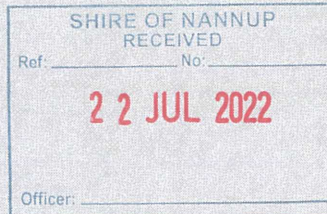


McIntyre Rural Pty Ltd
2399 Old Coast Road
Herron, WA, 6211

21 July 2022

Mr David Taylor
Chief Executive Officer
Shire of Nannup
PO Box 11
Nannup, WA, 6275



Dear Mr Taylor

Differential Rates Proposal

Thank you for your letter dated 29 June 2022 and your invitation to comment on the proposal.

We own a property on Four Acres Road, Nannup – Sussex 4449. Currently the property is leased to Peppermint Estate which maintains a bluegum plantation on the property.

Last year, the property was rated under the category "UV General" and rates were charged at 0.004695. Under your proposal, the rates for "UV General" has been reduced to 0.004529 and a new category has been introduced – "UV Plantations", which is rated at 0.004794.

This change means that the other farmers in the region, such as dairy farmers, vegetable growers and graziers will have their rates reduced and we, identified as UV Plantation, will have our rates increased.

The Council's proposal notes that the differential rate is used to maintain relativities between rate groups and to assist in target driven rating for specific rate groups, to ensure that every landowner makes a reasonable contribution to maintaining and upgrading services and facilities within the district.

As we do not live on the property, we do not burden the facilities that the council funds such as parks including the skate park and nature playground, reserves, footpaths, the library, and other council services.

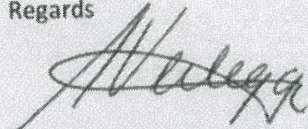
As blue gums are only harvested every 12 or so years, the property only contributes to truck traffic on the road every 12 years. Compare this to dairy farmers who contribute to trucks on the road every day or second day; to the vegetable growers who contribute to trucks on the road a couple of times a week and graziers who contribute to trucks on the road every couple of months. Farmers with perishable produce must transport their goods, even if it is raining, aggravating damage to the roads. Blue gum transport on the other hand can be scheduled as to minimize additional damage to the roads.

We are a "Mum and Dad" investor, not a major corporation that owns plantations. We will be severely impacted by an inequitable increase in council rates.

We do not object to paying our fair share of rates, as we own a property in the shire. We do believe that it is unfair that neighboring farms will have their rates reduced and they are more of a financial burden on the council's financial resources than our operation.

We appreciate that the Council is considering our submission and will have regard to our objections when considering the proposal for Differential Rates.

Regards

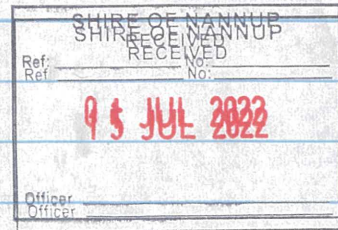
A handwritten signature in black ink, appearing to read 'Anne Verheggen', written in a cursive style.

Anne Verheggen
Director - McIntyre Rural Pty Ltd
E: anne@mcintyrepl.com.au

PO BOX 72
NANNUP, 6275 WA.
PH. 97561017.

384 GOLD GULLY RD
NANNUP. 6275 WA.
14TH JULY 2022.

THE CEO
DAVID TAYLOR
NANNUP SHIRE COUNCIL
NANNUP 6275 WA.



WE WISH TO OBJECT TO THE PROPOSED INCREASE IN RATES ON PROPERTIES WITH PLANTATIONS.

WE HAVE 40 HCTS. OF LAND LEASED TO WAPRS. AND 10 HCTS. OF REGROWTH.

OUR PROPERTY IS 123 HCTS APPROX.

LEASED FROM D. B. C. A. IS 14 HCTS APPROX.

WE SHOULD NOT BE PENALIZED ON THE PROPERTY CONSISTING OF PASTURE, PARKLAND CLEARING AND SOME BULSH. AND BULSH LEASED FROM D. B. C. A.

WE BRAZE ALL OF OUR PROPERTY INCLUDING PLANTATIONS + FIRE BREAKS.

YOU SHOULD BE ACTING ON PROPERTIES WHO'S IS BULSH. NO FIRE BREAKS, NEVER REDUCED FUEL LOAD AND FIRE RISKS.

OUR PLANTATIONS ARE HARVESTED EVERY 10 YRS. AND NO MORE WEAR + TEAR ON ROADS THAN MILK TANKERS AND STOCK TRUCKS + OTHERS EVERY DAY.

WITH THE ADVENT OF FOREST TIMBER INDUSTRY CLOSING END OF 2024, THE NEED FOR PLANTATIONS IS NECESSARY TO CONTINUE.

THE GOVERNMENT IS PUSHING FOR MORE TREES TO BE PLANTED.

YOU AS A COUNCIL ARE SHUTTING DOWN A MULTI MILLION DOLLAR INDUSTRY.

AND EXPORTS. FOR EXAMPLE: 2021-2022.

BLUE GUMS - 229,679 TONNES. KARRI - 68,026 TONNES

PINE - 43,734 TONNES. BIOMASS - 53,303 TONNES

FROM BUNBURY PORT AND PROPOSED

BIO ENERGY - WOOD PELLETING MANUFACTURING.

PLANTATIONS CONTRIBUTE TO ZERO CARBON OBJECTIVES

AS WELL AS MEETING THE DOMESTIC CONSUMER

DEMAND FOR FIBRE, HELP GROW JOBS.

IF ALSO YOUR ULTIMATE AIM IS TO REDUCE

OR RISK PLANTATIONS? OR FIRE RISKS?

TAKE A LOOK AT YOUR OWN BACKYARD:

BOUNDARY OF THE TOWN ALONG RIVERSIDE

NORTH, EAST, SOUTH, WEST. ESPECIALLY

ENTRANCE TO NORTH END OF THE TOWN.

NO FIRE BREAKS, NO REDUCTION OF FUEL LOADS

ALSO FORESTS ARE A FIRE HAZARD, MORE

SO THAN PLANTATIONS.

