



AGENDA

Council Meeting to be held
on Thursday 23 April 2009

Shire of Nannup

NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member,

The next Ordinary Meeting of the Shire of Nannup Council will be held on Thursday 23 April 2009 in the Council Chambers, Nannup commencing at 4.15 pm.

Schedule for 23 April 2009:

3.00pm	Ms Valerie Pretzel - Off Road Vehicle Feasibility Study
3.30 pm	Information Session
4.15 pm	Meeting commences
7.00 pm	Dinner

SHANE COLLIE
CHIEF EXECUTIVE OFFICER

A g e n d a

- 1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**
- 2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE
(previously approved)**

Cr Bird in an apology for today's meeting.

- 3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

The following questions and responses were from Council's March 2009 meeting where some questions were taken on notice. Not all of the content of the responses forwarded on questions is repeated, only that which is relevant to the question asked.

Mr G Happ

Q2. Question related to funding for main street drainage and paving, including ownership. Request for rebuild before it gets higher in relation to properties either side.

A2. This question is responded to in that Council is responsible for the Main Street five metres either side of the median line. This is inclusive of all drainage, kerbing, footpaths and any other associated works such as street bins and trees. Main Roads WA look after the middle section and when reseal works or major works are undertaken generally the two entities work together on funding and scope of works.

Council has been allocating funds to reserve recognising that the drainage and footpaths in the main street will require substantial work in the future. At 30 June 2009 that fund will have \$60,000 contained within which is still a long way from being able to fund a major upgrade. Whether Council chooses to allocate funds in the future to this area will be at its discretion and lobbying by raising the matter certainly draws the matter to Council member's attention.

Q3. Community Centre, Boiler needs attention as soon as possible. Additionally the entry to the Community Centre and football field surrounds required upgrade.

- A3. The second question was in relation to the Community Centre, specifically the heating of water and upgrade of the surrounds of the area. I can respond initially that the boiler for heating is presently being assessed and is likely to be replaced. It is well past the standards normally seen in modern facilities. Similarly you would be aware that Council is looking at upgrade works in some form to the Community and Recreation Centre and this would include the surrounds to the facilities. This may be a few years away and the planning process is presently underway.

Ms N Tang

QUESTION TO COUNCIL 26 MARCH 2009

BACKGROUND

In March 2008 a group of community representatives met with Barbara Dunnet and Margaret Bird to discuss the requirements, expectations and issues of Nannup residents in relation to mobile telephone coverage.

That meeting determined that there are numerous areas within the Shire of Nannup that have little to no mobile telephone coverage, primarily outside the town site.

The outcome was that a number of issues were brought to the attention of Shire CEO Shane Collie by way of a letter and a copy of the minutes of the meeting. In that letter, it was requested that a meeting be arranged with Ray Philips, Telstra Regional Manager, to inform him of the reasons why we need better coverage.

In August 2008 that meeting took place. Telstra indicated that they may be willing to construct additional towers within the Shire if funds (in the vicinity of \$200,000-\$400,000 per tower) are raised by the Shire (possibly in partnership with State and Federal Government bodies.) It was agreed at this meeting that Telstra would conduct a survey of the area to determine areas of low, poor and no coverage within the Shire.

ISSUES

Mobile coverage issues currently faced by residents of the Shire of Nannup include:

- Vehicle accidents and breakdowns requiring emergency and other assistance.
- Emergency management – agencies such as FESA frequently need to be able to communicate with a degree of confidentiality. An open radio channel does not allow for this.
- Remote operation of farm machinery from base stations - local farmers cannot take advantage of the latest advances in technology due to a lack of mobile coverage.
- Workers and volunteers on call or on stand by who live outside the Nannup town site cannot leave their homes while on call or stand by due to a lack of mobile coverage.
- Bush fire notifications - at a recent community meeting following the Balingup fires it came to light that many residents are isolated in relation to emergency notification, relying almost solely on land line telephones. There is little radio reception other than in cars and no mobile telephone coverage. The Victorian solution of using text messaging to phone users in areas of high bush fire danger cannot be used effectively in Nannup as we have insufficient coverage.

QUESTIONS

- What, if any response has been received from Telstra in regard to coverage within the Shire? Will the Shire follow up to obtain the promised information from Telstra?
- Is the Shire prepared to attempt to raise funds to try to improve safety and reduce risk for isolated residents of the Shire of Nannup?


Nancy Tang
Jalbaragup Resident
26 March 2009

A4 and A5. The questions were replied to by letter per below

Prior to the meeting I had been in touch with Mr Ray Philp, Telstra Regional Manager seeking to follow up on previous questions relating to mobile phone coverage along with other telecommunication matters. I am still at the present time seeking Mr Philp or a Telstra representative to come to Nannup and meet with Council representatives regarding this matter as I have not had the requested follow up from Telstra in respect to providing that and detailed coverage black spots within the Shire. Hence in response to your question, Council is still following up the issue of mobile coverage with Telstra and I will be pleased to keep you in touch with what information we find out.

