995
Local Planning Strategy		
Golf Course and Recreation area		Polygon Number - 11760878 Land Usage - Transfer of Land Act (Type 1); Reserve (Type 3 R) Address - N/A House Numbers - N/A Parent House Number - N/A Lot Numbers - 555 Parent Lot Number - 555 Locality - NANNUP Strata Number - N/A Reserve No 9185 Land Area (m²) - 178,954
Timber Mill Site and houses		25 Mill Street, NANNUP 6275 Strata: Reserve: Details Polygon Number - 12522222 Land Usage - Transfer of Land Act (Type 1) Address - 25 Mill Street, NANNUP 6275 House Numbers - 25 Parent House Number - 25 Lot Numbers - 100 Parent Lot Number - 100 Locality - NANNUP Strata Number - N/A Reserve No - N/A Land Area (m²) - 345,093

Listing	Address	Main points
Strip South of Timber Mill Site		Description Strata: Reserve: Details Polygon Number - 11608168 Land Usage - Road Isolation (Type 3 P) Address - N/A House Numbers - N/A Parent House Number - N/A Lot Numbers - N/A Parent Lot Number - N/A Locality - NANNUP Strata Number - N/A Reserve No - N/A Land Area (m²) - 6,525
		Description Strata: Reserve: Details Polygon Number - 11432314 Land Usage - Road Isolation (Type 3 P) Address - N/A House Numbers - N/A Parent House Number - N/A Lot Numbers - N/A Parent Lot Number - N/A Locality - NANNUP Strata Number - N/A Reserve No - N/A Land Area (m²) - 3,130
Pobblebonk Farm		51 Middle Street, NANNUP 6275 Strata: Reserve: Details Polygon Number 471317 Land Usage - Land Act (Type 2) Address - 51 Middle Street, NANNUP 6275 House Numbers - 51 Parent House Number - 51 Lot Numbers - 8276 Parent Lot Number - 8276 Locality - NANNUP Strata Number - N/A Reserve No - N/A Land Area (m²) - 88,727

Listing	Address	Main points
	 A map showing a large green rectangular area labeled 'Martin Thomas Bicentennial Park Plots Area'. The area is bounded by Higgins Street to the north, North Street to the west, and Vasse Highway to the east. Various lot numbers are visible around the perimeter of the green area.	2 Bishop Road, NANNUP 6275 Strata: Reserve: 26684 Details Polygon Number: 12341194 Land Usage Transfer of Land Act (Type 1); Reserve (Type 3 R) Address: 2 Bishop Road, NANNUP 6275 House Numbers - 2 Parent House Number - 2 Lot Numbers - 500 Parent Lot Number - 500 Locality: NANNUP Strata Number: N/A Reserve No: 26684 Land Area (m²): 43,840 Green Area - Area (sqm): 178,400.00 – Public Open Space Special Control Area, please is referenced in Part 5 of the Shire of Nannup Local Planning Scheme No.4 and Local Planning Policy LPP6 Nannup Townsite Character Area Design Guidelines. Yellow Areas: Reserve - Government Services Area (sqm): 1,572.00 and Area (sqm). 1,214.14
	 A map showing a residential area with streets including View Terrace, Mill Street, Vasse Highway, Middle Street, and Staff Street. A specific lot is highlighted in yellow, corresponding to the address 25 Mill Street. Other lot numbers like 2, 8, 18, 20, 24, 34, 46, 54, and 60 are visible.	Zone: Special Use SU1 Address 25 MILL STREET NANNUP WA 6275 Area (sqm) 345,093.00 Bushfire Brigade FIRE AND RESCUE The following land uses can be considered by Council. See the Shire's Local Planning Scheme No.4 for more information: • Bed & breakfast • Caretaker's dwelling • Car park • Child care premises • Civic use • Community purpose • Home business • Home occupation • Home office • Industry • Industry - cottage • Industry - light • Industry - service • Motor vehicle repair • Office

Listing	Address	Main points	
		• Single house • Telecommunication infrastructure • Trade display • Transport depot • Warehouse/storage Any other uses that are a 'D' use in the General Industry Zone Access Road from Vasse Highway - Area (sqm) 1,921.00 No Address – Just below the site extent Two areas – access road Area (sqm) 6,524.96 Area (sqm) 3,130.50 Road Reserve adjacent to Vasse Highway – adjacent to Middle Street and Area (sqm) 24,060.33	
		Zone - Rural Smallholdings Address 51 MIDDLE STREET NANNUP WA 6275 Area (sqm) 88,727.33 Bushfire Brigade FIRE AND RESCUE EXT_TYPE 1 in 100 (1%) AEP floodplain LOCATION Nannup Basin name Blackwood River SOURCE DoW - PWDWA 55214: Blackwood River Flood Study (1983) - Blackwood River at Nannup; GHD-Dwyer: Blackwood River Flood Study (January 1984); Mapping redone in ArcGIS for DoW Floodplain Management Section (December 2003) The following uses can be considered by Council in this area along with a range of other uses. See the Shire's Local Planning Scheme No.4 for more information: • Agriculture - extensive • Agriculture - intensive • Animal establishment • Art gallery • Bed & breakfast • Brewery • Child care • Consulting rooms • Educational establishment • Exhibition centre • Family day care • Garden centre	

Listing	Address	Main points	
		• Holiday accommodation • Home business • Home store • Industry - cottage • Industry - rural • Motor vehicle repair • Nature based park • Reception centre • Recreation - private • Renewable energy facility • Restaurant/cafe • Rural home business • Rural produce store • Rural pursuit/hobby farm • Trade display • Transport depot • Winery • Workforce accommodation	
Other Documentation – Flooding Constraints			
	The composite mapping (provided overleaf) highlights the 100 and 25 year flood events which have informed the site constraint mapping. The main considerations relate to land adjacent to the Blackwood River and its tributaries with the Mill site and Recreation Precinct being largely unaffected. Bobblebonk Farm and land to the south of the investigation area are most affected, as is the land to the west of the golf course which also impacts on the camping and events area further north.		



Appendix 6: NARTL ENGAGEMENT REPORT

In keeping with the project Stakeholder Engagement Plan (SEP) for the Shire of Nannup (Shire) Nannup Arts, Recreation, Tourism and Liveability (NARTL) Master Plan, Otium Planning Group (Otium) has prepared an initial engagement report. It provides an overview of the stakeholder engagement through a series of one to one interviews with community group and landholder representatives during April through to June 2024, and a public workshop held on 29 April 2024.

Updates were subsequently included in the Stakeholder Engagement Report for all key stakeholders, including community representatives and individuals, land owners and managers, state and regional organisations, local government officers and Elected Members. has developed this Stakeholder Engagement Plan (SEP) to establish the appropriate protocols prior to consulting with any nominated individual / organisations.

Objectives

The purpose of this stage of stakeholder engagement was to ascertain community aspirations for the town and district of Nannup, and for the project site which includes:

- Parkside Mill site, cottages, yards and previous Mill Manager's home
- Blackwood River foreshore adjacent to the Mill
- Pobblebonk Farm
- Golf course
- Recreation centre, oval and surrounding grounds



Figure 32: Overview of the Study Site

Community consultation enabled stakeholders to discuss needs, issues, opportunities and potential solutions that could inform the NARTL Master Plan. Key messages of the project

were communicated to community members throughout the engagement activities undertaken by Otium:

- To determine the current situation (use, satisfaction and issues/constraints) and future aspirations as it relates to the future of the NARTL Master Plan.
- Engagement outcomes will be used to determine future demand and infrastructure requirements that will guide the NARTL Master Plan, addressing potential opportunities for arts, recreation, tourism and liveability (including potential commercial and residential development).
- The input of the users/occupiers of land and facilities with a range of key stakeholders is important in ensuring a realistic and implementable NARTL Master Plan.

Community Interviews

A questionnaire was developed to guide discussion at one-to-one interviews with community group representatives. A copy of the questionnaire is provided at Appendix A. The key information sought from this consultation was to:

- Profile each group's role, how they are structured, governed, financially / volunteer capacity and operations over time.
- Understand their current constraints / issues and future service demand.
- Gain an overview of the appropriateness or not of their current facilities and ownership / leasing.
- Articulate plans they have for the future and what would help support them to reach their goals.
- Identify potential facility development, service and use (sport, recreation, cultural, arts, tourism, commercial and housing) opportunities to address the NARTL Master Plan and project site specifically.
- Identify concerns or limitations they may have for the future of NARTL Master Plan.

These interviews were undertaken face to face or online between 8 May and 29 April 2024. A summary of the interviews can be found at Appendix B to this report.

From these interviews a number of themes emerged to inform the Community Workshop held on 29th April 2024 at the Nannup Recreation Centre.

Community Workshop

The Shire advertised the public workshop for two (2) weeks prior. Workshop notes and large scale aerial photographs of the NARTL Master Plan project site were prepared, informed by a desktop review of the Shire informing strategic and planning documentation, and the engagement to date. It was essential to ensure that workshop guiding information aligned with the Shire's broader directions and current situation.

Excluding the three Otium consultants and coordinating Shire officer, eighty two (82) people actively participated in the workshop. Workshop participants were randomly directed to eight (8) tables.

After setting out the ground rules and presenting conceptual site analysis plans, a summary of identified constraints and key themes were put to the participants. The workshop outputs (Appendix

C) is a record of all community responses to four (4) questions. Question 2 is framed around the seven (7) key themes drawn from the desktop document review and consultation to date:

- Aboriginal, natural and recent heritage
- Accommodation, infrastructure services and fire
- Sports, recreation and trails
- Arts, tourism, festivals and events, Education and skills industries
- Education and skills industries
- Community services (Seniors, Youth, Health)
- Other commercial development

Four questions were put to the tables to answer on butcher's paper, with sticky notes and notation added onto the project site aerial plan. Analysis of the information recorded by each workshop tables was summarised in response to the questions:

1. Having regard to the key themes and potential opportunities, what is essential for Nannup to

a. maintain and

The heritage and country town character are important and any Mill site development should retain the sheds, mill, chimney, office and cottages in particular.

b. develop

Accommodation for short and long term, and aged care are critical to the town. The project site provides opportunities for accommodating and extending:

- Museum and the Historical Society
- Skills learning space
- Education / community facilities
- Performing arts centre
- Recreation centre
- Shopping centre
- Blackwood River Trail

2. How could the site be structured to maintain the current feel and unique qualities of Nannup?

a) Primarily the project site should be developed with:

- Industrial activities and Mill operations separated from housing
- Housing developments around existing cottages
- Local transport hub, pick up / drop off, temporary caravan parking, etc.

b) Heritage interpretation and preservation should include:

- Acknowledgement of the Bibbulmun peoples
- Nature land care, culture and bush foods
- Blackwood River rehabilitation, protection and recreation enhancement
- Natural history and GeoPark
- Nannup district history
- European, forestry and agricultural development
- New industries and practices

c) A demographic projection should be undertaken to inform population growth

scenarios (aging, shrinking or demographic shifts) and for tourism growth.

d) Accommodation developments and improvements are required to address:

- Hotel upgrades
- Long term residential (affordable)
- Rental and state housing
- Short term stays
- Aged care / artist residences

e) Infrastructure services require provision and upgrading to meet the needs of the town and the project site, including:

- Roads, parking, transport and drainage
- Water and sewer
- Power mainstream and alternative
- Telecommunications

f) Sport, recreation and trails should be developed further for residents and visitors:

- Participants proposed relocating and / or upgrading the Golf course to provide a driving range and to irrigate the greens and possibly fairways.
- The recreation centre requires upgrading and expanding to improve toilets, change facilities and provide for a wide range of multi-uses and indoor sports.
- Retention of the oval in its current location was generally supported.
- Children recreation facilities and playground / outdoor facilities.
- Recreation and trail development along Blackwood River.
- Diversify and intensify outdoor recreation facilities and activities.

g) A full year round of annual events is required for Nannup's future. Proposals for encouraging arts, tourism, festivals and events were:

- Heritage and Mill museum
- Artists in residence
- Performing arts
- A Visitors Centre for community resources, trails, events, local places and activities.

h) Education and skills industries were identified as key to the future of Nannup and viability of the NARTL Master Plan project site, including:

- A demographic dependant School upgrade, improvement on teaching offerings, school facilities and ancillary services, programs and facilities.
- Trade and trainee programs to support the School, provide regional agricultural learning and youth focussed skills
- Regional skill development in alternative technologies, sustainable building methods, agriculture and horticulture, farm skills, gardening and cooking, Hospitality, arts and Crafts

i) Health services are the highest priority in community service demand and in particular GP services, access to specialists, aged care, mental health care, NDIS support services and transport to secondary and tertiary (regional) services

- j) Commercial development should be aimed at local employment and local industry support, e.g. trails, events, arts and agriculture. There is also a need for community and commercial buildings and office spaces for:
- Community groups
 - Business Café
 - Tourism / arts shop
 - Local produce promotion and retail
 - Shopping centre with speciality shops - while the main street maintains its character

3. Based on the consensus on each table, what are considered to be the 3 Highest Priorities for Nannup to improve liveability and future viability?

- a) Accommodation
- Short and long term
 - Visitor, family, single, aged and group housing
- b) Employment
- New industry / business
 - Events and tourism
 - Commercial
- c) Infrastructure and services
- Public infrastructure
 - Health
 - Education
 - Commercial

4. What intervention needs to be undertaken to attract investment to Nannup (local, state, federal and commercial considerations?)

- a) Land
- Ownership
 - Availability
 - Light industrial and residential
- b) Infrastructure upgrades / expansion
- Water
 - Power
 - Telecommunications
- c) Employment
- Industry
 - Business
 - Skills and education
- d) Political
- Advocacy plan
 - Business prospectus
 - Marketing
 - Leverage off events

At the conclusion of the main workshop activities, each table verbally provided their top three (3) priorities, shown as follows in order from highest to lowest priority:

1. Housing
 - a. Short and long term
 - b. Variety / affordable
2. School and Education
3. Aged care
4. Land availability
5. Employment
6. Shopping and food diversity
7. Historical / heritage
8. Services
 - a. Retail
 - b. Health
 - c. Business
9. Population growth
10. Event space
11. Tourism and education
12. New industry

Questions were also put to the Shire's Chief Executive Officer by community members.

School Survey

The Nannup District High School were asked a set of modified questions to gain feedback on what students thought were:

- The best thing about living in or near Nannup
- Their recreation and sporting activities
- Gaps in facilities and services
- Encouragements to live and work in Nannup after high school

Student feedback pointed to the priorities for young people:

- Nannup having friendly people, an attractive character and setting.
- The existing recreation facilities, and in particular the skatepark, playground, courts and oval are well used and highly valued.
- The town lacks good quality recreation facilities, food choices, housing and future employment opportunities.
- Improvements should be made to Nannup for:
 - School, school oval and town improvements
 - A swimming pool or water play facilities
 - More and better food outlets, cafes and stores
 - Park improvements for a bigger skatepark, larger / more play spaces
 - Greater range of sport, art and recreation activities
 - Housing and jobs

Key Community Engagement Findings

In summary, the community engagement brought into focus the seven (7) key themes identified earlier, which are considered briefly in the following sections.

Aboriginal, natural and recent heritage

The Nannup community recognise that significant aboriginal, natural and recent heritage sites, buildings and natural features exist within and adjacent to the project site. The natural history and proposed *GeoPark* is also well supported. It is essential to protect cultural and natural areas and to provide interpretation to acknowledge their relevance and importance. The Mill operational buildings and cottages articulate the character of the town's main street and working mill town character. Any development will need to respond to the existing character and style, with particular regard to protection and repurposing of key Mill buildings.

The Blackwood River, its environment, natural resources and cultural associations are important to the Nannup town and district. It is essential to protect, enhance and build on the heritage values of the River and its various cultural, arts and recreation trails.

Accommodation, infrastructure services and fire

The Nannup community are acutely aware of the central issue of limited affordable and suitable accommodation in the town and surrounding district. However, this needs to be planned around a quality demographic projection. A range of accommodation types with servicing infrastructure is required to sustain tourism, large events, family, aged, group and single housing demand.

Access, pathway and road infrastructure needs to acknowledge the existing town character, the main street character and traffic. Careful planning and design is required for emergency response access and egress.

Currently the town suffers from limited access to water, sewer, power and telecommunications infrastructure.

Sports, Recreation and Trails

Nannup's limited town based sport and recreation facilities are highly valued by the community. However, a review of their form and functionality is required to allow for multiple and greater use.

River, mountain bike, gravel race and other trails are recognised as important economic drivers that fit well with the town's surrounding landforms and uses. There is great potential for further trials and supporting infrastructure and service development. A key driver is the 2026 UCI International Gravel World Championship that will bring around 25,000 people from all over the world for the week-long event. There is a need to support trails tourism through the provision of an information centre and practice / development areas for lower skill cyclists.

Arts, Tourism, Festivals and Events

Through one-to-one interviews and the community workshop, it is clear that the community are enthusiastic about the development of Nannup as an arts and arts skills development hub for the district. Well articulated proposals for performance and display spaces, services and programs focus on the Mill site, coupled with ideas for heritage, interpretive and community facilities and activities. An artist in residence demonstration space and suitable accommodation for artists is also required.

A visitors centre promoting community resources, trails, events, places and activities is required within the project site. Nannup should build on its success as an events town and promote a year-round calendar of activities.

Education and Skills Industries

Proposals and ideas aim to address district schooling, agricultural and horticultural skill development, artist incubation and learning, along with display, learning and demonstration spaces. The District High School is seen as inadequately resourced to address district education requirements.

Regional skills development facilities and programs could support the school and address youth and early employment opportunities in farming, alternative technologies, arts, home building and gardening.

Community services (Seniors, Youth, Health)

Ageing and disabled residents could be better serviced with access to doctor and specialist care through improved transport and visiting providers. Emergency services are also required for events and cycling activities. Addressing other themes of the study will also assist with population growth to attract service providers for a range of youth, mental and physical health services.

Other Commercial Development

Nannup community understand the need for local employment opportunities for the town to prosper and grow. It is particularly important for attracting and retaining youth and young families in the area. Initially jobs and businesses should support current local trails, events, arts and agriculture industries. The Mill employees will require new or different skills once the Mill operations cease.

Residents have articulated a need for a shopping centre with speciality shops and the project site could accommodate community and commercial buildings for local produce, tourism, community group offices, service providers and business. A light industrial area could also be incorporated into the Mill site.

Consideration of the information gathered through the document review, interviews and community workshop, informs further discussion for planning the NARTL Master Plan project site development. Two (2) sketches are provided at Appendix D and E exploring constraints and opportunities for the project site. These sketchplans will be used for further discussion with Shire Officers, Elected members and key land holders such as Parkside.