CONSERVATION PARK SOUTH OF US HAS NOT

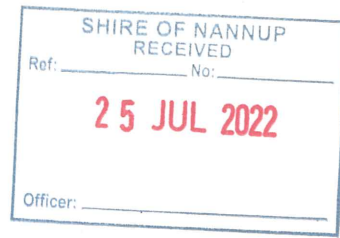
BEEN BURNT FOR 48 YEARS

FROM

J H + V J NASH

per N. J. Mash.

Received Saturday on email
nannup@nannup.wa.gov.au



21 July 2022

Mr David Taylor
CEO
Shire of Nannup
NANNUP WA 6XXX

Dear David

Submission – Differential Rating 2022/2023

We are the property managers for Peppermint Estate Pty Ltd (PEPL), a forestry-owning company with business interests in Nannup Shire. I write in response to recent correspondence regarding proposed rate increases for, in particular UV – Plantation land.

I make the following comments:

- Plantation growing is a form of *bone-fide* farming as defined under UV – General;
- A decrease of 11% for UV General land and increase of 17% for UV – Plantation places (an overall difference of 28%) grossly exaggerates any causal link to changes in land value or earnings capacity from the land;
- The reasoning for the 28% change lacks sufficient justification in your accompanying notes;
- PEPL owns or leases 6,422 ha of land in the Nannup Shire of which 2262 ha is freehold (35%);
- PEPL pays the rates on the freehold land; your farming community plays the rates on the leasehold properties;
- The proposed changes shift costs onto and hurt our landlords as much as it does PEPL;
- The proposed changes create an unfair and unreasonable differential rating between General UV and Plantation UV land.

I detail below how the changes do not relate to any particular metrics for use of shire funds.

- As rate payers, PEPL almost primarily uses shire roads – it does not use other rate-financed Nannup Shire services (eg library, rubbish tip, parks and gardens);
- PEPL rarely uses roads for 10 – 12 years, then heavy use during harvest;
- Heavy use is governed by heavy haulage permits on the RAV vehicle network that require PEPL to seek shire permission to use the network;
- Permissions are granted by the shire with assurances of roads being repaired to previous condition after and during use;
- In other words, the plantation company covers the cost to bring the road back to original condition, not the shire; and,
- I am aware of other plantation companies who develop roading infrastructure on behalf of the shire where none currently exists.

SSOS JUL 7 9

In summary:

1. plantation companies on balance, primarily utilise the shire road network and no other shire services;
2. plantation companies utilise the shire road network far less frequently than general agriculture users;
3. In many instances, the rate increase punishes mum-and-dad landowners, not the plantation companies, because the increase cannot be passed-on where the land is leased; and,
4. When plantation companies do use the network and damage occurs, they repair their damage under road use agreements and the heavy haulage permit system.

The proposed differential rate adjustment has caught us on the back foot and we, as custodians for a significant business interest in the shire, reasonably expect to be consulted on significant proposed changes to the rating base.

On the basis of the correspondence from the shire and lack of supporting data, we find the differential rate rise for UV – Plantation land is unwarranted, unjustified, unfair and unreasonable.

Please review the proposed changes and consider UV land as a single class of rate base. I am happy to participate in a roundtable to develop a more robust policy that involves all the stakeholders.

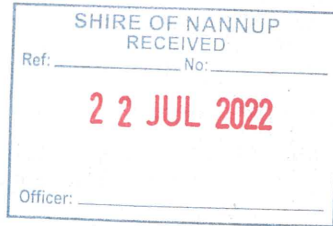
Regards,



Andy Wright
Managing Director



21 July 2022



By Email
nannup@nannup.wa.gov.au

David Taylor
PO Box 11
NANNUP WA 6275

Dear David

SUBMISSION - 2022/2023 DIFFERENTIAL RATES

I am writing to provide feedback on the Differential Rating Proposal 2022/2023 presented by Nannup Shire (Shire).

PF Olsen are authorised representatives of the Trust Company (Australia) Pty Ltd who own the following properties within the Nannup Shire boundary:

- Mass - Lot 4584, Plan 213064
- New – Lot 4583, Plan 180162
- Manning – Lot 12888, Plan 210665
- Avery – Lot 4280, Plan 208479

Reasoning provided by the Shire for variance in the application of rates is to facilitate the fair and reasonable contribution towards the **ongoing maintenance and provision of works and service, particularly roadworks maintenance** and renewal throughout the shire. It appears that from the differential rates proposed there is deemed a variance in the costs borne by the Shire on road maintenance required for plantations relative to other industries such as dairy.

Permits attained by the plantation industry to facilitate haulage of timber from properties within the Shire require the landowner (or party acting on behalf of) to maintain the roads in an acceptable manner. The following are excerpts from a permit provided by the Shire for haulage undertaken out of our Avery property.

- 1) Any and all damage deemed to have been caused by the haulage operations operating under this personal endorsement to roads/culverts/road reserves/property under the care and/or control of the Shire of Nannup must be rectified to the satisfaction of the Shire of Nannup within the specified time in the written notification of such repairs being required.

MAINTENANCE DURING HAULAGE

Name of Road	Comments
Milyeannup Coast and	<i>Public Roads damaged by haulage to be made good. Loose gravel or debris dragged off unsealed intersections onto other roads to be removed as necessary.</i>

Given that the landowner is required to provide **ongoing maintenance and provision of works and service, particularly roadworks maintenance** it appears that the reasoning provided in the Shire's proposal is a duplication of charges. In the last 6 months, our client has provided \$6,496 in road maintenance associated with haulage from the Avery plantation. Is it proposed by the Shire that, with the implementation of differential rates that, the permit requirements would be removed?

Further works undertaken and planned by our client in the coming months are:

- the re-alignment of the Avery Rd and Governor Broome intersection to improve line of sight and turning capacity (completed), and
- formation, surfacing and drainage construction of Avery Road

All costs associated with this construction work are estimated at around \$30,000, for an asset that the Shire will own, and on which a permit will be required to maintain the road's integrity while haulage is occurring. This is understood by the landowner as a requirement to undertake its business.

While no evidence is provided, there have been works undertaken by the industry on damage to roads damaged by adjacent landholders. We would be interested to know whether other industries operating similar configurations on the Shire's roads are providing the same level of service under a permit system. In such cases, where this is not occurring, should differential rates be applied more onerously on these parties and less so on those constrained by such permits?