Your second question related to whether Council is seeking to either fund telecommunications infrastructure or seeking to attempt to raise funds. A response to this is not at this point in time. Council may choose to do this in the future and presently a communications survey has been circulated to ascertain the desire for communication services upgrade and importantly the willingness to pay for it. It must be pointed out that telecommunications infrastructure is not a Council responsibility unless it chooses to allocate funds to what is essentially another level of Government responsibility.

4. PUBLIC QUESTION TIME

5. APPLICATIONS FOR LEAVE OF ABSENCE

6. PETITIONS/DEPUTATIONS/PRESENTATIONS

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

That the Minutes of the Ordinary Council Meeting of the Shire of Nannup held in Council Chambers on 26 March 2009 be confirmed as a true and correct record.

8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

9. REPORTS BY MEMBERS ATTENDING COMMITTEES

10. REPORTS OF OFFICERS

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11. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

0

(a) OFFICERS

(b) ELECTED MEMBERS

12. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Cr Boulter has submitted a Notice of Motion that is considered to be a confidential matter and has been distributed to Council members under separate cover.

13. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

14. CLOSURE OF MEETING

DEVELOPMENT

SERVICES

AGENDA NUMBER: 10.1
SUBJECT: Building Setback
LOCATION/ADDRESS: Lot 259 Sexton Way
NAME OF APPLICANT: Mr Phil Laird
FILE REFERENCE: A980
AUTHOR: Ewen Ross – Manager Development Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 8 April 2009

Attachment: Letter from Mr Laird dated 24/03/09.

BACKGROUND:

Mr Laird made an Application for Planning Approval dated 16 February 2009 to develop a furniture/cabinet making workshop with attached showroom wholesale/retail at Lot 259 Sexton Way. The application was in accordance with the LPS No 3 requirements and approval was issued, 24 February 2009.

Mr Laird has made a further Application for Planning Approval dated 24 March 2009 to alter the location of the shed which results in a reduced setback of 2.4 metres from the front boundary. Detail is as per the attachment.

The reason for this request is to provide a prominent covered trade display area and to enhance the visual effects of the shed to attract customers. Additional benefits are work flow for materials, increased use of premises to the rear of the shed and improved landscaping.

COMMENT:

The property is zoned "Industrial" under the Shire of Nannup LPS No.3. With regards to setbacks, section 4.13.6.2 requires "*Building Setbacks (a) Development shall be setback 6 metres from the primary street frontage and 3 metres from any secondary street frontage.*

It should also be noted that section 4.13.6.3 outlines uses within the setback as, "*Development Standards (a) On lots within the zone having an area of less than 4000m², land between the road reserve and the setback distance prescribed by the Scheme shall not be developed except for one or more of the following: (i) an*

access driveway, (ii) a parking area. (iii) loading and unloading of vehicles, (iv) a trade display; or (v) landscaping.

The location of a trade display within this area would be in keeping with the intent of the LPS No3.

Visual Amenity

By locating the shed and veranda within the setback area it does not affect neighbours as both have already built within the 6 metre setback and this proposal would be building to that same building line that exists. The applicant has confirmed that they will carry out landscaping to mitigate against any potential negative amenity issues that may arise.

The proposal has the potential to enhance the visual impact within the industrial area and is the officer's recommendation to support the setback reduction.

Variations

Within the LPS No 3 section 5.8.2 Discretion to Modify Setback Requirements allows for:

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

- (a) The proposed reduction will not adversely impact upon adjoining development (or the residents thereof) or prejudice the long-term coordinated development of the street.*
- (b) The local government is satisfied that adequate off-street parking is available at the side or rear of the proposed development and access to that parking can be obtained from the adjoining road carriageway.*
- (c) Traffic flow within the lot and on the adjoining road network will not be adversely affected.*
- (d) The design and proposed standard of finish of the proposed development is of sufficient quality to justify a reduction in setback requirements."*

Clause 9.4.3 (a) of LPS 3 states:

"... notice of the proposed use or development served on nearby owners and occupiers who, in the opinion of the local government, are likely to be affected by

the granting of planning approval stating that submissions may be made to the local government by a specified date being not less than 14 days from the day the notice is served”.

Pursuant to the above, a notice has been provided to adjacent owners and at the time of preparing this Report, no objection had been received.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

A Planning Application has been made and fee of \$123 received in accordance with the Planning and Development Act (Fees) Regulations 2006.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That should no objection be received to the setback variation from neighbouring lots, Council approve the reduced boundary setback of 2.4 metres for Lot 259 Sexton Way, in accordance to the LPS No3 section 5.8.2.

VOTING REQUIREMENTS:

**EWEN ROSS
MANAGER DEVELOPMENT SERVICES**

AGENDA NUMBER: 10.2
SUBJECT: Minutes of the Nannup Caravan Parks Advisory Committee
LOCATION/ADDRESS: Brockman Street and Riverbend Caravan Parks
NAME OF APPLICANT:
FILE REFERENCE: ASS21
AUTHOR: Ewen Ross - Manager Development Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 8 April 2009

- Attachments:
1. Minutes of the Nannup Caravan Parks Advisory Committee 7 April 2009. (Less lease Agreement).
 2. Agenda Item 10.2 November 2007.
 3. Agenda Item 10.2 March 2008.