One to One Meeting Outputs

Stakeholder	Consultation Notes
Community House	Current Operations: • A volunteer umbrella organisation with CWA, Mosaics. Craft and Bingo, each with board representation, without a governance structure. • Used every day of the week plus: ○ Music Festival for volunteers. ○ Garden Festival Displays. ○ Morning teas <30 people. • Housed in the original Police Station (100 years old) with building and gardens maintained by CH (\$70k annually). • Funded through raffles etc. and the OpShop housed in the Uniting Church. The Church own the building on crown land vested with the Church. The rear of the lot is occupied by the Community Garden. • Each board member group provides 2 volunteers / week at the OpShop. • The OpShop returns around \$20k/year to the community. • CH pay OpShop building costs related a commercial lease @ \$100/month + rates + Insurance + fire protection + Maintenance. • CH organise contributions to the needy from the OpShop, Pharmacy and Wendy's store + \$3-6k / annum to the school for camps + fund a breakfast club at the school. • CH also coordinate <i>Cyrenian House</i> community work programs for recovering users. • CH organise funerals and ANZAC Day wreaths, CWA cook, RSL provide venue and bar. • Community need usually identified by word of mouth. • Total of around 10 reliable and discreet volunteers to assist. • CH provides a community hub for community services. Future: • Secure tenancy of the OpShop building and site from the Uniting Church (vest with the Shire), or another site. • Limited volunteer recruitment due to longer working lives. Older volunteers becomes the needy. • Higher level board with better governance. Future of Mill and Nannup: • Urgently need affordable housing and minimum ¼ acre block homes. • Link activities to the sports centre which is the backbone of the community. • Green the golf course for golf, walking and other activities. • Golf driving range. • Repurpose mill buildings for historical society who are very short on space.

Stakeholder	Consultation Notes
CWA	Current Operations: • CWA looked to run meals on wheels years ago. • Also look after widows in the community. • Run community bingo. • Help out at the RSL, fundraising with community for local residents when they are in need. • Initially started a Christmas event for children. • Do catering for various thing such as funeral, black dog. • Run an op shop – renovated the space themselves. • CWA have 11 members. Issues/Concerns: • Residents are concerned about the now. • Housing is a major issue – too many Airbnb in the town and not enough permanent residents. • Ever since Covid-19 Nannup has been full of people. • Antique shop helped to open up Nannup in 1994 – provided option to buy and also provide tea service. • Need to look at hospital – there is a need for expansion. • Take patients when required. • Service for the elderly – works reasonably well. • Doctor need helps to provide additional service to the community. • People go to Busselton to receive the required medical care. Future: • There is a need for disability services as there is a lack of access. Currently going to Bunbury for appropriate care. • There are a number of heritage items that have been kept in the town and provides it unique character. • Caravan park doing a great job – provide excellent service with glamping. • Want to keep feel of town and would like to see people quietly come in. • Opportunities for job within the community is an issue. • Need to maintain greens spaces.
Forest Rally	Current Operations: • Forest Rally is the WA Rally of the national championship. • Going through a resurgence in the sport. • The bike tracks nearby are the main reason for using Nannup. • Plantations in Nannup are the only reason the Rally use the Shire. • Use Community Rec Centre – used to be the main street businesses complained that the Rally blocked the street. • Use community meeting room to run main service area. • Golf allow for fairways to be used for crew to set up cars. • 60 cars are expected this year. • Bigger teams from over east are brining across semi-trailers with a couple of cars with them. • Having space to hold all cars and trailers is the biggest issue. • Timber mill area could be used as a stage area with a gravel base. • Lots of money invested in mountain bike trails.

Stakeholder	Consultation Notes
	• Wanneroo and Collie have driving spaces but are likely to be more commercial based operations. • Would like to see a facility that offer driving training for families on tarmac and gravel surface. • The facility could also be used for competition purposes as well. • Forest Rally book event through DBCA – have to book 12 months in advance. • Aim to compete in May as it is more environmentally friendly with weather and fire risk. • The roads the Rally uses are not the main roads that the general public would use and therefore conflict is minimised. • The bigger teams stay in Busselton for accommodation – the lack of accommodation in Nannup is a major issue for the event. • Lack of power at caravan park is another issue. • Set up for the event is the week leading up to it. • Meshing of roads is done hours before the Rally starts. • 300 officials all volunteers. • Motorsport Australia bring across 20 people to help with promotion and marketing during the event. • Had a sponsor with Healthway for 29 years but that has stopped as they have changed sponsorship model. • Biggest sponsor now is Tourism WA – this year's event will be the most restricted financially for some time. Money no object considerations: • Continue to run plantation with high quality surfaces. • One of the biggest expenses is regarding the roads post-race. • Small stage for views in Nannup would be beneficial. • Help to ease strain on volunteers. • Opportunity for Rally sprints or driver Rally within Nannup and similar courses. • Working on cars is a popular hobby for many people similar to men's shed and provides important assistance with mental wellbeing. • Hobby car industry is massive. • WA the only place in the world that uses bauxite gravel for its roads. • Rally in the next 10 years – likely to be in a similar position. • WA is one of the best Rally states in Australia. • Most states over east get 35/40 people competing. • Most officials that do help out do multiple events per year and this helps to build knowledge withing officials group.
Golf Club	Current Operations: • The land is vested in the Shire who control the land. • Members built the golf club with the help of private enterprise. • Before the last election \$22,000 was offered. • Current membership base is 35 – fluctuates. • Currently have a new influx of golfers with a number of younger golfers. • Members currently have memberships to other clubs where they have green fairways and play there. • Insurance costs are a long term issue for the club. • Looking to increase the size of the shed to fit buggies and new mower.

Stakeholder	Consultation Notes
	• Been operating from the course since 2006. • Are not charged for the land by the Shire - Club help to remove fire issues for the Shire by having golf course located here. • Dam is a collection point for a runoff. The dam is used by the Shire for water purposes. • Edge of fairways are on mill land. • There is no irrigation of the golf course. • Support large events on site such as music festival, glamping and Forrest Rally. • Estimated 2500 people for the festivals - Have to bring in toilets and bins to provide services for the events. • Season goes from end of April to October. • Golf course is a multi-use facility – used often by dog walkers. Constraints: • Limits on water supply don't suggest that grass will be an option for the foreseeable future. • Nannup pumps water for 6 other towns. • Would like green fairways, can deal with sand greens. • Trees surrounding the golf course are managed on an ongoing basis. When they are removed or reduced in height, it potentially creates a safety concern. • Holding events on the course impacts on the maintenance of the grass. Future: • Would like their own captains room so they have own space as community centre can get booked out and unable to use the space. • Near impossible to move golf course – finances won't make it possible. • Have people parking on the fairway – are getting bollards put in place. • Have more people in town will be the key to more and greater services. • Housing is a requirement. • Do not need a pool. • Need to find ways to get people into the community.
Nannup Arts Incorporated	Current Operations: • Community group founded in late 1980s with a focus on visual arts. • Now looking more to music and performance arts. • Based at Supper Room facility next to the Town Hall on the main street. • It is in a good location attracting 150/day in season. • Undertake workshops and exhibitions. • Committee has grown to 5 full time volunteers. • Member growth doubled in 2024 to 75 of which 50 are friends of. • Facility includes meeting rooms and an office. • Patronage during the Nannup Garden festival and Music Festival keeps the Arts Centre viable. • Festival exhibitions and competitions are run for students. • The Blackwood River Arts Trail has improved the regional arts interest. • Currently arranging dance choreography workshops with Chrissy Parrot. • Currently developing a business plan and marketing plan. • Regional Arts funding is available for specific projects. • Town Hall not used much as it has limited capacity.

Stakeholder	Consultation Notes
	Future: • Supper Room and Town Hall not suitable for the long term (old buildings). • Supper Room requires renovations / modifications. • Currently applying for facility improvement funding. • Maintain the Supper Room for small exhibitions in town. • Mill site should include events spaces and a variety of indoor and outdoor venues for shared use. • Should be able to attract touring performances. ○ During Perth festival. ○ Come across from large regional centres. • Need a dedicated space / artists village with working / workshop space and accommodation. • Address the needs of young / emerging artists to bring next generation through. • Accessibility is key. • Require venues: ○ Multi – purpose. ○ Run by specialist / promotion/ leasing. ○ Educational. ○ Art gallery resident artists. ○ Drama school workshops. ○ Shop and sell arts. ○ Museum attached to the performance area. • Good entrance. • Accommodation for artists essential. • Attract young families, target younger generations and children to retain population. • Promote why art is important. • Funding /investment. • Collaboration / reduce competition / governance of a venue. • Marketing of facilities and events. • Maintain heritage character and the main street character. Challenges: • Covid-19 saw the emergence of home studios.
Nannup Basketball Association	Current Operations: • Been operating for around 50 years. • Men (3 teams) and women (3 teams) competition. • Aussie Hoops (4-6 year old x 5 teams). • Mini Ballers (5-10 year old x 5 teams). • Focus on men's 15-19 age competition. • High schoolers bring friends from other towns to play. • Summer season school terms 1 and 4. • Committee of 2 plus 7-8 others for coaching and umpiring. • Operate from home (where the internet works). • One indoor court at the Recreation Centre. • Low cost (\$130/season adults fee) including insurance, ball fees, umpires and coaches. • Run a kiosk and sausage sizzle.

Stakeholder	Consultation Notes
	Barriers to growth: • Single non-compliant court. • No training courts or spaces. • Well located but poor facility with a fan only installed this year, used for other activities: ○ Poor and limited changerooms. ○ No air conditioning. ○ Poorly maintained. • No other sports to compliment off basketball season: ○ No school sports. ○ No AFL. ○ No social netball. • Other sports in the town Ladies Tennis, cricket, Badminton Thursdays, women's darts. • Transient community causing decline in sports participation, because of lack of accommodation, school decline and home schooling. • Number of volunteers and players. • Difficult behaviours for umpires to deal with. • School students travelling on the bus to and from school – not available for sport / too tired. Both parents work. • Foodbank at the church recently shut down. Future: • Have been training younger mums as their children grow older and out of the town. • Training coaches and umpires difficult with poor behaviours. • Growth corresponding with school decline / growth. • Social off season competitions. • Travel for teenager competitions. • Upgrade the Recreation Centre for multi-use. • Address special needs services for the school, NDIS, drug use and elderly. • Address rental availability.
Nannup Chamber of Commerce and Industry	Current Operations: • Originally called the Business Initiative Group. • Changed name in 2020 as it gave more access to government, everything that was going on in the region and other organisations. • Raise awareness of local businesses, including secondary products such as cheese and maron, and link businesses to support services and information: ○ Link to Small business Dev Commission and SW Development Commission. ○ Facilitate workshops e.g. with Town Teams and CRC, NBN. consultation (free NBN for festivals). ○ Provide resources and guidance to improve business in character with the town. ○ Hold monthly forums and attend 2/year in Perth. • Purely volunteer administration and coordination. • 10 tigers in the Shire that are designed for people to walk around town and explore. • Work in with the Shire.

Stakeholder	Consultation Notes
	• Put banners up in town – only non for profit organisations are allowed to use this to promote wildflower walks, festivals, Lions auctions etc. • Organise commercial boards for local business (local Telegraph paper produced by the CRC). • Run a carols by torchlight for Christmas (cost \$2k and put for free, Council close road). • Music Club borrow a mobile stage. • The RSL store their sound system that can be privately hired or used for free for community events. The CCI set up and take down. • Had a business awards for the first time in 2023. • Started with 20 (6 active) members and now have 30 (15 active) members. • Over 35 of the 45 businesses represented by the Chamber. 65% of business on the main street would be represented. • Meet at the bowling club and pay a small fee each month and at the Brewery or other business after hours. • All promotional work undertaken by CCI members. • Shire funding to develop Experience Nannup App and promote businesses to an equal level. • The Shire have an Economic Strategy and Economic Development Officer. Future: • Employ 1 FTE • Attract and retain small businesses. • Engage and improve local business. • Opportunities for NDIS and aged care services. • School improvements are key to retaining families. • Hoping to attract funding. • Would like to have an office space but would be dependent on funding for a full time/ part time employee. Challenges for Nannup: • Mill is currently grey wood from stockpiles. Employs around 100 people. The town has limited space for physical growth and therefore industry growth: ○ Forest around Nannup reaches to the coast. ○ Farmland is protected under the regional scheme for landscape and agricultural viability. • Power service upgrades coordinated better with businesses to prevent damage and downtime. • No accommodation in the town for permanent residents, therefore limiting families, trades and service providers: ○ High level of AIRBNB ownership and short term accommodation for holidays and events. ○ Covid prompted a shift from Perth City to the country. ○ Restricted by available infrastructure (power, telecommunications, access) limiting EFTPOS, communications and safety. • Water for school oval and gardens. • Shire to advise community of outcome of this study. Nannup and Mill site future: • Housing and accommodation – short and long term.

Stakeholder	Consultation Notes
	• Small shopping area. • Bridge across the Blackwood River to the east of Nannup. • Caravan overflow and parking area. • MTB pick up and drop off. • Old building for community group uses. • Telecommunications services are very limited within the Shire. • Services – especially telecommunications. • Water and sewerage is at capacity and is an issue. • Groundwater limited to Leederville and Yarragadee.
Nannup Community Resource Centre	Current Operations: • Retention of youth is a major issue – town will not sustain itself if this doesn't change. • No tertiary education facilities or work opportunities to keep young people in town. • Cannot get backpackers because there is no accommodation. • Employment issues – start with lack of permanent accommodation. • To get right employment Shire needs to support business growth in the area. • Need to advocate for business growth outside of agriculture and tourism. • Social relationships are being divided within the community with a number of red tape issues for new residents compared to older residents in the community. • Need a caravan park off the main street that people can park at An enclosed dog park would be useful. • Telecommunication issues are a major issue especially during emergency event such as fires – losing connection can increase panic. • Losing connection for three days because of events / festivals is very annoying for residents. • Aged care homes would be beneficial for a lot of residents. • Need support for elderly residents in the community. • Shire needs to support businesses that are trying to get aged care businesses up and running. • Unique and quirky town works well. • Would be good if local agriculture came into town to sell produce rather than individuals having to go to farms. • Nannup needs infrastructure for stable business. • Need to extend business district to be able to cater for the basics in the community that currently do not exist. • Government incentives to get business started. • Need to provide more opportunities to get people started and help with long term sustainability. • Need to have medical / elderly services in Nannup. • Have the ability to provide services – cannot do so because there are no workers and accommodation for them to stay. • Want people to own their own houses in Nannup and work in Nannup. What Works well: • Natural landscape – history and culture of town. • The major events and festivals that are run all work well. • Other industries such as wineries and agriculture would be beneficial in the town.

Stakeholder	Consultation Notes
Nannup Cricket Club (Tigers)	Current Operations: • 18 members / one senior team (consistent). • 6 committee members. • No juniors (Busselton and Manjimup) from school. • Shire maintains the oval. • Facilities used but not on management committee (golf club, darts, basketball, CWA and AFL): ○ Only summer competition and training 1/week. ○ 2 accredited coaches. ○ Saturday matches 8 home : 8 away. • Fundraising to reduce ball fees, umpire fees, grounds fees, insurance etc. Battery recycling (raises \$3k/year). • High schoolers travel to school and play for school district. • No winter sport (AFL) to feed summer cricket. • Cricket can't train when an event is on. • Fishing and mountain biking more popular. Future: • Housing required for short and long term. • School and after school improvements. • Lack of local employment – timber mill. Need a niche market relevant to Nannup. • Once the mill closes the unskilled labour will have to move elsewhere. • Employment opportunities need to be available before the mill closes – re-employment programs, transition programs. • Mill Managers house on separate title. • Nannup not a tourist destination, but attracts MTB visitors. • Town volunteers getting older.
Nannup District High School	Current Operations: • School is currently in the process of change. • Community have previously viewed the school to not meet expectations. • Need to attract professionals to the community to help out the school – mentorship. • Not enough health and wellbeing services to support students and families. • Fair share of population come from lower economic backgrounds. • Gap in students between high and low end of the economic scale. • Currently have 70 students used to have 170. • South west student numbers are currently dropping – suggest older people moving towards the area. Big Picture Education: • Students access curriculum based on what their interests outside of school and future employment opportunities could be. • No current alignment with TAFE. • School only goes top year 10. Long term: • Different geographical location – would want development to be centred

Stakeholder	Consultation Notes
	around the school. • This needs to be student friendly and reflective. • Kids have an impact on families staying in the area. • Young people in the community are well represented. • Very little in Nannup for kids – opportunities, issues with drug use. • Have families that have come to Nannup for a variety of reasons – get out of metro area, can't afford, domestic violence. • Have school psychology services that help students. • Services have to be brought in by the school that aren't available in the community. • Families in the community often keep issues quiet and don't always allow for external help. • School is neglected – evident with oval and its issues with reticulation. • Basketball courts and football oval are below standards – school would be open to the community using facilities if they were up to scratch. • Want to work with design / technological department - Want to send kids out with the ability to work in all workforces. • Would like to have partnerships with university and TAFE. • Ideal number for schools students is 400 but for Nannup the best number would be no more than 200. • Teachers and EA's are an ongoing issue. • Lack of services in the community such as police means they are often stretched for time.
Nannup District High School – student feedback	Positive: • Friendly people, family and neighbours. • Footy oval and Auskick. • Basketball. • Skatepark. • Playgrounds. • Library. • Shops – nice, especially the Deli and the bakery. • Play in the park with bikes. • Natural beauty and orchids. • Safe and within walking distance. • Archery and playing with the dog at home. • Barrabup River pool. Negative: • Lack of a gym. • Limited food choices. • Sports and arts / crafts clubs. • Toilets not very clean. • Not enough houses for people. • Dry school oval. • Skatepark is too small. • Playgrounds are too small. • Better footpaths – some just end. • Lack of employers.

Stakeholder	Consultation Notes
	Improvement ideas: • Clean up the school and some parts of town. • Swimming pool or water play area. • More food outlets, stores, cafes, etc. • Improve the park. • Expand skatepark. • Art and craft classes that are affordable. • After school recreation and sports club – archery, art, Lego, skateboard, etc. • More houses for people to live / affordable rent • More books in the library. • Water school oval more. • Nature park with a tree house and bigger flying fox. • More and longer zip-lines with soft sand under. • More swing sets and slides. • Mini golf. • Open basketball courts more often to the public (indoor). • Outdoor courts. • Soccer fields and club. • Running track. • Horse riding centre and a zoo. • More seats in town park. • Nannup carnival with a Ferris wheel, gravitron, food stalls, etc. • Private school and university. • Trips out of town on holidays. • Free phones. • Having own shop. • BCF store. • More places to hang out. • More and better paid jobs.
Nannup Flower & Garden Village	Current Operations: • Run the annual flower show. • Second largest event in Nannup run over 10 days. • 10,000 people come to visit the town. • Committee of 9. • Aim for 30 volunteers when running events. • Open gardens 8-10 (hosted) under strict criteria and combined with celebrity events • Town relies on 5 isolated events over roughly 20 days of the whole year – does not provide enough for the Shire during the rest of the year. • Caravan park does help to ease the burden on accommodation • Year round process for organising flower festival. • Also have wildflower visitors. • Tulips bring additional visitors before and after the garden festival. • Bring in food vans on weekends only – try to support local businesses as much as they can + Art Studio + 100 food, craft and gardens stalls using the main street as much as possible. • Funded by a town hall display and charge \$5, bowling club celebrity events, open gardens, quiz night, bush dance at Loose Goose Chalets, sponsorship, grants, Brewery.