Justification for the calculation of the differential rates has not been provided at this time and as such it is difficult to comment on how the differential has been determined. Evidence based data would assist in better understanding how such calculations have been reached. Are you able to provide this information so that we can provide a subsequent submission with a greater understanding of the concerns raised by council?

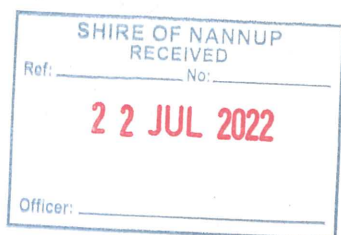
I appreciate the opportunity to provide this submission and look forward to further discussions in the future.

Yours sincerely,

PF OLSEN (AUS) PTY LTD



Stewart Tutton
Regional Manager - Western



Unit 1, Abridge House
5 Turner Avenue, Bentley WA 6102
Phone: (08) 9472 3055
Email: info@fifwa.asn.au
www.forestindustries.com.au

22 July 2022

Mr David Taylor
Chief Executive Officer
Shire of Nannup
PO Box 11
NANNUP WA 6275

By email: nannup@nannup.wa.gov.au

Dear David,

SUBMISSION 2022/2023 Differential Rates

The Forest Industries Federation of WA (FIFWA) is the industry association for the timber industry in Western Australia. Our membership includes all the major companies and businesses that operate in the WA timber industry, including commercial plantation growers and managers, harvest and haulage operators, and timber processors in both the plantation and native timber industry sectors.

We welcome this opportunity to provide comment on the Shire's proposed 2022/2023 differential rates for UV Plantations.

The Shire proposes to impose a 17.5 per cent increase in the rate in the dollar and minimum payment for UV Plantations. The rate in the dollar for UV General, being other land zoned rural and used for "bona-fide farming", however is to increase by only 11 percent with the minimum payment to decrease by 11 per cent.

The use of the term "bona-fide farming" by the Shire is of concern to FIFWA. The WA Planning Commission's State Planning Policy 2.5 – Rural Planning provides that plantations (or tree farming, being the term used in the document) "is supported and encouraged on

rural land". During Budget Estimates in the Legislative Council on 23 June 2022, the Hon Alannah MacTiernan MLC, Minister for Agriculture, stated, "growing wood for timber is an agricultural pursuit like any other". The proposition that plantations are not an agricultural pursuit, or a 'bona-fide' agricultural pursuit, is simply not supported by the planning legislative framework or State Government policy.

The Shire's Statement of Objectives and Reasons for the differential rate for UV Plantations, provides very little explanation of the Shire's reasons for imposing a higher rate in the dollar for plantations as opposed to other agricultural pursuits.

The document states that the differential rate is to ensure:

all ratepayers make a fair and reasonable contribution towards ongoing maintenance and provision of works and services, particularly roadworks maintenance and renewal throughout the Shire.

All agricultural activity requires agricultural product to be transported by road to market, and for most, by heavy vehicles. Unlike other agricultural pursuits, plantations have a long growth cycle of about 25-30 years. With exception of first thinning at about year 12, a possible second thinning at 20 years, and the end of growth cycle harvest, there is very little impact on the Shire's roads by the plantation industry in the intervening years when compared to other agricultural activities.

The Shire provides no comparative information on the use of and wear of Shire roads by different agricultural activities in support of its proposed differential rate for plantations. In the absence of such evidence clearly showing a greater use of and wear of Shire roads by plantation growers, the Shire has not made its case for the application of a differential rate for plantations based on roadworks maintenance and renewal.

The stated reason for the differential rate, also fails to acknowledge conditions imposed on plantations at the time of development approval and granting of a heavy haulage/multi combination vehicle permit with respect to roadworks maintenance, renewal and construction. Plantation growers are required to make good public roads damaged by haulage, remove loose gravel or debris dragged off unsealed roads onto sealed roads and in some instances, construct roads and junctions where unsealed roads meet sealed roads. All works are to be completed to the standards required by the Shire and at the cost of the plantation grower. No evidence has been advanced by the Shire to show the roadworks contribution by plantation growers, as imposed through the development approval and permit processes, is inadequate justifying the imposition of a differential rate.

Having regard to the matters raised, application of the UV General rate to plantations together with the roadworks conditions placed on plantations through the development approval and permit processes, already ensures plantations make a fair and reasonable contribution towards ongoing maintenance and provision of works and services in the Shire. Imposition of the proposed differential rate, in addition to the roadworks contributions already made by plantation growers, would be unfair, unreasonable and inequitable.



22 July 2022

NANNUP SHIRE COUNCIL

C/O David Taylor
PO Box 11
NANNUP WA 6275

Dear David

RE- SUBMISSION - 2022/2023 DIFFERENTIAL RATES

As a Landowner involved in many areas of agriculture, forestry, residency, and tourism I write to provide feedback on the Differential Rating Proposal 2022/2023 presented by Nannup Shire (Shire).

I would like the council to consider the following points, not just for this submission but to consider a positive outlook on working the land so our communities to embrace past and future together.

I would have preferred to articulate my views compressively though i have left it late so please excuse the dot format.

The forestry industry contributes to the local economy In ways that are often overlooked by the fact that the Pulp facilities etc, and head offices for the major players are not based in Nannup. In 3 years, we have spent in excess of \$250000 on local contractors from Nannup and close by shires directly related to the establishment of blue gums. These are family business that are apart of your community. Tens of thousands of dollars in the Nannup hardware store, pub, cafes, accommodation, and tourism. This will continue for most of the 10 year rotation.

When it is time to harvest, yes many heavy trucks will have there an impact on the road for this intense few days, once every ten years.

Heavy trucks are on the road all day every day from all industries, and everyone is responsible for that right down to the stay at home mum doing a small bit of on line shopping.

We have to grow things we have to make stuff and move it around. This activity has grown exponential over the entire globe and its going to happen more and we cant afford for Nannup to miss out on the economic spoils of these rapidly moving economies.

From an outsider looking in it seems many in the community don't like forestry and that it doesn't fit the image the shire is looking for. Is this the loud minority? I don't know. I do know it is a mistake to turn your back on the past and forestry is you past. Embraced the future of forestry together with the community and build something amazing not just the same as the next hip town down the road.

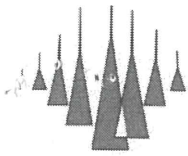
- There are some services and cost to the council that landowners like me have little to no impact, we are essential off grid.
- Society has turned its back on plastic and embraced plant based packaging. Forestry is still the most economical and land friendly means to supply this demand. This is a good thing.
- Forestry people donate heavily to the local Fire Brigades, which helps to keep everyone safe. People form the land really understand the importance of strong communities and fill a variety of volunteer position in the community above their per capita.

Please consider my points of way to at least justify forestry aligning with agriculture rates.

Best Regards,

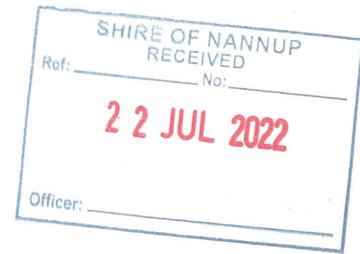
Drew Martin.

8225 Brockman HWY.
Nannup.
0427958170.



22nd July 2022

Shire of Nannup
Att: Mr. David Taylor – CEO
PO Box 11
Nannup WA 6275



Dear Mr. Taylor

RE: SUBMISSION - 2022/2023 DIFFERENTIAL RATES

I am responding to the letter we received dated 29th June 2022 (Ref: A779) about the proposed rating differential being considered for rural properties that are currently being used for plantation purposes.

The demand for wood fibre, particularly in a decarbonizing economy is growing. We currently import an increasing volume of timber and wood fibre products to meet local consumer demand. Growing plantations to produce the timber and fibre products for the future is essential. This creates opportunities rather than threats to regional & rural communities. WAPRES seeks to continue to explore these opportunities with LGA's and local communities, as we have been doing for many years already.

In the Statement of Objectives and Reasons on the Shire of Nannup website, there is a distinction between UV – General and UV – Plantations. Under UV – General it is stated that the objective of this category is to apply a differential general rate to land zoned or used or held typically for bona-fide farming. We would argue that plantations are a bona fide farming option for landowners throughout the Shire in rural areas.

This document goes onto state that the justification for the proposed differential rate for UV - Plantation is to ensure that all ratepayers make a fair and reasonable contribution towards the ongoing maintenance and provision of works and services, particularly roadworks maintenance and renewal throughout the Shire.

WAPRES believes that the issue of road maintenance is being addressed as part of plantation development, including:

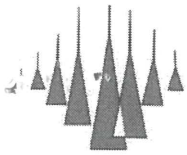
- The use of the local road networks for establishment operations will not be too dis-similar to the current road usage.
- At harvest time, we are very pro-active in working with the local Shire about road usage. This can involve:

Marubeni Group

www.wapres.com.au

BUNBURY OFFICE
Level 2, Ommanney On Victoria,
53 Victoria Street, Bunbury WA 6230.
PO Box 2453, Bunbury WA 6231
T. (08) 9791 0700





1. Seeking endorsement of nominated routes for Multi Combination Vehicles (if required)
2. Supplying a Haulage Management Plan
3. Inspection of proposed haulage route's pre-harvesting and agreeing to monthly inspections and maintenance requirements. As per the Code of Practice for Timber Plantations in WA, haulage roads are reinstated following harvest to at least the condition existing before harvesting.

Included as an example, is an endorsement we received from the Manager of Infrastructure at the Shire of Nannup for the use Multi Combination Vehicles on Governor Broome Rd and Milyeannup Coast Rd for the harvesting at Governor Broome Treefarm.

In the endorsement it clearly states what road maintenance is to be carried out by WAPRES, at our cost, whilst hauling. It also goes onto state that a Post Haulage Inspection is to be carried out when hauling has been completed.

WAPRES are more than happy to provide other examples of endorsements and compile a cost analysis of the capital spent on road maintenance if required.

Timber plantations can make a diverse economic, social and environmental contribution to the Shire of Nannup and therefore should be encouraged. Both Industry and The State Government have made a commitment to invest in expansion of the softwood & hardwood plantation estate for future supply of resource, to create sustainable WA jobs, sustain communities and assist meeting community demand to reduce carbon emissions (by planting more trees).

WAPRES strongly encourage the Shire of Nannup to support this initiative by not including a rate differential for plantations in the 2022/2023 financial year that could possibly discourage landowners pursuing plantations as a bona fide agricultural enterprise on their freehold properties.

WAPRES remains available to discuss any aspect of our submission.

Regards,

Grant Johnson
Estate Manager
WAPRES

**Marubeni
Group**

www.wapres.com.au

BUNBURY OFFICE

Level 2, Ommanney On Victoria,
53 Victoria Street, Bunbury WA 6230.
PO Box 2453, Bunbury WA 6231
T. (08) 9791 0700



15 December 2021

Our Ref: WRK 6

WAPRES
PO Box 2453
Bunbury WA 6231

Attention: Sarah Newman

Dear Gemma

**Personal Endorsement – Use of Network 3 Governor Broome Road and
Milyeannup Coast Road out of Governor Broome Tree Farm 15th December
2021 to 15th December 2022**

Please find enclosed the “Agreement of Conditions for the use of Multi Combination Vehicles” for the above location. The Shire of Nannup has now processed this application and provided the required relevant information and specific conditions that forms the approval of this application.

Please take the time to peruse the agreement including the conditions that form part of this agreement. Please ensure that your drivers are aware of the relevant conditions and the possible consequence of a breach of any of these conditions.