Stakeholder	Consultation Notes
	• Have paid celebrities both from over east and local that help to support event Community Garden and Garden Club: • Separate group to share knowledge, socialise and share each other's gardens and skills. • Current community garden lease on Uniting Church lot limits opportunity to develop a number of sustainability ideas within the community families. • Would like to have a tool library and composting materials area. • Lack of tenure limits seed bank storage and community activities. • Work with sustainability officer at the Shire. Opportunities: • Younger people / families have started to move into Nannup since Covid. • Nannup identity is moving away from milling town and would like to be seen as a creative town. • There is a strong feeling of resilience within the community. • Want to keep character of Nannup and is what bring people in. • Development controls around biodiversity village. • Could be a challenge to mix having housing and a tourism village. • Accommodation is not essential but need to have enough for people to do during a day trip. • 8-10 open gardens at last year's festival - Opportunity for growth is there. • Stretch on volunteers and committee is reason for not wanting to grow further at the moment. • Ran a 4 weekend / 16 day event previously but found it was too long and too big a strain on volunteers. • Healthway have stopped funding community events - Would put in \$15,000 every year. • Try to offer a number of hands on activities to make sure there is something for everyone by having an event every day. • Ran a TV add on regional networks. • Greater demand for self-sufficiency and organics skills. • Cost of food are seeing people wanting to learn more about growing own produce. • People travel north in the winter, reducing volunteer base. Future: • Part time employee. • Rub workshops. • Run satellite events during the year e.g. WA Tree Festival event with Shire. • Showcase gardens – partnerships with Shire could be a good opportunity. • Shire Sustainability Advisory Group and Alliance of Councils Climate Action Plan – aimed at water, biodiversity and waste management, tip recycling program. • Nannup as the hub / centre where people drive through from town to town. • Growth in the town will increase garden activities. • Volunteers starting to step into committee roles. • Shire could assist with promoting events. Future of the project site: • Address housing shortage.

Stakeholder	Consultation Notes
	• Part tourist / part residential. • Looking for multi-use, shared spaces and facilities. • Space for demonstrations e.g. wicking beds, light, water and floral displays. • Information centre is required for visitors and residents. • New development would need to complement existing services in the town centre. • Would like to see heritage / museum site from the mill with district displays. • Would like a permanent space so could run community workshops all year round. • Accommodate artist workshop facilities. • A new Rec centre that is multi-purpose for basketball, indoor events, performances, toilet upgrades. • Information centre for visitors – the go to place for information and services. • Flower and Garden committee rooms, workshop areas with storage for materials and displays – creative re-use of items. • Development would have to compliment the main street. • Challenge – funding for the development, remediation costs.
Nannup Geoparks Inc.	Background: • World’s largest valley of lava flow underneath. • Nannup Geopark boundary is just in the Shire. • Lake Jasper largest freshwater lake is southwestern Australia - 4 times turnover of complete volume of water per year. • Received \$98,000 funding from local council. • Want to become a UNESCO Geopark. • Present high quality information regarding abiotic and biotics in the area. • Nannup sits in 1 of the 25 biodiversity hotspots across the world. • To qualify as a UNESCO Geopark need to show are financially dependent – needs to be community led. Legal: • No legal jurisdiction over anybody or organisation. • Geoparks don’t trigger restrictions or limitations of access or activity. • Looking to be world first paperless Geopark. • Have website and app available – not released to the public yet. • Experience Nannup – useful app regarding the Shire. • State display area has been accepted by the Nannup council to be near the Rec centre. • Shire to build carpark and basic groundworks. • Interactive screens that will be multi-lingual and suitable for those with disabilities. • Colours and design of logo represent history and Indigenous background of Nannup. Geopark benefit to Nannup: • Grow sustainable financial benefits for the community. • Enhance knowledge in the local community. • Emphasis on technology for all users. • 212 UNESCO Geoparks worldwide – 48 nations.

Stakeholder	Consultation Notes
	• Have set up to run with less than \$1000 a year. • Have found Indigenous engagement to be difficult.
Nannup Historical Society	Background: • Would love to see use of the mill as a historical site. • Started society in 2002 – 30 (10 active) members, all volunteer. • Peppercorn lease with the Council for the old Roads Board building. • Currently under renovation and undertake regular maintenance. • Have an important role in maintaining the cultural history of the Shire. • Shire donated photograph collection. • Open to the public 3 days a week but photographic collection is also available to view online. • Growth has been consistent over the years, interest in the society is big. • Have previously had school groups come through – explaining events and family history. • Meet once a month at the premises. • Will work with events that are coming into towns. • What they are able to display and space to continue doing so is the biggest issue. • Large items are around the town and not on display. • Access to volunteers can be an issue. • Only have 1 computer. Issues: • Current building far too small. • Volunteers are moving out but there is a changeover within the community. • People come from volunteer resource centre to help out. • Housing opportunities are limited and mill site would offer a good opportunity to increase housing. • Coaches come through Nannup but lack of group accommodation is reason they do not stay over night. Future of the site: • Take inventory of all historical items within the Shire. • Rolling display facility for large items and whole collections. • Greater interest if able to showcase the history of the whole district and including indigenous information. • A better and bigger facility would be easier to manage. • Mill heritage: ○ Constructed in 1927 and burnt in 1954 when it was renovated with electrical and safety features. ○ Houses moved in 1950s from Barrabup and Ellis Creek closed mills. ○ 1950s old horse /car race track around perimeter of the oval / recreation centre. • Permanent resident housing. • Bigger complex for short term accommodation. • Events space. • Short term caravan park could work well. • Big events would and do run well in town. • Artisan light industrial area could potentially work and would benefit from

Stakeholder	Consultation Notes
	being away from the main street. • Still want to keep the feel and culture of the Shire. • All parties work well with each other and aim to make sure that the site is activated – Town Team Movement members. • Good marriage of heritage and artisan. • Lower river area for shuttles and riverside trails. • Possibly pick up point for the MTB trails. Trail head facilities are required at the MTB. • Shared use and multi-purpose facilities, shared meeting rooms e.g. Fossickers Group. • An alternative school site such as Montessori or Stiener. • Architecture should be sympathetic with the site, but modern. • Limitation for the site is the flood zone including Pobblebonk Farm.
Nannup Lions Club	Current Operations: • Services the town of around 4-500 people and 1000 in the greater area. 40 years old with around 22 members. This has been declining year after year and is too few for a serviceable club. Future expansion and development: • Would like to continue by attracting younger recruits. • No meeting rooms. • BBQ trailer for sausage sizzles. • Containers for Change donates to charities and keeps organisation going. • Volunteer services to assist those in need, particularly elderly in the town and district. • Could benefit from a storage shed.
Nannup Men's Shed	Current Operations: • Go to organisation for labour. • Work on projects paid / not paid. • Undertake fund raising. • Assist with events. • Men helping men. • Possum boxes and public functions. • Repairs. • Standard men's shed support. • Started in 2014 and established 2019 on current site. • Around 8 active committee members. • 34 members with a core of 15 regular members / week. • Membership has grown steadily over the past 5 years from 8 (2014). • Currently at capacity with current membership. • 1.6ha land from the EDWA vested with NMS – no restrictions on clearing other small corner. • Meet Wednesdays and Saturday morning. • All other activities run during the week. • Men's shed does not replace any trades or businesses. • Financially viable into the future and do not rely on subsidies from the Shire: ○ Grants

Stakeholder	Consultation Notes
	○ Membership. ○ Wood raffles. ● CRC provide NDIS services. Future: ● Limited space for new activities and people (machinery and skills). ● Bushfire mitigation impacts on the building, additional costs and limited availability of firefighting resources. ● Seek funding / grant for shed extension to house metal working section. ● Will run community workshops. ● Attract and develop different skills (other than wood work). ● Work with other organisations on projects: ○ Arts community. ○ Farmers learning to weld. ○ Rehabilitation centre programs. ○ School mentoring programs. ○ Provide TAFE like learning previously provided through the school. Future of Nannup and Mill site: ● Employment. ● Limited permanent housing restricts trade, Shire and SES employee residency. ● Short term camping and accommodation is limited. ● Low cost long term and short term accommodation. ● 2026 international mountain bike competition and town not ready with facilities. ● 1:100 flood area on the lower part of the Mill site. ● Maintain heritage mill character and fixtures – there is lots of old equipment in personal possession. ● Light industrial land taken up so some could be available in the Mill site. ● Tourist precinct with short term accommodation. ● Light rail to connect town centre and mill site. ● Tank 7 MTB use town facilities. ● Bike events are largely for adults. Therefore facilities for the families' children required e.g. Donnybrook and Kojonup. ● Access for fire services – availability of water. ● Address parking issues on weekend market days. ● Consider that 1,000 acres near Boddington will be cleared for a Bauxite mine and that this timbers will need to milled at the Nannup.
Nannup Mountain Bike Club	Current Operations: ● 3 main facilities: ○ Tank 7 (Bridgetown Road) 39km MTB rails mostly downhill (second stage another 41km). ○ Jump Park (2 jump trails). ○ Pump track (golf course area). ● Pump track can't be extended at the current site. ● Hold regular sundowner events at the MTB park 4 x year spring to autumn. ● Committee of 8 Volunteers + 5 volunteers for events and maintenance. ● Members around 100 at sundowner events and supporting trails for the region. ● Run a series of events throughout the year (downhill, cross country etc) which

Stakeholder	Consultation Notes
	include: ○ WA Gravity Enduro, Sept, Tank 7. ○ WA Cross Country, August , Tank 7. ○ Seven Gravel race, May, Nannup town perimeter. ○ Cape to Cape , Oct, Nannup & Tank 7. ○ Tiger Tracks Gravel Race, April, Jalbaragup. ○ Peel Downhill Series, winter x 2, Spur Road. • Go to other towns' MTB trails run by an association or company. • Sponsored by bike shops, breweries, Loose Goose Shuttles. • Low cost membership for insurance and coach training. • Club is 2 years old and membership is increasing with events. • Shire facilitates maintenance and repairs at Tank 7 and the Pump track. • No trail head facilities. • Shed shared with playgroup from the Shire. • All trials within forests land are maintained by DBCA and Forest Parks Commission. • Jump Park soon to be opened: ○ Funded by Shire and DPIRD. ○ Training for kids with 2 qualified coaches. Future: • Expand offering to kids for trainers and activities. • Expand for casual / fitness riding. • Use golf surrounds for beginner trails. • New trails constrained by forest protection (TEC). • Mill site for bike riding and trail head / tourism facilities. • An area close to town for family friendly riding. • Beginners trails – advanced out of town. • MTB Park needs trail head facilities (taps and tables to start). • Need more local community members and qualified coaches. • Younger demographic needed. • More social engagement for beginners and event participation, so facilities required. Mill site: • Public Gallery spaces. • Arts indoor and outdoor. • Flexibility of use for various parts of the site e.g. Golf course and other sports as the community changes. • Ease of access. • Village accommodation temporary, permanent and free hold. • Utilise open spaces and vacant land for town purposes. • Maintain recreation facilities in current location. • Adaptable facilities over time. • Investment and services may be limiting. • Ensure a long term business plan for the town – how will it generate income and employment. • The site must be developed for the benefit of the community.

Stakeholder	Consultation Notes
Nannup Music Club	Current Operations: • Hold an annual Nannup Music Festival and other small events throughout the year. Festival has run for 25 years for 4 days across the Labour Day weekend. • Run by a committee of 8 + 2 FTE + 5 PTE and 500 volunteers. Around 6 FTE organisers all year round. • Incorporated NFP status. • Music Club own 2 properties – an office building and another property that is rented permanently with Festival storage at the rear. • From February the committee work full time on organising the Festival. • Caravans are parked next to the Music Club for extra overnight stays and office space. • Facilitate annual Small Halls Festival in Nannup run across Australia. Nannup Music Festival: • Officially recognised as a national treasure. • Held at Brockman Street to the River and various venues around town. • Run 3 stages and other activities outside of the 8 main stages. • Utilise the golf course for camping and split the proceeds with the Golf Club. • Bringing a wide variety of artists across a range of genres – agents apply to the club. • Workshops and performances. • Emerging artist awards. • 4,500 tickets sales to fund the Festival (80% of \$1m budget) + \$10K and traffic management from the Shire + SW Dev Corp + Other funders and sponsors <\$180K. • And up to 17-25k visitors. • Stalls, activities and town facilities generates \$2.6m injected back into town economy. • Traffic counters and estimate of increased income from tickets and local shops. • Grown from 2,000 tickets sold pre 2020 and have been selling out since. • Utilise >400 volunteers. Future for the Music Festival: • Growth restricted by event space at capacity and town just coping with parking and accommodation. • Risk from Council requesting that enclosed ticket paying area is opened to the public. • Limited by waste disposal. • Power and water upgrades required at Brockman Street. • Costs have increased by 30% each year. This could be offset by increased ticket sales, but the town does not directly benefit and it has limited capacity to support more visitors. • Reduced spend on traffic management and other direct costs (\$150k). • Reduced water / sewerage transport. • At peak port a loo hire and require bigger better sewer management. • Could be easier to manage in a paddock with shuttles into town for the town experience. • Reduce congestion but continue to support the town. • Telecommunications upgrade essential (opportunities for additional NBN services for large events).

Stakeholder	Consultation Notes
	• Consider continued artists performances at the amphitheatre (accommodation at Village Green). • Use all of the golf course and around the recreation centre for camping accommodation. • Volunteers stepping up but require a succession plan. • The Festival is currently suffering growing pains: ○ To grow, they would need to increase ticket numbers at the dislike of the town. ○ Would like to run additional smaller events during the year. ○ Would like to develop economic and environmental sustainability opportunities (currently looking for a coordinator). ○ Hire not buy fencing and generators. ○ May be facilitated by moving out of town to a dedicated paddock facility. ○ Hours of organisers have steadily increased due to additional administrative, training, certification, grant application and acquittal, and licencing requirements. ○ Volunteers are being upskilled overtime to succeed others and have greater experience. ○ Debriefs with the Shire post event are very helpful. ○ Storage shed required. Future of Nannup and project area: • Educational development. • Continued use of the golf course for camping. • Accommodation: ○ Short term. ○ Long term. ○ Aged / special care. • Town services - water, power, sewer and internet. • Key is constant investment capital in the Festivals. • Remediation of part of the Mill site. • Parkside mill experience and benefits to the region. • Maintain the timber houses, chimney and timber town character. • Tourism, cultural, historical, arts, bike, walking, canoe hub. • Artist workshops and retreats. • Shared use tracks, trails, materials and storage, cycle workshops facilities • Children's events and activities. • Connection to nature and people. • Maintain the oval as an evacuation facility. • Build sustainable (economically and environmentally) accommodation: ○ Tradesmen cottages. ○ Short term accommodation for festivals and events. ○ Permanent for support services (Alpine resort Project , Ian Miles) ○ Aged Care. ○ Single / couples with mixed use. • Mill tourist attraction: ○ Would compete with Donnelly River timber town. ○ Could potentially relocate timber mill to Donnelly? • Civic hall (activity centre). • Coaches and shuttle bus facilities to service festivals and events.

Stakeholder	Consultation Notes
	Concerns: • Fire escape and access routes during large events. • Sewage disposal under current service and no capacity for events.
OMG Mushrooms – Pobblebonk Farm	Current Operations: • Parkside likely to leave everything in place. They own the land freehold. • Pobblebonk Farm was part of the publishing industry – was more well known in the USA than it was in Australia. • Nannup was a sleepy little town initially - People fell in love with town as it was a traditional timber mill town. • During the Flower Festival – town looks magnificent. • Very community driven. • There is a need to have work for people in the town – is too difficult to find work. • A lot of people want to keep their heritage. Farm diversity: • Playing around with medicinal mushrooms. • They also have gourmet mushrooms and looking at potentially expanding this space. • Site is organic – not certified organic but has not had chemicals on the land for 22 years. • Have nurtured site back to health. • Have all the river frontage. • Currently do not farm land and have more land then they need. • More local employment being provided by farms then what the Timber Mill does. • Eco tourism – would be conducive to what exists and food is critical to each town • Food being shared around the community. • There is a lack of housing options. • Lifestyle villages need to be considered - have the opportunity to bring people into the community. • Lack of support for seniors – have to leave Nannup to go to Busselton. • Look what the town has and look to expand on the current services. • Need a carrot for investment. • Very difficult to get strategic employment in the area. • Look at produce development. • Trying to capture something community driven. Potential opportunities: • Heritage of the mill needs to be preserved and the history is an important part of the Shire – look to have a heritage a culture centre. • Sea container farms – container environment could be undertaken the whole year around with being able to provide a controlled environment to grow produce. • Potentially educational, learning and development opportunities. • Perfect place for a high end restaurant and nature based tourism. • Many nature lovers – 70% of Shire was natural vegetation. • Potentially look at glamping but need to be away from the roads and near the river frontage. • Showcase local produce – already happened in South West food bowl but does not show people how to do it. • Use the land for sustainable agriculture with farm to table opportunities – there is currently no place that shows you how to grow the farm.

Stakeholder	Consultation Notes
	• Educational wellness retreats to offer workshops. • Emphasises on seniors and having services to support them – currently seeing seniors leave Nannup in flocks.
Ride WA	Current Operations: • Facilitate bike races and bike support – on and off road. • Provide cross promotion of all bike events. • Part of Margaret River tours and events for previous 6 years. • Key events around SEVEN Gravel Race (28) qualifying events and training. SEVEN Gravel Race is to be held on 11 May 2024 – 1,000km rideable roads and trails through Nannup, Bridgetown and Donnybrook. It will involve: • 150-200 people camping. • 1,500 people on the race. • 2000 people in the precinct for 2 days. • Balingup / Nannup road loop. • A lot of elevation x 125 km long. • Injects \$1.4m into the Margaret River region, plus what training in Nannup brings every weekend. • All activities focussed on Blackwood Bike Park, including Nannup. • Nannup has quieter roads than the coastal region and the Munda Biddi is getting very congested. • Balingup / Nannup section originally had 230 participants, expanding to 1,400 this year. • Nannup is hosting UCI series and championships event in 2026 where 25,000 people are expected. • Committee of 3 + others. • 100 people assisting with events. • Cycling Eventures Pty Ltd (Brendon's company major sponsor). • Events sponsorship including Tourism WA who undertake an independent impact study. • Income from participant fees. • Licenced to participate through AusCycling membership. • Expo in Busselton to attract support, accommodation, etc. • Seven event hires all of Recreation Centre, surrounds and oval, hire in toilets, light towers, generators, barrier fencing, storage units, water trailers, etc. • Currently cycling brings 250 cyclists/week; aiming to bring 500/week with further promotion as a destination. Constraints: • Accommodation is limited (Hotel is poor). • Social interests - after hours experience is non-existent, e.g. High profile participants go back to Margaret River for engagement. • Ride WA is limited by: ○ volunteer hours available. ○ skills and experience in organising events. ○ paid support. • Access for gravel racing e.g. Tank 7 is mainly for single bike use. • Better promotion of accommodation, brewery is supportive, emergency support (SES provides response to injured). • Transport currently provided through Time Travel Tours (Rob Marshall) –

Stakeholder	Consultation Notes
	currently taking people out to the trails. • Bike shop – midway point on the Munda Biddi. • High School engagement and bike youth feeder. Future: • Priority to address growth in the trails industry and Cycling tourism. • Priority investment in property / accommodation: ○ Seeking properties to purchase for short term cycling visitors. ○ Require high end accommodation for overseas visitors. ○ Margaret River evolution of holiday to high end property investors. • Mount Folly has enormous potential for cycling: ○ 1,200 acres of Forestry Products Commission land. ○ Brakovich still own a portion. ○ Problems with Shire. • Mill site would be useful for: ○ Cycling support / visitors centre. ○ Lower level cycling facilities – along the river. ○ Transport / trail hub
South West Development Commission	Economic development considerations: • Risk – a lot of the site is owned by mill and proposed development will need to be considered by current owners. • Heritage areas - kiln and workers accommodation. • Pemberton cottages are a good example of what can be done for tourism opportunities. • Nannup benefits from close proximity to Busselton with services available in the area. • Nannup key character strength is that it is a village. • Flower garden and music festival generate a good crowd and have sustained success over the years. • Having more interest in natural farm bespoke accommodation in the area. • Nannup has focused on being a trail town – not competing in a space that others are doing. • Provide a great opportunity for cyclists which they currently take advantage of • Food and beverage opportunities should also be looked at. • Nannup doesn't have any current services that keep people in the area for an extended period of time. • Recreation – currently has a good recreation centre that has the ability to be an emergency evacuation space. • Look to increase density within the town centre. • Want to maintain current feel within the village and that is supported by everyone in the community • Timber industry has been declining for a while and has a smaller impact than the mining / coal industry. • Parallels between Collie and Nannup with a removal of industry for employment opportunities for the community. • Nannup has always struggled for employment as the main employment has been the mill – people have left as they are going to be limited opportunities. • Limited accommodation impacts on the workers they can attract to the area. • Native Forrest Transition was one of the plans that the commission wanted but

Stakeholder	Consultation Notes
	didn't progress as planned. • Each town has its own unique selling points and each are distinct in what they offer. • Denmark are focused on building residential lots as they have had the tourism demand for a number of years. • Getting commercial development when unable to demonstrate demand for investment will be difficult. • Number of factors have slowed down development. • Environmental focus is huge for Nannup and plan to maintain this as a key selling point. • Commercial end of town is the most utilised area of the town. • Residential accommodation for the space is the best use. • The events are able to identify how many people come to town through ticket sales and data recording. • Trying to work out how many of these people would actually stay if accommodation was available in the area. • The services available also limit development opportunities in other areas and would need to be considered for Nannup. • Combining old and new renewable technologies would be appealing to governments with funding.
South West Foodbowl	Current Operations: • Lived in Nannup 85% of life. • Been shire president and 10 years on Council previously. • In 2000 helped to renovate Shire to make it a more attractive proposition for people: ○ Streetscapes and gardens. ○ Main street development. ○ Attract industry and develop the industrial area. • Need employment opportunities for young families. • Keep aspects of the mill for tourist opportunities. • Need housing for people to live and work in town. • Attract low nuisance industrial activities in mixed use. • Keep houses that are currently at Mill for heritage purposes in addition to new housing. Foodbowl Event: • This year's event running 17th/18th October 2024. • 2012 was the year of the farmer and through the Scott River farms started with a local produce dinner at Holberry House. • Every 2 years a 1 day community event and 1 day school children event was held. • Started with 150-200 children participating. • As an agriculture Shire had a big produce dinner and after the success of that have continued to do more for the community in this space. • Offer programs for school year 2 to year 10. • Have 850 expressions of interest for agriculture awareness. • Go to 5 different working farms, each different and unique in what they offer: ○ In town fisheries come in and show different aspects of the industry. ○ Don Hancey – WA Food Ambassador is involved in this year's dinner event.

Stakeholder	Consultation Notes
	○ TAFE come in to explain education opportunities for agricultural industry. ○ Set up a paddock for hay making learning. ○ Orchard Science. ○ Etymology. ○ Cheese (Cambray) milking and making. ○ Plant nursery in Nannup town. ○ Organic mulch and fertilisers. ○ Free Range egg farm. ○ Dairy industry. ○ Fish farming. ○ Fitbits for sheep. ○ Packing competitions. ○ Landcare. ○ Immersive 3-D goggles for farming experiences. ● Program now runs for 2 days (Thursday/Friday) kids choose one day and are here from 10am-2pm. ● All run by volunteers – committee of 8. ● 20 volunteers to assist with logistics (school organising on the day). ● Buses supplied by schools and some by committee to run children to the farms. ● Main facility used Community Hall. ● 795 children participated in 2023 (none from Margaret River). ● Funding is done through donations from various suppliers such as Harvey Beef, Brownes, Food West. ● Costs related to Insurance, food and alcohol service licencing. ● Services within the community are so important and can't always get access / connectivity. ● Shire help out by giving small grant - \$3,000 and waving hire fees. ● CWA make biscuits for the children and lunch is provided with the support of donations from local shops. Future growth: ● Could have another day but limited with time available that people can give (farming responsibilities and timing). ● New industries evolving in the district – mushrooms, walnuts, chestnuts and products, pork, vegetables, etc. ● Avoid conflicts with other big events. ● Had an increase in school participating. ● Have a large catchment from the South West schools that attend. ● Personally spend 2-3 hours a week preparing for the event. ● South West have a big core group and then a number of small farmers in the community. ● Have students for special educational need schools attended - could expand to support more. ● Need 1 volunteer per school when running the event have support from council. ● Have seen kids going to agricultural school after being involved in this community event. ● Thinking of ways to grow the event in the future. ● Would like to have some dedicated infrastructure. ● Run long table events. ● Increase media coverage and promotional skills.

Stakeholder	Consultation Notes
	• Develop books on farming for the school children. • Collaboration to develop a program by Agriculture and Education is required to improve action and knowledge. • Permanent display and teaching aids facility required for learning. • Long table lunches using local produce to be started up again (2-3 /year). Future of Nannup: • Need services for elderly. • Need light industrial opportunities. • Need opportunities for young people. • Maintain the mill as a demonstration place for old trees harvested. • Maintain mill as a museum with heritage services around it. • Develop sport and recreation for smaller format / indoor sports. • Bowling club seems to be travelling okay. • Have facilities at the moment but currently don't have the population to fully utilise them. • School needs major injection of support. • Constrained by water availability – irrigate the golf course.
Warren Blackwood Alliance of Councils	Current considerations: • Music festival may look to move if the Shire don't look to close the main road. • Shire want to promote themselves as trials town but losing the Margret River Tour is a big hit. • There are employment issues – either no jobs available or no people to fill the jobs required. • Need to look at expanding their tourism services within the Shire – great that they have trails but it isn't for everyone. WBA of Councils: • Members are made up of all Shire presidents and CEO's. • Put all their eggs in the app limits other users of accessing information regarding Nannup – such as those trying to access information off a desktop. • Water supply is a major issue for housing development. • Alliance is advocating for greater water supply to all towns. • Any work on water supply at the moment would only service current town and not expansion. • Council doing a lot of work in environment, tourism and trails. • All projects currently work well with one another. • Only tend to get involved in projects that involve 2 or more Shires. Future plans: • Need infrastructure. • Public transport. • Need to attract younger generation that are likely to start businesses in Nannup. • Childcare is an issue as it is currently at capacity. • Expand industry development. • Doctors are looking to expand services in Nannup – are limited in what they are able to offer currently. • Alliance was involved in the Forestry Plan - Identified that workers are low skilled

Stakeholder	Consultation Notes
	and that there would be no opportunities elsewhere for them. • Anything with Parkside is not dealt with by the Alliance, just the responsibility of the Shire. • Regional Growth Plan – is the base for all the work for the alliance. • Sub Regional Growth Plan – updated last year. • Road networks are hit and miss within and outside of the Shire.
Undalup Association	Heritage background: • Blackwood River site is an important part of the cultural history. • Protection of the river is of the highest importance. • Acknowledgement of Indigenous site as a stopping and resting place. • Involvement with school to teach history and education regarding the history of the river and surrounding areas. • The whole river and people coming down to it is significant importance. • Used materials located around the area to make traditional tools. • River is a lifeblood – has significant archaeological evidence. • The land that encompasses the Nannup shire and the song line of the region. • Further investigation is likely to find further archaeological evidence. • Current studies are only surface level and likely to find out more with future development. • Unlikely any survey was completed prior to settlement and development. • There are Indigenous sites that are known within private land but unable to access now. • There are a lot of links between families within the region and the stories that they have – Brockman, Dawson, Webb families. • Need to tell the whole story and show that culture still exists – here before settlement and still here now. • The same elements that attracted settlement is the same reason that Aboriginal people used that land originally. • The whole area encompasses a massacre site. • There is a boundary that runs on either side of the river.
Parkside Holdings Site Manager 20 June 2024	Background: Has managed Parkside Mill operations since 2002. In that time the town of Nannup has developed one new site - the Medical Centre. Parkside purchased Auswest Timbers in 2018 and the Nannup mill site in 2020 as an operating sawmill with a log licence. In 2021 the State government announced the cessation of old growth forest logging. The mill operates from current stockpiles for sawn timber supply. Under logging conditions, the Nannup mill would require a log supply of 40,000 tonnes / year. Any further logging in the district would be processed by small independent operators: • Parkside Greenbushes sold to Talison person mine camp. • Manjimup has two holding sites for dispatch only. Dean Mill was dismantled, and the second site sold for 75 house development. • Boddington bauxite mine site is not <u>Australian Forestry Stewardship</u> certified and will therefore be milled by smaller scale sawmills. • Parkside Nannup has an operational life of around 3 to 5 years.

Stakeholder	Consultation Notes
	Currently: • Around 50% of the 80-acre (32 hectare) site is utilised. • The Mill site has not flooded since the 1982 floods. • The kiln is used for timber drying and processing plant and space fully utilised. • The old burner is in very poor condition and not worth salvaging. • The brick chimney is heritage listed and important to the town character. • The two big sheds of the dry processing centre could be repurposed. • The sawmill footprint is old and in the wrong place. Tunnels exist underneath for waste removal. • Contamination: ○ A result of usual mill operations and railways sleeper treatment. ○ Other poisons associated with mills were not used at Nannup. ○ Old machinery was pushed over the riverbank. ○ Typically, the whole site would be sampled and a detailed investigation undertaken in the specific locations/s. • All cottages are rented and are slowly being painted and renovated. • Staff Street a mix of worker accommodation x 6 houses, plus single men quarters; some rented, some staff. • Middle Street private lot and home owned by Ann Marie Lewis; plus 20 acres including the old Mill Manager's house, used for visiting guests, sold in 2020. Water and sewer: • One mains water supply on Warren Road. • Tank on top of View Terrace. • Second mains at the golf course. • No deep sewage, other than existing from View Terrace. Power: • Site is well serviced by a Western Power sub-station at the back of the Mill. • Mains power runs down View Terrace. • Staff Street is sub-metered from the Mill supply. Mill site future: • Redundancies are provided to employees through government exit funding and a Parkside redundancy package. Some will take employment with the Talison mine. • Retain all cottages. • Add new higher density housing between the mill and golf course. • Mill site short stay and aged care accommodation investment \$5-10m. • Develop residential care. • Develop light industrial. Nannup's future • Population growth as overflow from surrounding towns expansion. • The town requires quality short term/overnight accommodation (subject to market research), mixed residential and aged care. • Put standard housing into permanent residency – don't compete with Busselton and Margaret River. • Some industrial. • Upgrade the pub with better accommodation and food.

Stakeholder	Consultation Notes
	• The main investment driver for Parkside is commercial business. • Shire should investigate and support the town through facilitation and incentives; and not be influenced by resisters to change. They are not developers or business people. • What do alternative life-stylers really want? Is their service need being met? • Nannup does not provide career opportunities locally.
Parkside Holdings Managing Director 18 July and 19 Sept 2024	Background: Two brief on-line meetings were held to determine Parkside's plans for the Mill site and secondly to seek feedback on the initial draft Master Plan. The first meeting was not well received, and they were unwilling to share even preliminary ideas or plans for the site, or if they would be considering releasing portions of the land, on-selling to another developer, or undertaking aged care and / or commercial development themselves. It was intimated they did not support any sort of community arts or heritage uses, as this was not commercially attractive. They would seek the best commercial return for Parkside and were willing to sit on the land for 10 years if needed. This was disappointing, but they asked that the Shire include Parkside in any plans for the Mill site and surrounding properties. After a number of unsuccessful attempts to meet, positive discussions were held regarding the NARTL Master Plan project process and outcomes to develop the draft Master Plan. It is understood the plans were prepared as advocacy and Shire commitment documents that had no statutory weight. The priorities identified were appreciated as being determined by current economic drivers (events, recreation and tourism) for Nannup and the immediate need for accommodation. They were supportive of and interested to learn about: • The Shire's commitment to undertaking a TPS review and the time frame of 3-5 years, lending itself to alignment of plans for the Parkside. • The Shire's Seniors study and their efforts to secure 'downsizing' lots and developments for single, medium term trades people/ government staff, and retiring couples looking for smaller manageable properties. • Maintaining the commercial town centre and main street, while providing some commercial within the Mill site development. • Land immediately to the south being developed for tourism purposes. • The provision of POS within the Mill site development and that it was previously the Mill playground. • Maintaining the existing housing stock for permanent accommodation. • State encouragement for skills and education support in the longer term. Reference was also made to: • Possible development of a caravan park. • Gradual shrinkage of the Mill operations footprint and the changing political environment. • Leasing a portion to a transport company or other industrial business. Nannup is visited every month by the Managing Director and is keen to meet with the CEO and Shire President to discuss their activities and priorities. Sections of the aerial and Master Plan drawings were provided to Parkside for further comment.

Community Workshop Outputs

Q1: Having regard to the key themes and potential opportunities, what is essential for Nannup to a. maintain and b. develop

Table	Response	
	Maintain	Develop
1	• Golf course • Heritage of the timber mill site • Chimney • Heritage look / wooden housing • Village feel	• Employment • Low cost housing • Sport • Parking • Streetlights • Water • Regional shopping centre
2	• Village feel • Regional shopping centre • Tourism • Eco-friendly & energy efficient • Heritage • Mill • Chimney • Tower • 2 storey buildings • Wood houses (29 off)	• Tourism • Eco-friendly & energy efficient • River fronting public use • Architecture, weatherboard and brick • Review the location of the golf course • Higher density accommodation for senior, social and disability • Green spaces • Visitors centre
3	• Heritage • Community context & heritage • Community cohesiveness • Uniqueness • History • Population • Diversity of ages • Schooling	• Aged care ○ Retirement village ○ Community Centre ○ Museum ○ Art Centre • Recreation Centre
4	Nil	• Blackwood River Trail extension to increase river access • Southwest Mill Museum • New shopping district • Retirement Village
5	• Mill site for commercial arts, culture and heritage development	• Accommodation • Golf course site • Pool / splash park • New golf course with a driving range
6	• Retain the feel, atmosphere of country town • Low suburban style of housing not high rise • Green corridors • Smaller blocks in town centre • Not 'cookie cutter' design houses • Retain and acknowledge timber history in old buildings	• Affordable housing to relocate residents in existing Mill houses. • Renovate existing Mill houses as short stay • Restrict short stay to particular areas so as not to take over affordable housing • Move Historical Society and set up Museum • Investigate agricultural museum / interpretation / living

Q1: Having regard to the key themes and potential opportunities, what is essential for Nannup to a. maintain and b. develop

	Heritage listed buildings to be retained and developed as interpretive / cultural precinct	- Extend Blackwood River Trail - Extend Heritage Trail - Farmers markets and community garden - Investigate trade / lifestyle / TAFE courses for partnerships with NDIS - Bush school (Tim and Clare Sly's proposal) - Artist in residence opportunities - Need to the check contamination (soil studies)
7	- As much of the village style where possible, e.g. any new group housing - Sheds repurposed as an artisan space / training centre / TAFE with shared business space / community groups requiring office space. - Mill office - Some Mill houses	- Residential and 55+ 1/4 acre housing that may be part ownership, across all ages, affordable, available, sustainable, style / theme appropriate - Tourist short stay accommodation that may be backpackers / lodge, utilise mill houses for tourism - Office space in a museum / cultural centre - Community power production / battery storage - Parklands / Playgrounds / Sports - multi use - Business Cafe with shop facilities. - Supermarket and business
8	- Historical quaintness of Nannup - Preserve Mill Buildings - Preserve Cottages - Epicentre of agriculture sustainable, regenerative, food bowl, truffles etc.	- In keeping with heritage character and scale - Living museum e.g. Sovereign Hill / Heritage Park in Manjimup - Community / education centre - Dedicated performing arts centre with theatre in round, traverse theatre and building area - Small water park (Brian Pooky) - Aged care facility
KEY Findings	- Heritage - Country town character - Mill sheds, chimney, office and cottages	- Accommodation for short and long term, aged care - Museum & Historical Society - Skills learning space - Education / community facilities - Performing arts centre - Recreation centre - Shopping centre - Blackwood River Trail

Q2: How could the site be structured to maintain the current feel and unique qualities of Nannup?

Table	Response
1	Themed around past site uses Oval racetrack

Q2: How could the site be structured to maintain the current feel and unique qualities of Nannup?

	• Past timber houses • Wildlife Park • Good parking
2	Nil
3	• Site needs to be interpreted • Plantings of only native plants & conservation
4	Nil
5	Nil
6	• Incorporate reserve land into study area
7	• Maintain the village feel with staged developments • Lateral development to avoid a bypass • Relocate the Shire offices to the Mill site • Develop an overnight caravan park
8	Nil
Key Findings	Refer to plans: • Industrial activities furthest from housing / Mill operations site • Housing developments around existing cottages • Local transport hub, pick-up / drop-off, temporary caravan parking, etc.