If you require any further information, please do not hesitate to contact me on 9756 1018

Yours Sincerely



Jonathan Jones
Manager Infrastructure
Shire of Nannup
Phone 08 9756 1018
jonj@nannup.wa.gov.au



15 Adam Street, Nannup WA 6275
PO Box 11, Nannup WA 6275
Tel: (08) 9756 1018
Fax: (08) 9756 1275
Email: nannup@nannup.wa.gov.au

Agreement of Conditions for the use of Multi Combination Vehicles

PLANTATION NAME: Governor Broome TREE FARM

APPLICANT: WAPRES

Contact: Sarah Newman

Office Phone No: 08 97910700

Location: Bunbury

Application Date: 14/12/2021*

Personal Endorsement Period: 14/12/2021 to 14/12/22 (*see following condition)

****As this personal endorsement is required for approx. 12 months, WAPRES to contact the Shire at least 14 days prior to any haulage commencing to obtain current information on road condition and final Shire approval to commence hauling***

On behalf of the Applicant: _____ Date: 14/12/2021

On behalf of the
Shire of Nannup:  _____ Date: 14/12/2021
Jon Jones Manager Infrastructure – Ph. 97561018. 0417240596

Submission of this agreement with MRWA for application of a permit/endorsement constitutes full agreement and abidance with this complete "Agreement of Conditions for the use of Multi-Combination Vehicles". A breach of ANY individual section may result in Shire support being withdrawn

HAULAGE AND HAUL ROAD (ROUTE) AGREEMENT

1. Destination: Bunbury Port Chip Mill
2. Contractor: Wilsons Yornup Services
3. Total Tonnes to be Harvested & Type: NA
4. Delivery Schedule (Tonne per day): NA
5. Type of Truck Configuration: Network 3 MCV truck configuration
6. Traffic Management Plan (Yes/No): Yes and supplied

DESCRIPTION OF PROPOSED HAUL ROUTES & PRESENT STATUS

Name of Road	Current Status (Endorsed/Condition)	Length of Road Required	Comments
Governor Broome Road	Unsealed Network 3 with conditions	11.00	Road 2160007 Road Name Governor Broome Rd Start SLK 0 End SLK 10.97 Network Type Local Road Local Government Nannup Network Tandem Drive Network 3 From Intersection Fouracres Rd & Millyeannup Coast Rd To Intersection Augusta - Margaret River LGA Boundary Comments Max Speed Curfew Conditions All operators must carry current written approval from the road asset owner permitting use of the road. No operation on unsealed road segment when visibly wet, without road owner's approval. Operation is not permitted

Milyeannup Coast Road	Sealed Road with conditions	15.637km	<p>while the school bus is operating on the road. Operators must contact the relevant schools and obtain school bus timetables; or where direct contact can be made with the school bus driver, operation is permitted once the school bus driver confirms all school drop-offs/pick-ups have been completed on the road.</p> <p>Road 2160005</p> <p>Road Name Milyeannup Coast Rd</p> <p>Start SLK 0</p> <p>End SLK 26.56</p> <p>Network Type Local Road</p> <p>Local Government Nannup</p> <p>Network Tandem Drive Network 3</p> <p>From Intersection Stewart Rd</p> <p>To Intersection Milyeannup Coast Rd - End Road</p> <p>Comments Max Speed Curfew Conditions All operators must carry current written approval from the road asset owner permitting use of the road. No operation on unsealed road segment when visibly wet, without road owner's approval. Operation is not permitted while the school bus is operating on the road. Operators must contact the relevant schools and obtain school bus timetables; or where direct contact can be made with the school bus driver, operation is permitted once the school bus driver confirms all school drop-</p>
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			<i>offs/pick-ups have been completed on the road</i>
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MAINTENANCE DURING HAULAGE

Name of Road	Comments
Governor Broome Road and Milyeannup Coast Road	<ul style="list-style-type: none"> • Public roads damaged by haulage to be made good. • Loose gravel or debris dragged off unsealed intersections onto sealed road/s to be cleared as necessary. • Section of Governor Broome Road in use to be graded when required and on Shires request. • Suitable traffic warning signage such as Trucks Entering / Turning to be used on all intersecting roads

OTHER KNOW ROAD USERS

Road Name	Details of Interaction	Notification/Action Required
Governor Broome Road Milyeannup Coast Road	School Buses are currently listed to be using these roads	<p align="center">School Bus Route No operating during school bus hours</p> <div style="border: 1px solid black; padding: 5px; background-color: #e0e0e0; margin: 10px auto; width: 80%;"> <p align="center">Contact must be made PRIOR to haulage operations commencing with the school bus operator</p> </div>

HAULAGE CONTRACTOR

Wilson's Yornup Services

REGISTRATION NUMBERS OF PRIME MOVERS & TRAILERS

List maintained by MRDWA

POST HAULAGE INSPECTION

A Post Haulage Inspection is a requirement that forms part of the conditions of this Heavy Haulage/Multi Combination Vehicle permit/endorsement application on approval.

POST HARVEST RE-PLANTING ADVICE

Plantation will be re-planted Y / N

Plantation will be coppiced Y / N

Please advise the year that you expect the next rotation to be harvested and its rotation number: _____

Please note: If the plantation is to be re-planted, the firebreaks must be compliant with the latest Shire of Nannup Firebreak Notice. This notice can be found at http://www.nannup.wa.gov.au/Assets/Documents/Fuel_Hazard_Reduction_Draft_Final.pdf

CONDITIONS FOR USE OF MCV/OVERSIZE PERMIT/ENDORSEMENT

- a) **The Shire of Nannup reserves the right to remove support for individual vehicles or companies that operate under this personal endorsement.**
- b) Approval has only been given for the roads listed on the accompanying personal endorsement application.
- c) Entries to properties being serviced by the Applicant must be constructed for safety and to prevent damage to edges and road verges. Approval may be withdrawn if damage occurs and is not repaired to the satisfaction of the Council's representative. Crossovers must comply with Councils Crossover Policy.
- d) The correct traffic management, to AS1742.3 (2002), signage is erected and maintained on these roads for the full carting period. It is strongly recommended that additional signage is erected along the route to remind motorists of harvest traffic. The applicant is fully responsible for all Traffic Management during the length of the permit, and must supply a Traffic Management Plan (TMP) to Council with all applications, failure to supply may result in support being withdrawn by the Shire of Nannup.
- e) This personal endorsement will be suspended where the road surface has deteriorated and is determined by a Council Officer to be unsafe and/or continuing use will cause further damage to occur.
- f) Vehicles operating under a personal endorsement covered by this Agreement must travel with their headlights on and in the dipped position. All prime movers must prominently display the name of the haulage company so as to be easily recognisable/readable by a motorist of a passing vehicle.
- g) Operation during daylight hours only on roads under personal endorsement unless assessed by MRWA for night use
- h) Storage of plantation timber and loading of plantation timber is not permitted within road reserves. Breach of this condition may result in an immediate withdrawal of the Shire of Nannup support and MRWA will be advised of this decision.
- i) Any and all damage deemed to have been caused by the haulage operations operating under this personal endorsement to roads/culverts/road reserves/property under the care and/or control of the Shire of Nannup must be rectified to the satisfaction of the Shire of Nannup within the specified time in the written notification of such repairs being required.
- j) No remedial/maintenance/repair work is to be carried out within any road/road reserve/property under the care and control of the Shire without prior approval of such work from the Shire.
- k) Effective dust control measures must be implemented if there are reports of homes or businesses being affected by the haulage program.
- l) A copy of this complete agreement (and/or all/any amendments) to be carried in all MCV's operating under this agreement.**