THEME 1: Aboriginal, natural and recent heritage

1	Mill museum • working heritage museum • incorporating Historical Society Source old mill cottages to install at the mill site Clean up the river and remove the fallen trees
2	Nil
3	Maintain & interpret Aboriginal and natural heritage • Bibbulmun and land (history within the Shire) • Elders involved in planning meetings • GeoPark - have their own section • RSL history • New industry e.g. Bush food, landcare, social customs. Retain forest to Nannup south Museum • Local context • Early settlers • Range of industries (agricultural, timber) • Community life artifacts and objects. Maintain & interpret the timber Mill buildings • History of Nannup • Mill houses (possibly relocate on site) • Keep the chimney • Apparently the buildings & the mill have amazing acoustics Don't lose the past history
4	Nil
5	Nil
6	Acknowledge Mill Swimming Pool within the Blackwood River

Q2: How could the site be structured to maintain the current feel and unique qualities of Nannup?	
	Preserve old Mill site but incorporate Arts and new opportunities e.g., Exhibition space, events, community garden, manual arts, club, school (e.g. Dwellingup School), artist in residence.
7	Use of Mill heritage buildings as accommodation Mural on kilns or use as an asset for a playground
8	River more of a feature • Clean out a bit Mill building to house the Historical Society Create a living / working museum
Key Findings	Heritage interpretation and preservation • Bibbulmun peoples • Nature land care, culture and bush foods • Blackwood River rehabilitation, protection and recreation enhancement • Natural history and GeoPark • Nannup district history • European, forestry and agricultural development • New industries and practices
THEME 2: Accommodation, infrastructure services and fire	
1	Low cost housing Hostel accommodation for the elderly Housing - attract permanent residents and expand infrastructure.
2	Improve current infrastructure New infrastructure - how and where
3	Accommodation • Improve the Hotel • More houses in the town • More rental accommodation & State housing Transport • Continuous safe trails • Paths as song lines • Bridge to North Nannup • - Community shuttle service to connect Parkside to all areas & available for high activity periods e.g. festivals.
4	Nil
5	The Master Plan must not hinder the urgent need for accommodation • Downsizing residents • New residents • Increased population • Increased tourism Accommodation • Short term tourism • Residential Some smaller blocks & integrated street design Upgrade internet for Wi-Fi
6	Small lot development at north west corner of Pobblebonk Farm

Q2: How could the site be structured to maintain the current feel and unique qualities of Nannup?

7	Increase permanent resident dwellings Increase short term accommodation Upgrade power, telecommunications, water and safety services Upgrade services with sustainable options, i.e. water tanks, batteries, alternative waste treatment Bore - utilise for infrastructure (existing mill bore ?) Access via back roads rather than directly form the highway.
8	Artists in residence accommodation Look after community housing before Airbnb Pub • Been held back a bit (stairs need upgrading) Hydro power Street parking for caravans, buses, recreation vehicles

Question: How will the tourism impact on housing be responded to?

Answer from Shire CEO: The Shire is looking to differential rating to assist (in relation to Airbnb)

Key Findings	Population projections required • Aging / shrinking town • Population growth scenarios • Tourism growth Accommodation • Hotel improvements • Long term residential (affordable) • Rental and state housing • Short term stays • Aged care / artist residences Services • Roads, parking, transport and drainage • Water and sewer • Power mainstream and alternative • Telecommunications
---------------------	--

THEME 3: Sports, recreation and trails

1	Aqua Centre
2	Nil
3	Maintain the oval Maintain the golf & surrounding parkland Maintain the playground Recreation centre air-conditioning Adventure sports & ecotourism • Education centre on natural river site
4	Larger playground
5	Children's activities

Q2: How could the site be structured to maintain the current feel and unique qualities of Nannup?

	Encourage diversified land uses in recreation area.
6	Natural swimming pool potential at the oval side dam Create riverside reserve • Town swimming pool • Extend Blackwood River Trail • Dog exercise / agility park adjacent to the Blackwood River • Camping • Over flow parking Expand recreation facility • Rollerskating Squash courts, etc.
7	Toilets facilities required at the Recreation Centre Swimming pool is essential in the short to mid-term for local residents and the school Redevelop golf course to upgrade (reticulate) and provide 9 holes with a driving range Relocate sports field Foot bridge to Dean Road to provide a walking and bike loop.
8	Golf driving range Equine facilities • Riding school • Bush rides • Horse care • Mental health Extreme events space • Tough Mudder area / obstacle courses • Indoor ski field • Climbing wall • Water park Upgrade / multi-purpose Recreation Centre 4WD and motor bike track
Key Findings	Golf course • Upgrade • Driving range • Possibly relocate Recreation centre • Maintain oval • Upgrade / expand building and toilets • Multi-purpose Children recreation and playground developments Recreation development along Blackwood River Diversify / intensify outdoor recreation facilities / activities
THEME 4: Arts, tourism, festivals and events	
1	Year round community activities Annual events themed around past site uses
2	Nil
3	Arts

Q2: How could the site be structured to maintain the current feel and unique qualities of Nannup?	
4	Nil
5	Entertainment Need short term accommodation to support Tourism
6	Nil
7	Nil
8	Mill museum and tours Artists in residence • Wood, stonemason, sculpture craftsmen • Pottery, compost workshops, painting, flower arranging Visitors centre Big Bull Tulips World's Worst Museum (something unusual to attract a varied audience) Ghost walks Women's Shed
Key Findings	Year round annual events Heritage and Mill museum Artists in residence Performing arts Visitors Centre • Community resources • Trails • Events, places and activities
THEME 5: Education and skills industries	
1	Training centre for youth
2	Nil
3	Education • Child and adult • Trade / traineeships & apprenticeships • K to Y12 • Off campus school facility & access to student resource on industry and heritage • Outdoor education camps
4	Upgrade school • Gymnasium • Teachers
5	School and education services for growing population Diversify industries
6	Pobblebonk Farm opportunity for an organics / permaculture precinct
7	Maintain area of noisy Mill activities in the shed area of the site
8	Satellite agricultural school to a University Centre of education Centre of Alternative Technologies, Crafts and Horticulture (Nannup CATCH - Bob Longmore) • Eco friendly housing • Off grid, self-sufficiency, etc

Q2: How could the site be structured to maintain the current feel and unique qualities of Nannup?

	- Flower and garden activities Education centre with multi-purpose room/s Herbal College - Health plants Cooking and hospitality school within educational facility to offer youth training Community garden - Use of Pobblebonk farm for community garden, horticulture training
Key Findings	School upgrade Demographic dependant Teaching offerings Facilities Ancillary services, programs and facilities Trade and trainee Support school programs Regional agricultural learning Youth focussed skills Regional skill development Alternative technologies Sustainable building methods Agriculture and horticulture Farm skills Gardening and cooking Hospitality Arts and Crafts
THEME 6: Community services (Seniors, Youth, Health)	
1	Senior Citizens Centre Health care services
2	Nil
3	Health - Primary / tertiary - Access to specialists - Transport Youth services Reinstate clock tower
4	Upgrade hospital Doctor 7 days / week
5	Health services
6	Nil
7	Nil
8	Aged care facility and health services
Question: Another Doctor / clinic will improve hours availability. Can Council help?	

Q2: How could the site be structured to maintain the current feel and unique qualities of Nannup?

Answer from Shire CEO: It is very costly to attract medical services, but incentives and subsidies , or partnerships with coastal doctors can attract more services. Council have not been asked to assist in this regard.

Key Findings	Health • Doctor services • Access to specialists • Aged care • Mental health care • NDIS support services • Transport to secondary and tertiary services
THEME 7: Other Commercial Development	
1	Youth employment Woolworths or Aldi
2	Nil
3	Redefine businesses (not just tourism) • For employment • Higher participation • At all levels / ages that is integral to the community
4	New shopping district with a supermarket and specialist shops, so that the main street can retain its charm
5	Fresh food produce / groceries, speciality Other shopping
6	Nil
7	Nil
8	Exotic plants Mushroom growing Encourage small business gourmet food items
Key Findings	Aimed at local employment and local industry support, e.g. trails, events, arts and agriculture. Community / commercial buildings and office spaces • Community groups • Business Café • Tourism / arts shop • Local produce Shopping centre with speciality shops - while Main Street maintains its character

Q3: Based on the consensus on each table, what are considered to be the three highest priorities for Nannup to improve liveability and future viability?

1	Aged care Employment School Provide land for arts centre State government headworks Youth services (under 18) Youth Centre with basketball and counselling
2	Housing (green) - Senior - Social - Regional Tourism - Hotel - Events - Motel Services private / government - Retail - Health - Business
3	Education - Improve education in Nannup - Attract education organisations - Develop trade school Public services - Transport + Health - Specialist care - Permaculture systems + Need a descent pub
4	More housing - Higher density - Affordable Hospital upgrade & Specialist rooms & Residential aged care Land availability for family housing & infrastructure
5	Fresh food / produce High level health Employment
6	Housing Affordable / seniors / families Food diversity / cooperation (food miles) / shopping Heritage values and culture
7	Housing Shopping facilities

Q3: Based on the consensus on each table, what are considered to be the three highest priorities for Nannup to improve liveability and future viability?

	Liveability of Nannup • Infrastructure • Historical • Housing Business space
8	Hospital / medical services improvements, doctor on call, aged services Housing - all types to encourage diverse population Education
Workshop Feedback (highest to lowest priority): Housing • Short and long term • Variety / affordable School and Education Aged care Land availability Employment Shopping and food diversity Historical / heritage Services • Retail • Health • Business Population growth Event space Tourism and education New industry	
Key Findings	Accommodation • Short and long term • Visitor, family, single, aged and group housing Employment • New industry / business • Events and tourism • Commercial Infrastructure and services • Public infrastructure • Health • Education • Commercial

Q4: What intervention needs to be undertaken to attract investment to Nannup (local, state, federal and commercial considerations?)	
1	School Housing Banking
2	Provide land for an Arts centre State Government headworks Youth services (under18) • Youth centre • Basketball + Counselling Undertake feasibility study Determine what is viable Consider future maintenance costs and ownership
3	Public / private Mill land ownership Industries suited to ex-mill employees and younger people
4	Nil
5	Upgrade infrastructure • Water • Telecommunications • Power • Drainage Employment
6	Political intervention (election commitments) • What's in it for Parkside \$ • Something to offer young people & seniors to stay in Nannup Trade / ticket / certificate pathways to university & TAFE apprenticeships • Service & infrastructure (supermarket, Bendigo Bank) • Transport options to town from Mill and to school • Manufacturing / industry required to replace timber industry • Film and innovation centre for Nannup (arts and creative) • Environmental impact on site from the Mill operations
7	Make the site an artist / cultural collective preserving and celebrating the history of the region, including • Archaeological • Biological • Cultural Investment by local, state and federal govts. for headworks and infrastructure Encourage FPC to repurpose unused buildings for industry / training facilities Develop a heavier industrial area
8	Needs commercial return State government could come in and buy the land Creating advocacy plan Less restrictions on building and provision of services & activities that would interest tourists. Better internet services & free Wi-Fi to visitors Promote Nannup at Airport Prospectus already out but could do with national and international exposure

Q4: What intervention needs to be undertaken to attract investment to Nannup (local, state, federal and commercial considerations?)

	Bike Race 2026 Surfing School
Key Findings	Land: • Ownership • Availability • Light industrial and residential Infrastructure upgrades / expansion: • Water • Power • Telecommunications Employment: • Industry • Business • Skills and education Political: • Advocacy plan • Business prospectus • Marketing Leverage off events

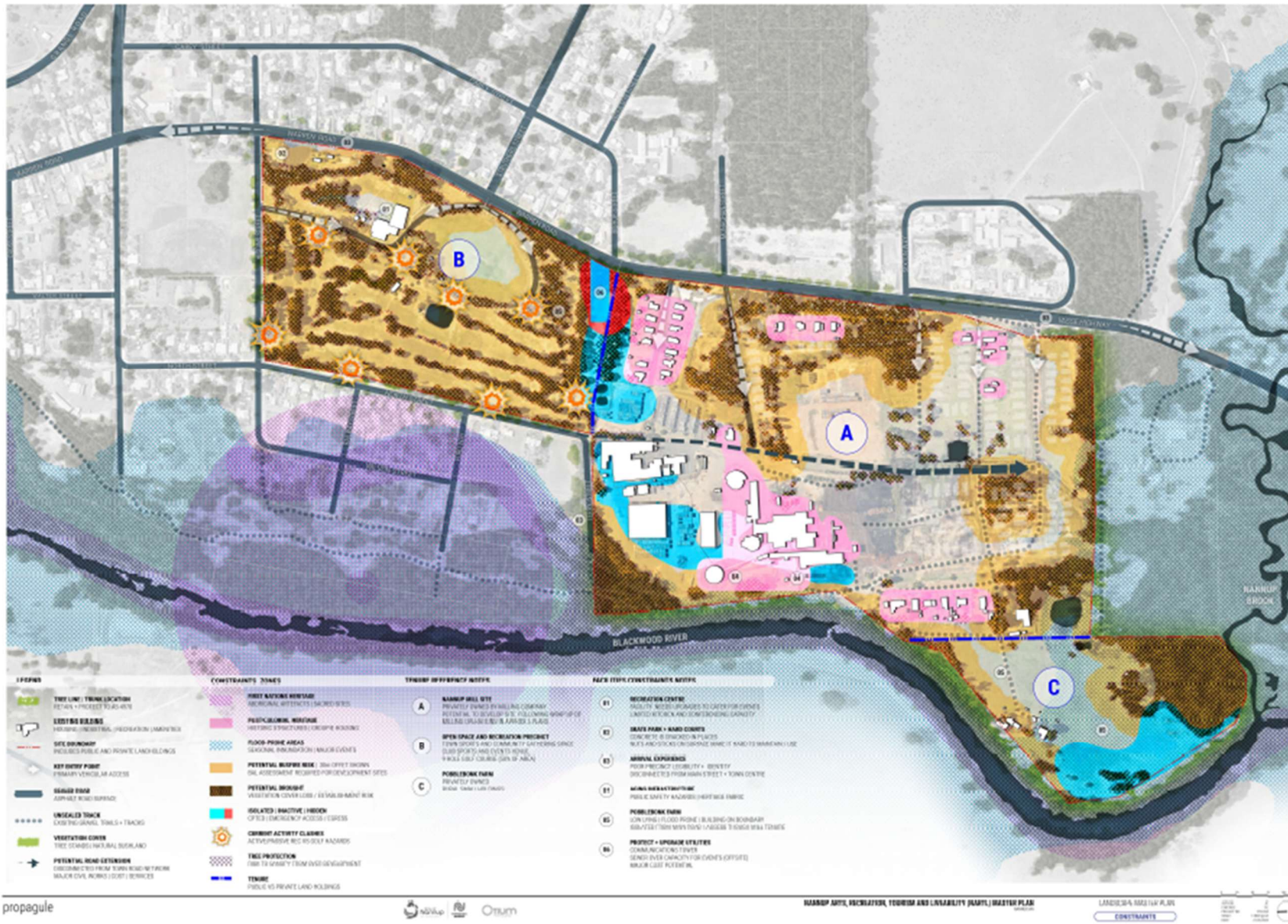


Figure 33: NARTL Constraints Plan - Workshop Briefing and Working Plan

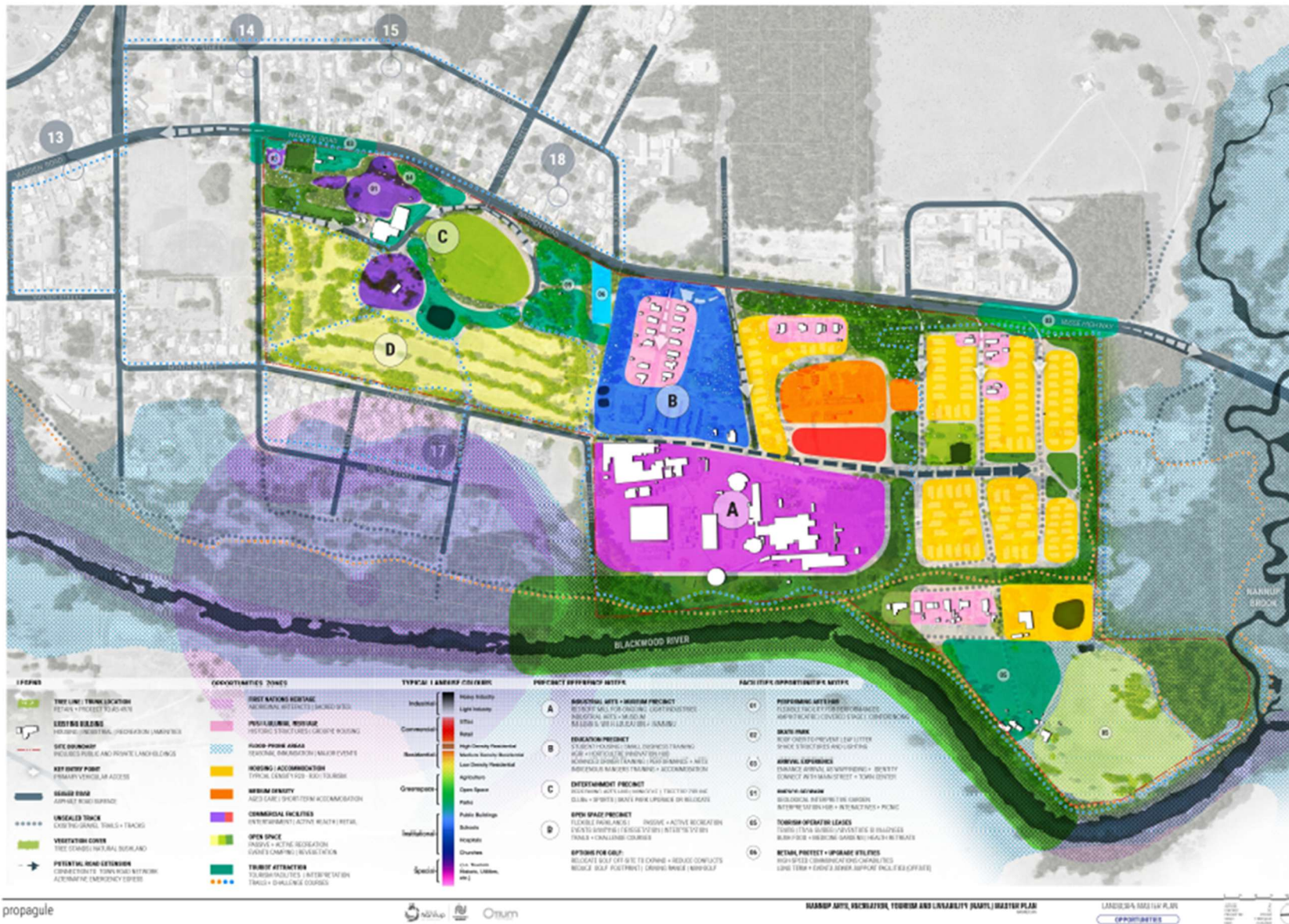


Figure 34: NARTL Constraints Plan - Workshop Opportunities Plan

Community Forum Outputs

A second facilitated community workshop was held on 23 October 2024 to consider the project engagement findings and draft Master Plan conceptual proposals. It sought to gain feedback from the community to ascertain “have we got it right”? The forum was advertised for two (2) weeks prior. A *Powerpoint* presentation and large scale plan showing the overall proposed land use arrangement was provided for each table to consider and comment on. Twenty four (24) people attended.

An overview of the plan objectives, key project milestones, process and engagement findings were provided. Key findings that identified what is important to Nannup were refined to reflect further feedback from Shire officers, Elected Members and key land owners:

- **Aboriginal, natural and recent heritage** is important to the town character, culture and history
- **Accommodation, utilities, infrastructure services and fire management** are lacking
- **Sports, recreation and trails** are important social and economic drivers
- **Arts, tourism, festivals and events** are important economic and cultural drivers
- **Education and skills industries** are important economic and social drivers
- **Community services** (Seniors, Youth, Health) are lacking
- **Light industrial, agricultural and commercial development** needs to be attracted and supported
- **Quality relationships** with a supportive Shire are essential

Attendees were appraised of the draft Master Plan site key constraints and opportunities:

Key constraints

- Land tenure - private and state government
- Clashing activities - golf, industrial / residential
- Heritage
- Contamination (undetermined) - Mill operations
- Utilities & service infrastructure - limited
- Access - road, path, tenure
- Bushfire - high risk
- Flood - river
- Investment - commercial and government
- Population - growth and demographic
- Population services - health, education, business
- Volunteer capacity - events and services
- Accommodation - short and long term
- Employment industries - residents
- High school – quality and pathways

Key opportunities

- Heritage character
- Population growth

- Population services
- Events space and activities
- Arts and culture
- Tourism and recreation
- Education and skills development
- Light industrial
- Commercial
- Residential
- Visitor accommodation
- Investment, partnerships and funding

The draft Master Plan was presented with a broad scope, rationale and significant risks for each of the nine (9) functional precincts:

- A. Industrial
- B. Arrival and Recreation
- C. Recreation and Arts
- D. Open Space
- E. Accommodation
- F. Independent Living
- G. Natural Heritage and vegetated buffers
- H. Light Tourism
- I. Light Industrial

Discussion identified key steps, which largely the Shire's responsibility:

- Developing a long term plan aligned to the Shire's strategic objectives
- Considering what can be achieved
- Implementing a staged approach
- Providing structure for future investment
- Undertaking technical research and in particular utilities logistics, in negotiation with landowners and state government
- Proofing up investment for de-constraining land for a case to state government for investment
- Requires significant advocacy by the Shire

At the conclusion of the presentation, attendees provided feedback on the draft Master Plan

1. Consideration has been given to the 100 year flood plain, but not modelling for climate change impacts, and is based on the current state government information.
2. The amended golf course layout as drafted would not meet the Golf Australia rated handicap course requirements and needs to be refined.
3. Consideration should be given to golf conflicts with other recreational uses of the recreation reserve.

4. Any proposal to relocate the Council Depot would be based on a detailed cost analysis, before finalising proposals to redevelop the facility in the existing light industrial area or the proposed light industrial area within the study site.
5. The amphitheatre capacity was queried in comparison to the existing amphitheatre at Foreshore Park.
6. The contamination from the mill operations may require a high level assessment, but it not known to be high risk.
7. Such a large and complex plan requires significant
 - a. Coordination
 - b. Investment in planning
 - c. Investment in development
8. State government investment in this project to date includes 50% funding towards the current study
 - a. The Master Plan is built from the community up
 - b. This becomes a vision and influencing document
 - c. The document will be used to leverage infrastructure provision for the upcoming UCI Gravel World Series event and to support other landholders

The meeting was closed with an outline of the next steps:

- An implementation is developed with the Shire, with realistic and meaningful timeframes
- Council and community endorsement
- Minor consultation
- Advocacy with State Government
- Shire investment in resourcing and staffing project portions
- Alignment with the Shire's, State Government's, investor and community priorities
- Risk analysis, cost effectiveness and project planning for each precinct

A further meeting was held with the Nannup Golf Course committee members on 30 October 2024. Nine (9) people attended. The members settled on a short-term goal for the course remaining in the current location for around 10 years, until such time that a more favourable location becomes available. The club need to develop a business plan to manage and maintain the course, and to build up funds to contribute to future redevelopment.

It is anticipated that the golf course will remain in the same location, with:

- A modified layout to reduce impact on the play area
- Retention of its current course rating of 65 for 18 holes
- Retention and possible upgrade of the toilet block at hole 2/11 and maintenance shed
- Continued use as an events space which would return an income to the club of around \$26,000 / year, to be used for reinstatement and future capital and operational investment.

Additional ideas were discussed for:

- Moving the park access road from Higgins Street further east into the play area, which would assist with preventing balls over shooting into the play area from Hole 7/16. However, this was a costly option and unlikely to eventuate.

- The treed area immediately north of the oval lending itself to a recreation area in lieu of a larger recreation area adjacent to the course maintenance shed. This area would require drainage to deal with road runoff in winter.
- The club did not support a future irrigated practice green area.
- The club was supportive of additional camping space being made available within the leased PTA reserve directly west of the golf course.

The outcome of the discussion is presented at Figure 35.

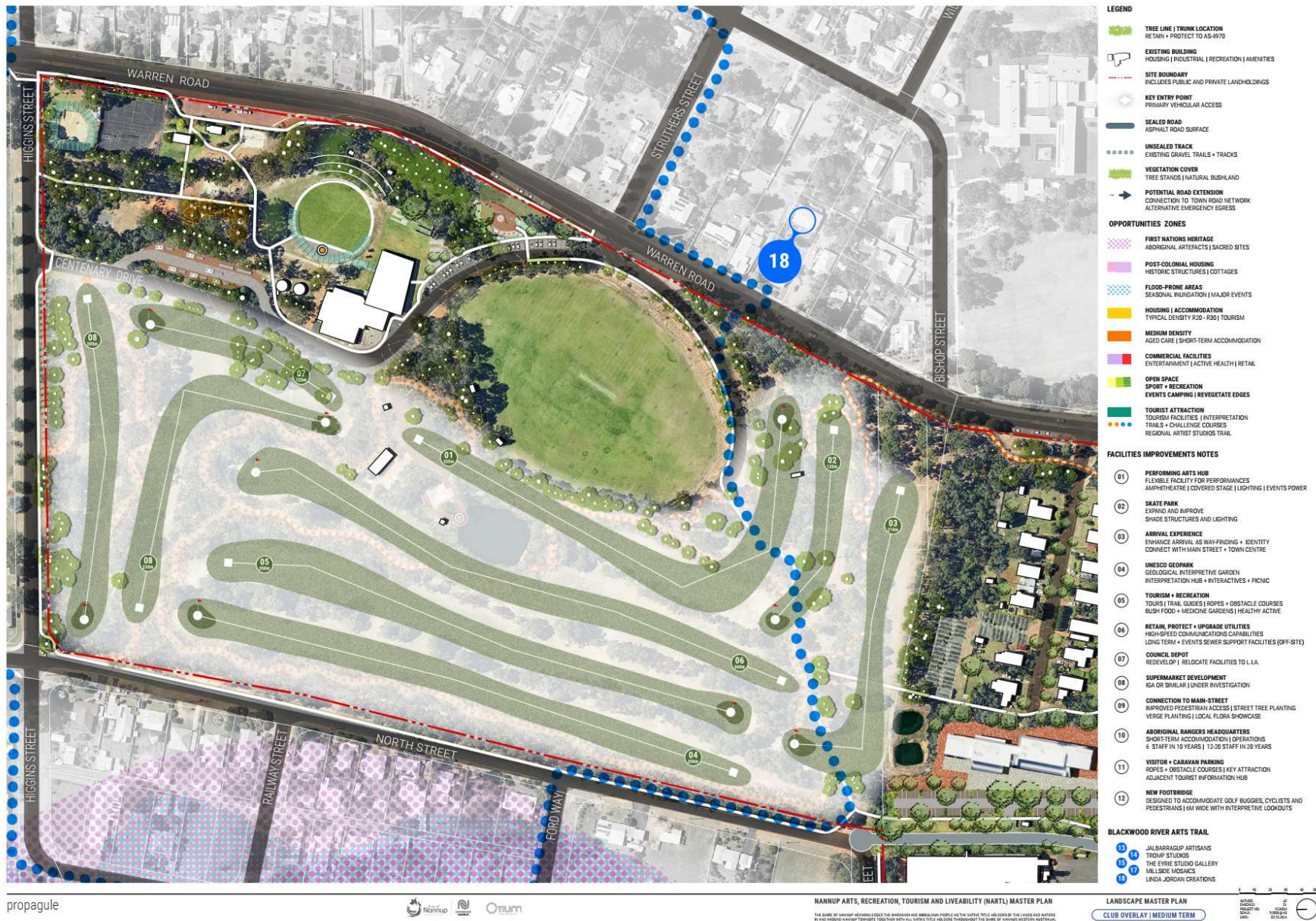


Figure 35: 10-year plan for reducing the conflict points of the course, improving the layout, expanding their financial opportunities and maintaining a Golf Australia 65 rating

Appendix 7: NARTL Opportunities Plan

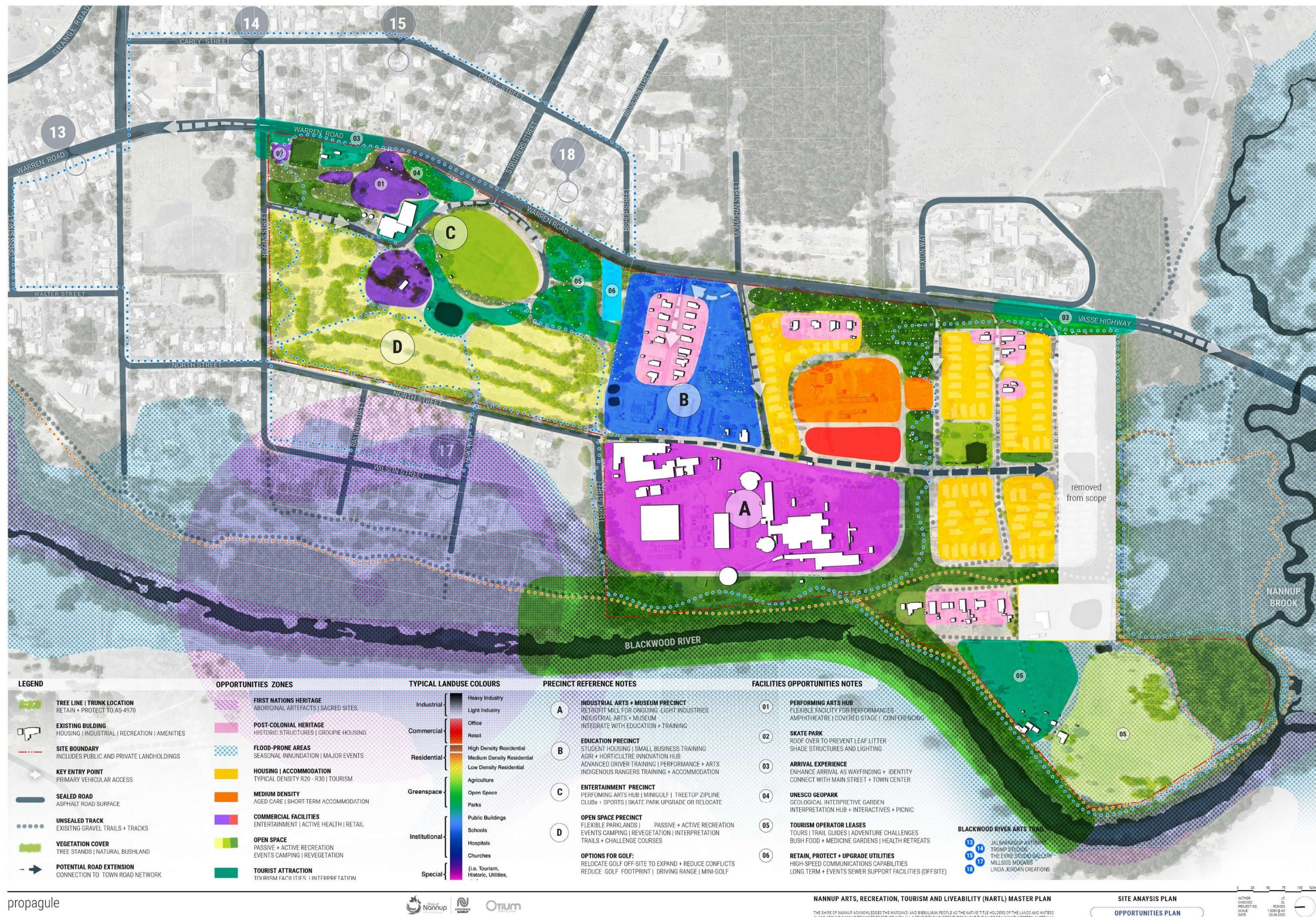


Figure 36: NARTL Master Plan - Opportunities Plan



Figure 37: NARTL Master Plan - Suggested Development Precincts (initial considerations)

Appendix 8: Initial NARTL MASTER PLAN

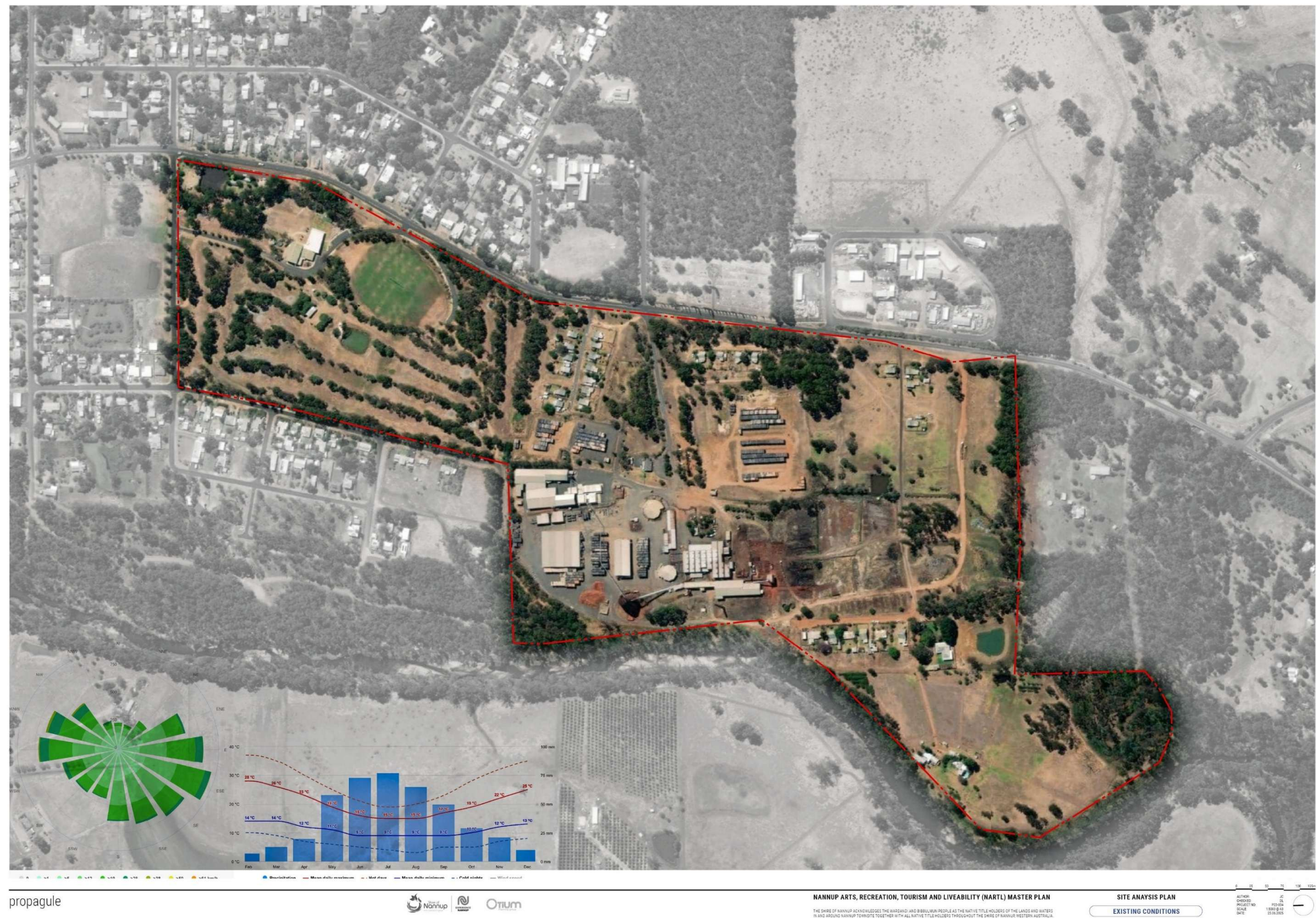


Figure 38: Existing Conditions



Figure 39: Overall Site Arrangement for Review (First Option)

Appendix 9: FINAL NARTL MASTER PLAN



Figure 40: NARTL Master Plan Overall Site Arrangement



Figure 41: NARTL Master Plan – Overall Site Arrangement with identified Development Precincts (Colour Coded)