m) The maximum speed limit for MCV's on gravel roads is set at 40kmph on all gravel roads

On completion of the Haulage Program the permit applicant is to notify the Shire of Nannup where upon an inspection will be conducted and the applicant notified of the results.



Mr David Taylor
Chief Executive Officer
Shire of Nannup
PO Box 11
NANNUP WA 6275

Dear Mr Taylor

**FOREST PRODUCTS COMMISSION SUBMISSION – SHIRE OF NANNUP 2022/2023
DIFFERENTIAL RATES**

The Forest Products Commission (FPC) is writing in submission to the Shire of Nannup's (the Shire) Differential Rating Proposal 2022/2023 (the proposal).

The Rates Processes Webinar produced by the Department of Local Government, Sport and Cultural Industries (DLGSC) states that the setting of rates should follow the principles of: objectivity; fairness and equity; consistency; transparency, and administrative efficiency. The FPC are concerned that the development and consultation on this proposal has failed to follow several of the principles, and that if the proposal is accepted that higher rates will be subjectively and unfairly imposed on properties with plantations.

Section 6.36 of the *Local Government Act 1995* requires that, prior to imposing differential rates, a Local Government Authority (LGA) is to give local public notice of its intention. The FPC was not able to find a Public Notice related to the current proposal on the Shire of Nannup's website and was only alerted to this proposal through an affected timber industry stakeholder.

The proposal states that in 2022/2023 there will be an increase of 17.5 per cent in both the rate in the dollar and in the minimum payment for Unimproved Valuation properties with plantations (UV Plantations). Presumably, this is an increase on the 2021/2022 rates for UV properties, but for transparency it would have been helpful to have access to the 2021/2022 rates.

Perth office

Level 7, 233 Adelaide Terrace, Perth, Western Australia 6000
Locked Bag 888, Perth Business Centre, Western Australia 6849
Phone: (08) 9363 4600 | Fax: (08) 9363 4601 | ABN 69 101 683 074

While a 17.5 per cent increase in rate in the dollar and minimum payment for UV Plantations is proposed, the rate in the dollar for UV General properties (UV General) is to increase by only 11 per cent with the minimum payment to decrease by 11 per cent.

DLGSCI state that the imposition of differential rates should follow the benefit principle i.e. those bearing the higher rate burden should receive greater benefits from council activities. The objective of the differential rates and minimum payments between these two land uses is not clear in the proposal, nor are the greater benefits to the UV Plantations.

UV General is referred to as 'bona fide' farming although the State Planning Policy 2.5 (SPP 2.5) includes plantations and agro-forestry in the definition of 'agricultural land use/agricultural purposes'. The impacts of plantation operations on road infrastructure are implied in the proposal as the reason for higher differential rates for UV Plantations but are not detailed.

While road use associated with plantations is intermittently heavy (i.e. on average around every 10 years during harvesting operations), the plantation industry currently makes significant contributions to the maintenance and repair of Shire roads used for timber haulage both during and after the completion of operations. To our knowledge no other industry sector makes such a contribution. The FPC would like assurance that if the higher differential rate for UV Plantations is imposed that additional contributions to road maintenance by the timber industry will no longer be required (in line with the greater benefits principals detailed above).

Finally, the imposition of higher rates for UV Plantations is inconsistent with State Government policy and priorities to address timber shortages in the State's construction industry, and as a major climate change mitigation action in the WA Climate Policy. The FPC requests that the Shire revise the proposed differential and higher rates and minimum payment for UV Plantations in line with principles of objectivity, fairness and equity.

Yours sincerely



Stuart West
General Manager

21 July 2022

A462
A463

IN ECM

Frontdesk

From: avery01@activ8.net.au
Sent: Tuesday, 19 July 2022 10:11 AM
To: Nannup Mailbox
Subject: SUBMISSION -2022/2023 DIFFERENTIAL RATES

We, Martin and Deborah Avery wish to lodge an objection to the Shire of Nannup's plan to introduce Differential Rates on general farming land.

We own 1153 and 1437 Governor Broome Road, Scott River East which is leased out to WAPRES as a blue gum plantation.

It seems to indicate it will rate all the property as plantation when only a % of the land is actually under plantation.

Is this discrimination on the part of the Shire?. That part which is not under plantation may not be used for any other purpose so is not earning any income eg native vegetation. – should we be pay rates on this land ??

All farming activities require the use of roads to transport produce and receive goods to produce that product.

Traffic associated with rural properties are not the only road users.

Regards

Martin and Deborah Avery

Click [here](#) to report this email as spam.

David Taylor

From: Ian Jenkins <ianjenkins61@gmail.com>
Sent: Wednesday, 6 July 2022 3:10 PM
To: David Taylor
Subject: Objection to UV Plantation Rating 79 Asplin Road
Attachments: Arboretum PPA v4.pdf

Dear Mr Taylor;

Thank you for the opportunity to discuss your recent correspondence re. the differential rating of plantations in the Shire. As you requested, I am writing to you to object to the differential rating of my property at Lot 79, Asplin Road as a plantation on the following basis:

- 1) There has not been a plantation on the property for at least 25 years and there is no current planning approval in place for a plantation on the lot;
- 2) Since purchasing the property in late 2019 I have cleared all but about 30 of the wilding pine trees, removed all stumps, windrowed and mainly burnt off the residue. The great bulk of the land has had blackberry control, weed control and soil tillage (Mr Andrew Harris has been the contractor.) with the aim of returning much of the lot to pasture;
- 3) The lot is currently being fenced, so that stock can be used for further grass and weed suppression to mitigate fire risk;
- 4) There is no intention of submitting a Development Application for a plantation on the lot;
- 5) Any such application is bound to be unsuccessful, given the property's proximity to the township and the Shire's current plantation policy of not supporting applications for plantations within 3 kms of the township. As per our discussion, I am intending to establish a native tree garden, mainly of non-commercial eucalypts on 3.5 hectares (total) of the lot. These trees are for long term forestation and improvement of biodiversity, will have no commercial value and, being well under 4 hectares in total area are not defined as a plantation in either the Shire's plantation policy or the Code of Practice for Timber Plantations in Western Australia (2006)- which defines a plantation as an area of ten (10) hectares or more.

As per LPP23: Plantations and Agroforestry, which advises that "Landowners should however advise the local government in writing and via preparation of a site plan showing the proposed planting" please find attached a high-resolution aerial plan for the proposed planting, showing the species and the locations. I trust the file will download- it is 6 MB in size.

Thank you for reviewing the above, confirming with an on-site inspection as necessary and adjusting the rating to UV. If you have any queries, feel free to call me on 0417 173 365.

Best wishes;

Ian Jenkins

Click [here](#) to report this email as spam.

JENKINS ARBORETUM
 Lot 79 on Plan 254887, Lot 1 on
 Diagram 22293
 Asplin Rd, Nannup WA
Potential plantable area map v4

P228954 42
 TANJAA 00042

P254887 79
 NELSOL 00079

P302117 501

TANJAA 00041 P228954 41

GCLOSED ROAD

P302117 500

E. citrodora, grandis, diversicolor, globulus

E. diversicolor
E. patens

E. globulus
C. calophylla

Manuka
E. erythrocoris

SPARE

SPARE

E. sideroxylon
E. leucocylindrica
E. wintono

E. saligna

E. radiis
E. alampus

SPARE

E. robusta
E. platypus

C. citrodora

E. marginata

E. caldocalyx

E. nicholli
E. erythrocoris

E. acerens

E. megacarpa

C. giffii

E. erythrocoris

C. maculata

E. summi

E. sahmophylla

E. victrix

Chalybeides

E. torquata

ORCHARD

E. salubris

E. laevis

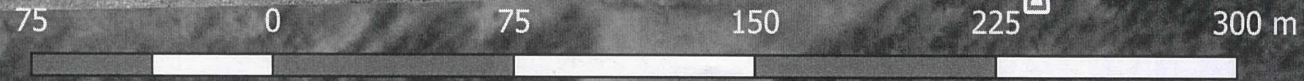
ORCHARD

1

D022293

D022290 3

D022292 2



Ents Forestry

David Taylor

From: Administration Officer
Sent: Thursday, 14 July 2022 8:36 AM
To: David Taylor
Subject: FW: SUBMISSION - 2022/2023 DIFFERENTIAL RATES

From: Alistair Tucker <alistair.tucker82@gmail.com>
Sent: Thursday, 14 July 2022 7:46 AM
To: Nannup Mailbox <nannup@nannup.wa.gov.au>
Subject: SUBMISSION - 2022/2023 DIFFERENTIAL RATES

Dear David,

As a rate payer in the Nannup Shire we (the Tucker family) would like to formally object to the steep increase in shire rates (17.5%) in relation to the property at 1643 Milyeannup Road, Scott River. Whilst this property has a small proportion of tree plantation on it, the lease agreement with Peppermint Estate is terminating after the next harvest which will most likely be completed by early 2023. The area currently planted into trees (500 acres out of the total farm area of 2800 acres) will be quickly rehabilitated back into pasture and leased to the current lessee for growing grass feed beef.

We believe the increase in rates (17.5%) should not apply to the above mentioned property because it is not its primary function and therefore applying the rate increase to the total area (2800 acres) is unfair and unjust and we strongly object.

We hope that the councillors have the power to modify the rate demand of 17.5% so that it applies only to the area planted.

Regards

Alistair Tucker acting for the Tucker Ag Trust

Regards

Alistair Tucker - Director
Viridian Ag Pty Ltd
Mobile: 0438970695
alistair.tucker82@gmail.com



Click [here](#) to report this email as spam.

A446

Shire of Nannup RE: Differential Rates 2022/2023.

SHIRE OF NANNUP RECEIVED	
Ref: _____	No: A446
08 JUL 2022	
Officer: _____	

11-7-2022.

P.O. Box 111
Nannup.

Dear Sir,

My property at 4333 Graphite Road of which I am an owner occupier is predominately used for running cattle. To supplement my income I have 27.5 hectares under blue gums out of a total area of 123.5 hectares. (Nelson 11209 & 11273)
Please keep this in mind when making your determination.

Yours faithfully,
Richard Buckley.



WAPRES

WACAP Treefarms Pty Ltd
ABN 50 009 378 607

Payment Advice

Invoice Number: 5695
Invoice Date: 24/03/2022

Vendor: R.A. Buckley
PO Box 111
NANNUP WA 6275

Customer: WACAP Treefarms Pty Ltd
Level 2 53 Victoria St
BUNBURY WA 6231

REF: BUC101

ABN: 89 940 216 020

ABN: 50 009 378 607

Lease	Plantation	Description	Quantity	Unit Price	Amount
L0655	BUCKLEY (A)	Lease for period 01-04-22 to 30-06-22	27.50	\$81,207.3	\$2,223.46
				Sub Total	\$2,223.46
				Total Due	\$2,223.46

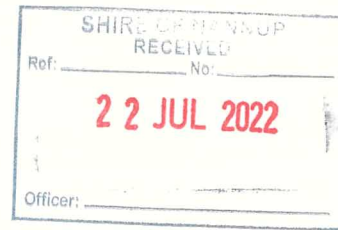
If you have any queries about this invoice please contact our Property Administrator on 08 9791 0700.