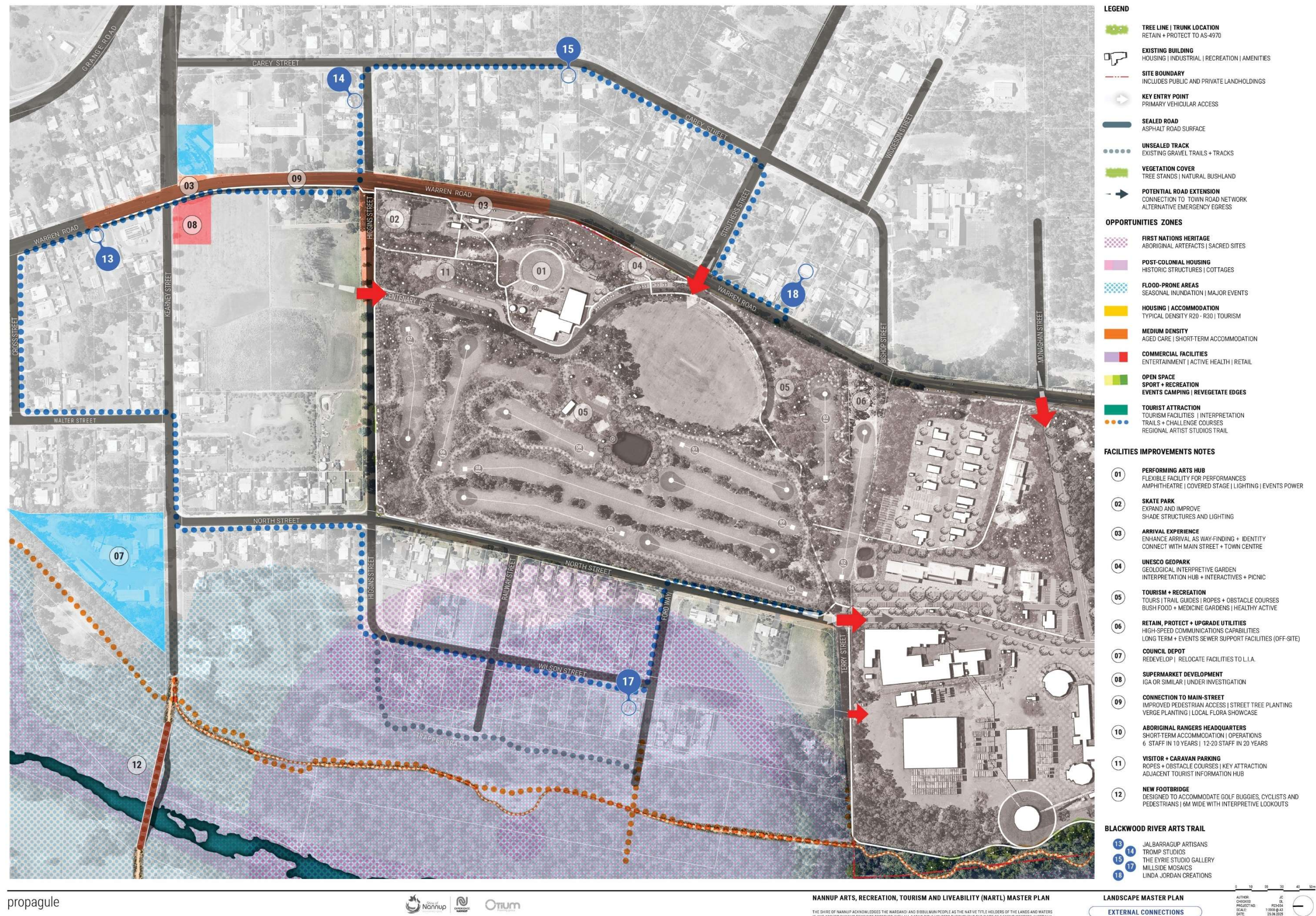


Figure 42: NARTL Master Plan - External Connections



propagule



NANNUP ARTS, RECREATION, TOURISM AND LIVEABILITY (NARTL) MASTER PLAN
THE SHIRE OF NANNUP ACKNOWLEDGES THE WARDANDI AND BILBULMUN PEOPLE AS THE NATIVE TITLE HOLDERS OF THE LANDS AND WATERS IN AND AROUND NANNUP TOWNSITE TOGETHER WITH ALL NATIVE TITLE HOLDERS THROUGHOUT THE SHIRE OF NANNUP WESTERN AUSTRALIA.

LANDSCAPE MASTER PLAN
EXISTING CONDITIONS

AUTHOR: J. DAVIES
 CHECKED: J. DAVIES
 PROJECT NO: 201/204
 SCALE: 1:2000 @ A3
 DATE: 25.06.2025

Figure 43: NARTL Master Plan – Sport and Recreation Precinct – Current Aerial of Existing Conditions



Figure 44: NARTL Master Plan – Sport and Recreation Precinct – Proposed Plan for Public Open Space and Pathway Connections, Including Camping Overlay



Figure 45: NARTL Master Plan – Sport and Recreation Precinct – Proposed Medium Term Plan for the Golf Course.



propagule



NANNUP ARTS, RECREATION, TOURISM AND LIVEABILITY (NARTL) MASTER PLAN
THE SHIRE OF NANNUP ACKNOWLEDGES THE WARDANDI AND BIBULMUN PEOPLE AS THE NATIVE TITLE HOLDERS OF THE LANDS AND WATERS IN AND AROUND NANNUP TOWNSITE TOGETHER WITH ALL NATIVE TITLE HOLDERS THROUGHOUT THE SHIRE OF NANNUP WESTERN AUSTRALIA.

LANDSCAPE MASTER PLAN
EXISTING CONDITIONS

0	10	20	30	40
AUTHOR	JC			
CHECKED	SL			
PROJECT NO.	P22-004			
SCALE	W1 @ A3			
DATE	05/09/2023			

Figure 46: NARTL Master Plan – Existing Conditions for the Golf Course, Proposed Camping Area and GeoPark/Recreation Area (proposed entertainment hub)



Figure 47: NARTL Master Plan – Sport and Recreation Precinct – Proposed Entertainment Hub.



Figure 48: NARTL Master Plan – Central Precincts – Timber Mill Site and Cottages, Existing Conditions



Figure 49: NARTL Master Plan – Central Precincts – Timber Mill Site and Cottages – Proposed Light Industrial Precinct, Education Precinct, Housing and Tourism Precinct, Medium Density Aged Care/Short Term Accommodation Precinct



propagule



NANNUP ARTS, RECREATION, TOURISM AND LIVEABILITY (NARTL) MASTER PLAN
 THE SHIRE OF NANNUP ACKNOWLEDGES THE WARDANDI AND BIBULMUN PEOPLES AS THE NATIVE TITLE HOLDERS OF THE LANDS AND WATERS
 IN AND AROUND NANNUP TOWNSITE TOGETHER WITH ALL NATIVE TITLE HOLDERS THROUGHOUT THE SHIRE OF NANNUP WESTERN AUSTRALIA.

LANDSCAPE MASTER PLAN
EXISTING CONDITIONS

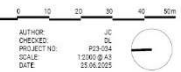


Figure 50: NARTL Master Plan – Pobblebonk Farm – Existing Conditions



Figure 51: Pobblebonk Farm – Tourism and Recreation Precinct with Connections to Blackwood River



NARTL Master Plan ● Shire of Nannup ● July 2025



Figure 53: NARTL Master Plan Site Development Structure – Aerial Perspective



Figure 54: NARTL Master Plan Aerial – Sport and Recreation plus Entertainment Precinct.



Figure 55: NARTL Aerial – Sport and Recreation plus Entertainment Precinct.

Appendix 10: Order of Probable Costs

JOB No: W24019
PROJECT Nannup Masterplan
REPORT: Feasibility

DONALD
CANT
WATTS
CORKE

SUMMARY

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Site Wide Common Infrastructure				7,192,780
	Precinct A - Industrial				26,233,193
	Precinct B - Education and Arts				25,761,249
	Precinct C - Arrival and Recreation				17,519,774
	Precinct D - Open Space				10,691,125
	Precinct E - Accommodation				32,511,677
	Precinct F - Independent Living				36,368,733
	Precinct G - Natural Heritage				1,069,500
	Precinct H - Light Tourism				18,633,782
	Precinct I - Light Industrial				32,210,015
	Heritage Timber Mill				1,000,000
	Indicative Construction Budget				209,191,829
TOTAL					209,191,829

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Site Wide Common Infrastructure				
	<u>Site Preparation</u>				
	General Site clearance	1,690	m2	10	16,899
	Allowance for removal of contaminated materials (no details / extent)	1	P.Sum	1,000,000	1,000,000
	Allowance for earthworks for 'formation of new levels across precinct	1,690	m2	50	84,500
	Allowance for retaining structures to above	1	P.Sum	500,000	500,000
	Allowance for weed control	1,690	m2	2	3,380
	Allowance for geofabric / bank stabilisation / localised pitching	1,690	m2	25	42,250
	<u>Roads, Footpaths and Paved Areas</u>				
	Allowance for new roads	1,690	m2	200	337,988
	Allowance for cross overs	2	No	35,000	70,000
	Allowance for roundabouts	2	No	100,000	200,000
	Allowance for pavements to both sides	1,780	m	250	445,000
	Allowance for parking	1,079	m2	150	161,799
	<u>Boundary Walls, Fencing and Gates</u>				
	Allowance for sundry walls and fences	1	P.Sum	100,000	100,000
	<u>Landscaping and Improvements</u>				
	Allowance for soft landscaping to road verge	1,780	m	150	267,063
	Allowance for trees	1	P.Sum	100,000	100,000
	<u>Signage and Sundries</u>				
	Allowance for signage	1	P.Sum	25,000	25,000
	Allowance for seating / benches etc	1	P.Sum	20,000	20,000
	Allowance for bins etc	1	P.Sum	10,000	10,000
	<u>External Stormwater Drainage</u>				
	Allowance for services infrastructure	890	m	500	445,105
	<u>External Sewer Drainage</u>				
	Allowance for services infrastructure	890	m	350	311,574
	<u>External Water Supply</u>				
	Allowance for services infrastructure	890	m	350	311,574
	Allowance for reticulation to landscape	890	m	25	22,250
	<u>External Gas</u>				
	No allowance made		Note		Excluded
	<u>External Fire Protection</u>				

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	No allowance made		Note		Excluded
	<u>External Light and Power</u>				
	Allowance for services infrastructure	890	m	350	311,574
	Allowance for external lighting - every 5m	178	m	5,000	890,000
	<u>External Communications</u>				
	Allowance for services infrastructure	890	m	150	133,532
	<u>External Special Services</u>				
	Allowance for common services trenches from spine road (Provisional Sum)	890	m	500	445,105
	Trade Budget				6,254,591
	Main Contractor Preliminaries and Margin				938,189
	Indicative Construction Budget				7,192,780

TOTAL Site Wide Common Infrastructure: 7,192,780

Precinct A - Industrial					
	<u>Buildings</u>				
	New building Sheds - Shell and Core Only	5,314	m2	3,000	15,942,270
	New Build Sheds - Fit Out of Spaces	5,314	m2		Excluded
	<u>Site Preparation</u>				
	Demolition of existing buildings	5,314	m2	150	797,114
	Removal of external containers	1	P.Sum	250,000	250,000
	General Site clearance	20,608	m2	10	206,079
	Allowance for removal of contaminated materials (no details / extent)	1	P.Sum	1,000,000	1,000,000
	Allowance for earthworks for 'formation of new levels across precinct	20,608	m2	30	618,238
	Allowance for retaining structures to above	1	P.Sum	500,000	500,000
	Allowance for weed control	20,608	m2	2	41,216
	Allowance for geofabric / bank stabilisation / localised pitching	20,608	m2	25	515,200
	<u>Roads, Footpaths and Paved Areas</u>				
	Allowance for new pavements (assume 30% precinct area)	6,182	m2	200	1,236,480
	Allowance for gravel tracks etc	1	P.Sum	100,000	100,000
	<u>Boundary Walls, Fencing and Gates</u>				
	Allowance for sundry walls and fences	600	m	500	299,875
	Allowance for sundry gates	1	P.Sum	50,000	50,000

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>Outbuildings and Covered Ways</u>				
	Allowance for shade structures / canopies	1	P.Sum	100,000	100,000
	<u>Landscaping and Improvements</u>				
	Allowance for soft landscaping	10,000	m2	25	250,000
	Allowance for trees	1	P.Sum	100,000	100,000
	<u>Signage and Sundries</u>				
	Allowance for signage	1	P.Sum	25,000	25,000
	Allowance for seating / benches etc	1	P.Sum	20,000	20,000
	Allowance for bins etc	1	P.Sum	10,000	10,000
	<u>External Stormwater Drainage</u>				
	Allowance for services infrastructure	1	P.Sum	50,000	50,000
	<u>External Sewer Drainage</u>				
	Allowance for services infrastructure	1	P.Sum	50,000	50,000
	<u>External Water Supply</u>				
	Allowance for services infrastructure	1	P.Sum	50,000	50,000
	Allowance for reticulation to landscape	1	P.Sum	50,000	50,000
	<u>External Gas</u>				
	No allowance made		Note		Excluded
	<u>External Fire Protection</u>				
	No allowance made		Note		Excluded
	<u>External Light and Power</u>				
	Allowance for services infrastructure	1	P.Sum	150,000	150,000
	Allowance for external lighting	1	P.Sum	100,000	100,000
	<u>External Communications</u>				
	Allowance for services infrastructure	1	P.Sum	50,000	50,000
	<u>External Special Services</u>				
	Allowance for common services trenches from spine road (Provisional Sum)	400	m	500	200,000
	Allowance for services infrastructure	1	P.Sum	50,000	50,000
	Trade Budget				22,811,472
	Main Contractor Preliminaries and Margin				3,421,721
	Indicative Construction Budget				26,233,193

TOTAL Precinct A - Industrial : 26,233,193

	Precinct B - Education and Arts				
	<u>Buildings</u>				

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	New Buildings - Business Training Centre / Agri Innovation Hub / Driver Training / Performance and Art Hub, Indigenous Ranger Traing and Accom	2,660	m2	3,500	9,309,300
	New Build - Fit Out of above Spaces	2,660	m2	1,500	3,990,000
	Refurbishment of existing houses to student accommodation	13	No	100,000	1,300,000
	<u>Site Preparation</u>				
	Demolition of existing buildings		Note		Excluded
	Removal of external containers	1	P.Sum	250,000	250,000
	General Site clearance	34,950	m2	10	349,503
	Allowance for removal of contaminated materials (no details / extent)	1	P.Sum	250,000	250,000
	Allowance for earthworks for 'formation of new levels across bottom half of precinct	17,475	m2	30	524,254
	Allowance for retaining structures to above	1	P.Sum	250,000	250,000
	Allowance for weed control	34,950	m2	2	69,900
	Allowance for geofabric / bank stabilisation / localised pitching	34,950	m2	25	873,750
	<u>Roads, Footpaths and Paved Areas</u>				
	Allowance for new pavements (assume 30% precinct area)	10,485	m2	200	2,097,000
	Allowance for internal roads	1,718	m2	150	257,664
	Allowance for parking	459	m2	150	68,864
	Allowance for gravel tracks etc	1	P.Sum	100,000	100,000
	<u>Boundary Walls, Fencing and Gates</u>				
	Allowance for sundry walls and fences	765	m	400	305,852
	Allowance for sundry gates	1	P.Sum	50,000	50,000
	<u>Outbuildings and Covered Ways</u>				
	Allowance for shade structures / canopies	1	P.Sum	100,000	100,000
	<u>Landscaping and Improvements</u>				
	Allowance for soft landscaping	10,000	m2	25	250,000
	Allowance for trees	1	P.Sum	100,000	100,000
	<u>Signage and Sundries</u>				
	Allowance for signage	1	P.Sum	25,000	25,000
	Allowance for seating / benches etc	1	P.Sum	20,000	20,000
	Allowance for bins etc	1	P.Sum	10,000	10,000
	<u>External Stormwater Drainage</u>				

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Allowance for services infrastructure <u>External Sewer Drainage</u>	1	P.Sum	350,000	350,000
	Allowance for services infrastructure <u>External Water Supply</u>	1	P.Sum	250,000	250,000
	Allowance for services infrastructure	1	P.Sum	200,000	200,000
	Allowance for reticulation to landscape <u>External Gas</u>	1	P.Sum	50,000	50,000
	No allowance made <u>External Fire Protection</u>		Note		Excluded
	Allowance for services infrastructure <u>External Light and Power</u>	1	P.Sum	200,000	200,000
	Allowance for services infrastructure	1	P.Sum	250,000	250,000
	Allowance for external lighting <u>External Communications</u>	1	P.Sum	150,000	150,000
	Allowance for services infrastructure <u>External Special Services</u>	1	P.Sum	100,000	100,000
	Allowance for common services trenches from spine road (Provisional Sum)	400	m	500	200,000
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	Trade Budget				22,401,087
	Main Contractor Preliminaries and Margin				3,360,163
	Indicative Construction Budget				25,761,249

TOTAL Precinct B - Education and Arts: 25,761,249

Precinct C - Arrival and Recreation					
	<u>Buildings</u>				
	Recreation Centre Upgrades	1	P.Sum	2,500,000	2,500,000
	Increased kitchen facilities	1	P.Sum	500,000	500,000
	Captains House	1	P.Sum	500,000	500,000
	Maintenance Shed	1	P.Sum	250,000	250,000
	Campsite support buildings (Toilets etc) <u>Site Preparation</u>	1	P.Sum	500,000	500,000
	Demolition of existing buildings	1	P.Sum	100,000	100,000
	General Site clearance	53,466	m2	10	534,660
	Allowance for removal of contaminated materials (no details / extent)	1	P.Sum	50,000	50,000

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Allowance for earthworks for 'formation of new levels across bottom half of precinct	13,367	m2	30	400,995
	Allowance for retaining structures to above	1	P.Sum	250,000	250,000
	Allowance for weed control	53,466	m2	2	106,932
	Allowance for geofabric / bank stabilisation / localised pitching	1	P.Sum	250,000	250,000
	<u>Roads, Footpaths and Paved Areas</u>				
	Allowance for enhanced arrival experience	1,000	m2	750	750,000
	Allowance for new pavements (assume 30% precinct area)	2,880	m2	200	576,030
	Allowance for internal road adjustment	1,340	m2	150	200,969
	Allowance for gravel tracks/trails	1	P.Sum	500,000	500,000
	Allowance for expanded skate park	1	P.Sum	350,000	350,000
	<u>Boundary Walls, Fencing and Gates</u>				
	Allowance for sundry walls and fences	1	P.Sum	250,000	250,000
	Allowance for sundry gates	1	P.Sum	50,000	50,000
	<u>Outbuildings and Covered Ways</u>				
	Allowance for shade structures / canopies	1	P.Sum	500,000	500,000
	<u>Landscaping and Improvements</u>				
	Allowance for soft landscaping	10,000	m2	25	250,000
	Allowance for trees	1	P.Sum	100,000	100,000
	Allowance for flexible external performance facility	1	P.Sum	500,000	500,000
	Allowance for enhanced tourism experiences	1	P.Sum	1,000,000	1,000,000
	Allowance for development of UNESCO GeoPark	1	P.Sum	1,000,000	1,000,000
	Allowance for decking and timber walkways	500	m2	1,500	750,000
	Allowance for BBQ	3	No	20,000	60,000
	Allowance to resurface multi-use court facility	1,600	m2	250	400,000
	<u>Signage and Sundries</u>				
	Allowance for signage	1	P.Sum	25,000	25,000
	Allowance for seating / benches etc	1	P.Sum	20,000	20,000
	Allowance for bins etc	1	P.Sum	10,000	10,000
	<u>External Stormwater Drainage</u>				
	Allowance for services infrastructure	1	P.Sum	350,000	350,000
	<u>External Sewer Drainage</u>				
	Allowance for services infrastructure	1	P.Sum	250,000	250,000
	<u>External Water Supply</u>				