Marubeni Group

www.wapres.com.au

BUNBURY OFFICE
Level 2, Ommanney On Victoria,
53 Victoria Street, Bunbury WA 6230.
PO Box 2453, Bunbury WA 6231
T. (08) 9791 0700





Shire of Nannup
PO Box 11
Nannup WA 6275



REF: SUBMISSION- 2022/2023 DIFFERENTIAL RATES

19 July 2022

Dear David and Councillors,

Thank you for the opportunity to provide comment to the proposed differential rating system that Council is seeking to implement.

In essence I support the principle of differential rating, on the proviso that funds raised are directed to distinct priorities and projects as identified through strategic planning. I do not believe that differential rating increases should be used for annual operational budgets.

I have a concern that the public comment period is too late in the year, and too short a lead in time to when a decision needs to be made. It does not enable much conversation, flexibility, economic evaluation or alternative research prior to implementation. It feels as though this is communication, not consultation.

I met with CEO, David Taylor when the documentation was first promoted, to fully understand the motives, as the information provided to residents was incomplete and the details were scant. I understand now what Council is trying to achieve, it is a shame that more details were not incorporated into the initial correspondence to residents.

I fully support the proposal to increase the differential rating for industrial and plantation properties, however due to the daily truck movements on dairy farms, believe that dairy agriculture should be included as well.

The tourism proposal perplexes me for the following reasons:

- Council has spent considerable funds developing infrastructure for trails in the past 2 years. Given that the region is transitioning from the timber industry to tourism industry it is strange to them charge additional taxes to businesses seeking to establish in an emerging industry in the Shire.
- Tourism has flow on benefits to all businesses in the Shire. It is disappointing that Council has not provided details of the implementation plan for the commercial precinct, as targeting only accommodation properties is short sighted.
- If correct, that Council is seeking a balance between self-contained accommodation and long term rentals, then be upfront with this information and increase self-contained properties to 15% differential rating immediately. A quick scan of qualifying properties based on primary land



use indicates that all bar 2 businesses (Loose Goose and Beyondrup Falls) do not have property owners on site.

- There are only 2 qualifying Hosted accommodation properties in Nannup and my concern is that the Blue House will cease trading should additional taxes be imposed. I certainly do not want to be the sole hosted accommodation property in the townsite. We are desperate for more accommodation. Given that hosted accommodation necessitates that we live onsite, I believe that if there must be additional charges, a 9% increase would be fairer. Half of the property is our home.
- If the differential rating is to recoup some of the ongoing management costs of the Tank 7 Mountain Bike Park, then target the businesses that benefit from this. The Bakery, Brewery and Cafes are the primary beneficiaries, as Council has already promoted and indicated that the target audiences are "hyper local". It is not the accommodation sector, and certainly not hosted accommodation. Our connection with cycling tourism is Munda Biddi, SEVEN, TOMR events and riders. Without the Ride WA events, cycle tourism in Nannup would become a very small component of our business.
- Council staff are participating in the Small Business Friendly Approvals Program to better understand the approvals process to make it easier for small businesses to establish and grow their operations within our shire. For us, the reality is that any new increases would have to be absorbed into our current tariffs. We put our rates up \$5 per room at the beginning of COVID when fixed costs increased. We don't have that flexibility this time, as the regional considerations of:
 - a) no night time quality restaurant open, and
 - b) only one winery (Ampersaand) and one commercial attraction (Cambray Cheese) open during the week.

This means that anyone staying for more than one night will inevitably travel out of the region for the day. Nannup simply does not have the commercial viability to attract tourists to stay for long periods of time in comparison to the Margaret River region. Fixed cost increases of linen, fuel, wages, food, electricity and now potentially rates will have to be absorbed. This is not sustainable.

We trust that this feedback assists Council to make an informed decision on applying differential rating to businesses in the Nannup Shire.

Yours sincerely,



Louise and Chris Stokes

IN ECM



MB and SK Pickup
34 Miller Road
Nannup 6275

17 July 2022

David Taylor
Shire of Nannup CEO
15 Adam Street
Nannup 6275

A handwritten signature in black ink, appearing to read "David Taylor".

Ref: Differential Rating Proposal. 2022/2023

David

Thank you for ensuring the documents were sent to us and also appreciate the time you allowed us to discuss the Shire's proposed GRV Ratings for 2022/23 in person.

Our rating is currently GRV general. The rates we pay make a reasonable contribution towards the ongoing maintenance and provision of works, service and facilities throughout the Shire.

This GRV General rating seems fair to us, as we do not receive amenities such as those supplied to residents in the town (we supply own water, sewage and must remove our own waste.)

Our land use has not changed since we built our home. In the 20 or so years we have lived in Nannup this property has been our home. Whilst we do run a B&B, however, the main use for the property is always as our home, and is large enough to accommodate visits from our 3 children and their families.

We have written approval from the Shire to operate a bed and breakfast in our home and to this end we pay an annual fee of ca \$150 to the Shire.

We would ask Council to reconsider the GRV Short Term rating for our property. We feel our rates in the future should fall under the GRV General rating.

Regards

Michael and Susan Pickup

A handwritten signature in black ink, appearing to read "Michael and Susan Pickup".



Nannup

Lavender Farm

4365 Graphite Rd

Nannup WA 6275

0428302370

10th July 2022

David Taylor

Chief Executive Officer

Adam St

Nannup WA 6275

SUBMISSION – 20022/23 DIFFERENTIAL RATES

Dear David

In response to the letter dated 29th of June, in regards to differential rates in which our property has been identified as GRV short term. We believe this is incorrect.

Our property is primarily agriculture. We have been growing lavender flowers on our property for commercial purposes since 1999. We manufacture products with our lavender and sell at markets, shops and online.

In the last 5 years we have also added pistachios, figs, pomegranates, lemons and olives.

Our campground is extremely small and very seasonal and earnings from this is minimal, and the chalet has never been rented. We do not believe that our property at 4365 Graphite Rd meets the criteria of land used for short term accommodation purposes.

Kind Regards



Heather Walford and Rob Marshall

Proprietors