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Allowance for services infrastructure	1	P.Sum	200,000	200,000
	Allowance for reticulation to landscape	1	P.Sum	50,000	50,000
	<u>External Gas</u>				
	No allowance made		Note		Excluded
	<u>External Fire Protection</u>				
	Allowance for services infrastructure	1	P.Sum	200,000	200,000
	<u>External Light and Power</u>				
	Allowance for services infrastructure	1	P.Sum	250,000	250,000
	Allowance for external lighting to skate park	1	P.Sum	50,000	50,000
	Allowance for lighting and power to flexible performance spaces	1	P.Sum	250,000	250,000
	<u>External Communications</u>				
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	<u>External Special Services</u>				
	Allowance for common services trenches from spine road (Provisional Sum)	400	m	500	200,000
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	Trade Budget				15,234,586
	Main Contractor Preliminaries and Margin				2,285,188
	Indicative Construction Budget				17,519,774

TOTAL Precinct C - Arrival and Recreation: 17,519,774

Precinct D - Open Space					
	Northern Space				
	<u>Site Preparation</u>				
	General Site clearance	1	P.Sum	250,000	250,000
	Allowance for removal of contaminated materials (no details / extent)	1	P.Sum	1,000,000	1,000,000
	Allowance for earthworks for 'formation of new levels across precinct	1	P.Sum	1,000,000	1,000,000
	Allowance for retaining structures to above	1	P.Sum	500,000	500,000
	Allowance for weed control	1	P.Sum	75,000	75,000
	Allowance for geofabric / bank stabilisation / localised pitching	1	P.Sum	100,000	100,000
	<u>Boundary Walls, Fencing and Gates</u>				
	Allowance for sundry walls and fences	1	P.Sum	100,000	100,000
	<u>Landscaping and Improvements</u>				

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Allowance for trails	1	P.Sum	250,000	250,000
	Allowance for revegetation	1	P.Sum	500,000	500,000
	Allowance for trees	1	P.Sum	100,000	100,000
	<u>Signage and Sundries</u>				
	Allowance for signage	1	P.Sum	75,000	75,000
	Allowance for seating / benches etc	1	P.Sum	20,000	20,000
	Allowance for bins etc	1	P.Sum	10,000	10,000
	<u>External Stormwater Drainage</u>				
	Allowance for services infrastructure		Note		Excluded
	<u>External Sewer Drainage</u>				
	Allowance for services infrastructure		Note		Excluded
	<u>External Water Supply</u>				
	Allowance for services infrastructure		Note		Excluded
	Allowance for reticulation to landscape		Note		Excluded
	<u>External Gas</u>				
	No allowance made		Note		Excluded
	<u>External Fire Protection</u>				
	No allowance made		Note		Excluded
	<u>External Light and Power</u>				
	Allowance for services infrastructure		Note		Excluded
	Allowance for external lighting - every 5m		Note		Excluded
	<u>External Communications</u>				
	Allowance for services infrastructure		Note		Excluded
	<u>External Special Services</u>				
	Allowance for common services trenches from spine road (Provisional Sum)		Note		Excluded
	Trade Budget				3,980,000
	Main Contractor Preliminaries and Margin				597,000
	Indicative Construction Budget				4,577,000
	Southern Space				
	<u>Site Preparation</u>				
	General Site clearance	15,676	m2	10	156,757
	Allowance for removal of contaminated materials (no details / extent)	1	P.Sum	500,000	500,000
	Allowance for earthworks for 'formation of new levels across precinct	15,676	P.Sum	50	783,800

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Allowance for retaining structures to above	1	P.Sum	500,000	500,000
	Allowance for weed control	1	P.Sum	100,000	100,000
	Allowance for geofabric / bank stabilisation / localised pitching	1	P.Sum	100,000	100,000
	<u>Boundary Walls, Fencing and Gates</u>				
	Allowance for sundry walls and fences	1	P.Sum	100,000	100,000
	<u>Landscaping and Improvements</u>				
	Allowance for paths	3,108	m2	150	466,200
	Allowance for trails	1	P.Sum	250,000	250,000
	Allowance for turf areas	9,219	m2	45	414,873
	Allowance for trees	1	P.Sum	100,000	100,000
	Allowance for works to chimney	1	P.Sum	1,000,000	1,000,000
	<u>Signage and Sundries</u>				
	Allowance for signage	1	P.Sum	75,000	75,000
	Allowance for seating / benches etc	1	P.Sum	20,000	20,000
	Allowance for bins etc	1	P.Sum	10,000	10,000
	<u>External Stormwater Drainage</u>				
	Allowance for services infrastructure	1	P.Sum	150,000	150,000
	<u>External Sewer Drainage</u>				
	Allowance for services infrastructure		Note		Excluded
	<u>External Water Supply</u>				
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	Allowance for reticulation to landscape	1	P.Sum	100,000	100,000
	<u>External Gas</u>				
	No allowance made		Note		Excluded
	<u>External Fire Protection</u>				
	No allowance made		Note		Excluded
	<u>External Light and Power</u>				
	Allowance for services infrastructure	1	P.Sum	50,000	50,000
	Allowance for external lighting - every 5m	340	No	1,000	340,000
	<u>External Communications</u>				
	Allowance for services infrastructure		Note		Excluded
	<u>External Special Services</u>				
	Allowance for common services trenches from spine road (Provisional Sum)		Note		Excluded

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Trade Budget				5,316,631
	Main Contractor Preliminaries and Margin				797,495
	Indicative Construction Budget				6,114,125

TOTAL Precinct D - Open Space : 10,691,125

Precinct E - Accommodation					
	<u>Buildings</u>				
	New Residential Units (54 No)	6,884	m2	2,500	17,211,025
	Refurbishment of retained units (to East)	3	No	100,000	300,000
	Refurbishment of retained units (to West)	7	No	150,000	1,050,000
	<u>Site Preparation</u>				
	Demolition of existing buildings		Note		Excluded
	General Site clearance	39,468	m2	10	394,681
	Allowance for removal of contaminated materials (no details / extent)	1	P.Sum	250,000	250,000
	Allowance for earthworks for 'formation of new levels across bottom half of precinct	39,468	m2	30	1,184,040
	Allowance for retaining structures to above	1	P.Sum	500,000	500,000
	Allowance for weed control	39,468	m2	2	78,936
	Allowance for geofabric / bank stabilisation / localised pitching	39,468	m2	10	394,680
	<u>Roads, Footpaths and Paved Areas</u>				
	Allowance for new pavements (assume 30% precinct area)	11,840	m2	200	2,368,080
	Allowance for gravel tracks etc	1	P.Sum	100,000	100,000
	<u>Boundary Walls, Fencing and Gates</u>				
	Allowance for sundry walls and fences	54	No	15,000	810,000
	Allowance for sundry gates	1	P.Sum	50,000	50,000
	<u>Outbuildings and Covered Ways</u>				
	Allowance for shade structures / canopies	1	P.Sum	100,000	100,000
	<u>Landscaping and Improvements</u>				
	Allowance for soft landscaping	20,743	m2	25	518,582
	Allowance for trees	1	P.Sum	100,000	100,000
	<u>Signage and Sundries</u>				
	Allowance for signage	1	P.Sum	50,000	50,000
	Allowance for seating / benches etc	1	P.Sum	20,000	20,000
	Allowance for bins etc	1	P.Sum	10,000	10,000

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>External Stormwater Drainage</u>				
	Allowance for services infrastructure	54	P.Sum	10,000	540,000
	<u>External Sewer Drainage</u>				
	Allowance for services infrastructure	54	P.Sum	10,000	540,000
	<u>External Water Supply</u>				
	Allowance for services infrastructure	54	P.Sum	10,000	540,000
	Allowance for reticulation to landscape	54	P.Sum	2,500	135,000
	<u>External Gas</u>				
	No allowance made		Note		Excluded
	<u>External Fire Protection</u>				
	Allowance for services infrastructure		Note		Excluded
	<u>External Light and Power</u>				
	Allowance for services infrastructure	54	P.Sum	7,500	405,000
	Allowance for external lighting	54	P.Sum	2,500	135,000
	<u>External Communications</u>				
	Allowance for services infrastructure	54	P.Sum	2,500	135,000
	<u>External Special Services</u>				
	Allowance for common services trenches from spine road (Provisional Sum)	540	m	500	270,000
	Allowance for services infrastructure	54	P.Sum	1,500	81,000
	Trade Budget				28,271,024
	Main Contractor Preliminaries and Margin				4,240,654
	Indicative Construction Budget				32,511,677

TOTAL Precinct E - Accommodation : 32,511,677

Precinct F - Independent Living					
	<u>Buildings</u>				
	New ILUs (52 No)	52	No	350,000	18,200,000
	New Common Facility (no pool)	581	m2	3,500	2,033,605
	Unit Accommodation to South	519	m2	3,000	1,557,930
	<u>Site Preparation</u>				
	Demolition of existing buildings		Note		Excluded
	General Site clearance	37,104	m2	10	371,042
	Allowance for removal of contaminated materials (no details / extent)	1	P.Sum	250,000	250,000
	Allowance for earthworks for 'formation of new levels across bottom half of precinct	37,104	m2	30	1,113,120

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Allowance for retaining structures to above	1	P.Sum	750,000	750,000
	Allowance for weed control	37,104	m2	2	74,208
	Allowance for geofabric / bank stabilisation / localised pitching	37,104	m2	10	371,040
	<u>Roads, Footpaths and Paved Areas</u>				
	Allowance for new pavements (assume 30% precinct area)	11,131	m2	200	2,226,240
	Allowance for parking	945	m2	150	141,776
	Allowance for gravel tracks etc	1	P.Sum	100,000	100,000
	<u>Boundary Walls, Fencing and Gates</u>				
	Allowance for sundry walls and fences	52	No	15,000	780,000
	Allowance for sundry gates	1	P.Sum	50,000	50,000
	<u>Outbuildings and Covered Ways</u>				
	Allowance for shade structures / canopies	1	P.Sum	100,000	100,000
	<u>Landscaping and Improvements</u>				
	Allowance for soft landscaping	25,921	m2	25	648,025
	Allowance for trees	1	P.Sum	100,000	100,000
	<u>Signage and Sundries</u>				
	Allowance for signage	1	P.Sum	50,000	50,000
	Allowance for seating / benches etc	1	P.Sum	20,000	20,000
	Allowance for bins etc	1	P.Sum	10,000	10,000
	<u>External Stormwater Drainage</u>				
	Allowance for services infrastructure	52	P.Sum	10,000	520,000
	<u>External Sewer Drainage</u>				
	Allowance for services infrastructure	52	P.Sum	10,000	520,000
	<u>External Water Supply</u>				
	Allowance for services infrastructure	52	P.Sum	10,000	520,000
	Allowance for reticulation to landscape	52	P.Sum	2,500	130,000
	<u>External Gas</u>				
	No allowance made		Note		Excluded
	<u>External Fire Protection</u>				
	Allowance for services infrastructure		Note		Excluded
	<u>External Light and Power</u>				
	Allowance for services infrastructure	52	P.Sum	7,500	390,000
	Allowance for external lighting	52	P.Sum	2,500	130,000

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>External Communications</u>				
	Allowance for services infrastructure	52	P.Sum	2,500	130,000
	<u>External Special Services</u>				
	Allowance for common services trenches from spine road (Provisional Sum)	520	m	500	260,000
	Allowance for services infrastructure	52	P.Sum	1,500	78,000
	Trade Budget				31,624,985
	Main Contractor Preliminaries and Margin				4,743,748
	Indicative Construction Budget				36,368,733

TOTAL Precinct F - Independent Living: 36,368,733

Precinct G - Natural Heritage					
	<u>Roads, Footpaths and Paved Areas</u>				
	Allowance for gravel tracks etc	1	P.Sum	250,000	250,000
	<u>Landscaping and Improvements</u>				
	Allowance for soft landscaping	20,000	m2	25	500,000
	Allowance for trees	1	P.Sum	100,000	100,000
	<u>Signage and Sundries</u>				
	Allowance for signage	1	P.Sum	50,000	50,000
	Allowance for seating / benches etc	1	P.Sum	20,000	20,000
	Allowance for bins etc	1	P.Sum	10,000	10,000
	Trade Budget				930,000
	Main Contractor Preliminaries and Margin				139,500
	Indicative Construction Budget				1,069,500

TOTAL Precinct G - Natural Heritage: 1,069,500

Precinct H - Light Tourism					
	<u>Buildings</u>				
	New Buildings - Shell and Core Only	663	m2	3,000	1,990,020
	New Build - Fit Out of Spaces		m2		Excluded
	New Buildings - Accommodation	21	No	250,000	5,250,000
	Refurbishment of retained buildings	7	No	100,000	700,000
	<u>Site Preparation</u>				
	Demolition of existing buildings		Note		Excluded
	General Site clearance (assume 60%)	49,862	m2	10	498,616
	Allowance for removal of contaminated materials (no details / extent)	1	P.Sum	250,000	250,000

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	Allowance for earthworks for 'formation of new levels across bottom half of precinct	49,862	m2	30	1,495,860
	Allowance for retaining structures to above	1	P.Sum	250,000	250,000
	Allowance for weed control	49,862	m2	2	99,724
	Allowance for geofabric / bank stabilisation / localised pitching	49,862	m2	25	1,246,550
	<u>Roads, Footpaths and Paved Areas</u>				
	Allowance for paking	2,313	m2	200	462,518
	Allowance for gravel roads (5m wide)	5,600	m2	75	420,000
	<u>Boundary Walls, Fencing and Gates</u>				
	Allowance for sundry walls and fences	1	P.Sum	500,000	500,000
	Allowance for sundry gates	1	P.Sum	50,000	50,000
	<u>Outbuildings and Covered Ways</u>				
	Allowance for shade structures / canopies	1	P.Sum	100,000	100,000
	<u>Landscaping and Improvements</u>				
	Allowance for soft landscaping	1	P.Sum	500,000	500,000
	Allowance for trees	1	P.Sum	100,000	100,000
	Allowance for forming grass camp sites	100	No	2,500	250,000
	Allowance for hardstands for camper vans	50	No	7,500	375,000
	<u>Signage and Sundries</u>				
	Allowance for interpretive signage	1	P.Sum	100,000	100,000
	Allowance for signage	1	P.Sum	100,000	100,000
	Allowance for seating / benches etc	1	P.Sum	50,000	50,000
	Allowance for bins etc	1	P.Sum	15,000	15,000
	<u>External Stormwater Drainage</u>				
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	<u>External Sewer Drainage</u>				
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	<u>External Water Supply</u>				
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	Allowance for reticulation to landscape	1	P.Sum	50,000	50,000
	<u>External Gas</u>				
	No allowance made		Note		Excluded
	<u>External Fire Protection</u>				
	Allowance for services infrastructure	1	P.Sum	200,000	200,000

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>External Light and Power</u>				
	Allowance for services infrastructure	1	P.Sum	150,000	150,000
	Allowance for external lighting		Note		Excluded
	<u>External Communications</u>				
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	<u>External Special Services</u>				
	Allowance for common services trenches from spine road (Provisional Sum)	1,000	m	500	500,000
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	Trade Budget				16,203,288
	Main Contractor Preliminaries and Margin				2,430,493
	Indicative Construction Budget				18,633,782

TOTAL Precinct H - Light Tourism: 18,633,782

Precinct I - Light Industrial					
	<u>Buildings</u>				
	New Buildings - Shell and Core Only	6,946	m2	3,000	20,839,320
	New Build - Fit Out of Spaces		m2		Excluded
	<u>Site Preparation</u>				
	Demolition of existing buildings	6,946	m2	150	1,041,966
	Removal of external containers	1	P.Sum	250,000	250,000
	General Site clearance	25,227	m2	10	252,267
	Allowance for removal of contaminated materials (no details / extent)	1	P.Sum	250,000	250,000
	Allowance for earthworks for 'formation of new levels across bottom half of precinct	25,227	m2	30	756,800
	Allowance for retaining structures to above	1	P.Sum	250,000	250,000
	Allowance for weed control	25,227	m2	2	50,453
	Allowance for geofabric / bank stabilisation / localised pitching	25,227	m2	25	630,667
	<u>Roads, Footpaths and Paved Areas</u>				
	Allowance for new pavements (assume 30% precinct area)	7,568	m2	200	1,513,620
	Allowance for gravel tracks etc	1	P.Sum	100,000	100,000
	<u>Boundary Walls, Fencing and Gates</u>				
	Allowance for sundry walls and fences	627	m	400	250,812
	Allowance for sundry gates	1	P.Sum	50,000	50,000

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
	<u>Outbuildings and Covered Ways</u>				
	Allowance for shade structures / canopies	1	P.Sum	100,000	100,000
	<u>Landscaping and Improvements</u>				
	Allowance for soft landscaping	10,712	m2	25	267,804
	Allowance for trees	1	P.Sum	100,000	100,000
	<u>Signage and Sundries</u>				
	Allowance for signage	1	P.Sum	25,000	25,000
	Allowance for seating / benches etc	1	P.Sum	20,000	20,000
	Allowance for bins etc	1	P.Sum	10,000	10,000
	<u>External Stormwater Drainage</u>				
	Allowance for services infrastructure	1	P.Sum	150,000	150,000
	<u>External Sewer Drainage</u>				
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	<u>External Water Supply</u>				
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	Allowance for reticulation to landscape	1	P.Sum	50,000	50,000
	<u>External Gas</u>				
	No allowance made		Note		Excluded
	<u>External Fire Protection</u>				
	Allowance for services infrastructure	1	P.Sum	200,000	200,000
	<u>External Light and Power</u>				
	Allowance for services infrastructure	1	P.Sum	150,000	150,000
	Allowance for external lighting	1	P.Sum	100,000	100,000
	<u>External Communications</u>				
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	<u>External Special Services</u>				
	Allowance for common services trenches from spine road (Provisional Sum)	400	m	500	200,000
	Allowance for services infrastructure	1	P.Sum	100,000	100,000
	Trade Budget				28,008,709
	Main Contractor Preliminaries and Margin				4,201,306
	Indicative Construction Budget				32,210,015

TOTAL Precinct I - Light Industrial: 32,210,015

	Heritage Timber Mill				
	Provisional Sum for redevelopment	1	P.Sum	1,000,000	1,000,000

LEVEL 2 DETAIL

REF.	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
TOTAL Heritage Timber Mill:					1,000,000
TOTAL					209,191,829

Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.