BACKGROUND:

A meeting of the Nannup Caravan Parks Advisory Committee was held on 7th April 2009, minutes attached.

COMMENT:

There are four items requested by the committee for Council's consideration:

1. Riverbend Caravan Park concept plan and project brief for the Development Plan Guide Plan, together with authority to advertise for a project manager was approved November 2007 (Resolution 7822).

Officer Comment: For coordinated development of the Riverbend Caravan Park there is a need for a development plan. A contractor is to be engaged and \$7,000 from the funds assigned for lighting (3932 Caravan and Parks Camping Ground) is to be utilised. There is no requirement for any further Council resolution. The matter will be actioned as soon as practical.

2. Brockman Street Caravan Park Conceptual Development Plan was approved November 2007 (Resolution 7822) which provided for 12 new sites. At a later Council meeting in March 2008 the Development Concept Plan was amended and approved (Resolution 7906) which provided for 25 new sites.

Officer Comment: For coordinated development of the Brockman Street Caravan Park the provision of a project manager to implement "Conceptual Development Plan" is considered essential as such development would appear to be beyond the capacity of the Visitor Centre as managers of the facility. Additionally the funding implications appear to be underestimated as the \$33,505 (\$17,505 Council and Visitor Centre \$16,000) would not achieve an expansion of 25 additional sites.

3. Location of dump point in the Foreshore Park area within the railway reserve adjacent to new Foreshore Toilets and track from the end of Brockman Street and Blackwood Terrace.

Officer Comment: This appears to be a cost effective location with regards to access to deep sewerage, traffic flows and out of the Brockman Street/Townsite area. Comment from the Foreshore Park Advisory Committee and Streetscape Advisory Committee would be appropriate.

The following issue have however been identified with the proposed location:

- The location within the railway reserve would require the approval of the lessor (WA Government Railways which may or may not be given).
- The provision of ring road access needs to be costed and considered as expenditure associated with the dump point.
- Management and maintenance issues require confirmation.
- Provision of water (including connection and ongoing costs) need to be considered.

An alternative site is adjacent to the turn around between the Caravan Park and arboretum. The dump point would be within the caravan park however the access off Brockman Street and turning circle would need to be considered.

Again funding consideration is an issue as it appears that the budget amount for this matter is too low. When the issues identified above are addressed this recommendation from the committee will be put to Council.

4. The current toilet block to the foreshore end of the caravan park and the Riverbend ablution block are demolished on commissioning of the new ablution/toilet blocks.

Officer Comment: Supported.

STATUTORY ENVIRONMENT:

The committee is established under the powers of the Local Government Act 1995 and any appointments to the committee are to be in accordance with this Act.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

1. Riversbend, allocation of \$7,000 to employ a contractor to provide the Development Plan.
2. Brockman Street Caravan Park as the resolution has been past to develop 25 sites rough order of costs will be:

Employment of a project officer:	\$1,000
Prepare project brief:	\$1,000
Prepare cost estimates:	\$1,000
Layout/survey:	\$5,000
Ground works – Roding, Drainage, (Entire site Areas)	\$50,000
Electrical – Connection, Distribution, Power stands, lighting	\$20,000
Water reticulation, fire fighting	\$10,000
Landscaping, marking sites	\$15,000
Project manager (6 months)	\$40,000
Tree removal or trimming	\$10,000
Misc (Signage, insurances, fees)	\$5,000

Total \$158,000

3. Dump point, installation \$2,500 (dump-ezy provided free), roading subject for need of survey and bring to acceptable standard estimate \$20,000.
4. Demolishing Brockman Caravan Park wooden public toilets and Riverbend ablution block estimate \$10,000.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

1. That Council list for budget consideration 2009/10 an amount for the development of 25 sites in the Brockman Street Caravan Park (inclusive of an estimated carried forward amount of \$33,505 from 2008/09) in accordance with the Development Plan (dated 5 March 2008).
2. The Council endorse the demolition of the current toilet block to the foreshore end of the Brockman Street Caravan Park and the Riversbend ablution block on commissioning of the new ablution/toilet blocks.

VOTING REQUIREMENTS:

**EWEN ROSS
MANAGER DEVELOPMENT SERVICES**

AGENDA NUMBER: 10.3
SUBJECT: Application for Subdivision WAPC 139347
LOCATION/ADDRESS: Lot 9823 Vasse Highway (Sexton Way)Nannup
NAME OF APPLICANT: TME on behalf of Mr. Peter Archdall
FILE REFERENCE: A 188
AUTHOR: Rob Paull - Planning Consultant.
DISCLOSURE OF INTEREST:
DATE OF REPORT: 14 April 2009

Attachments: 1. Location and Zoning Plan.
 2. Plan of Subdivision.
 3. Development Concept # 1.
 4. Development Concept # 2.

BACKGROUND:

The Western Australian Planning Commission ('WAPC') has referred an application for subdivision for six (6) lots - comprising five (5) lots for industrial purposes (2000m² each lot) and balance of title (22.011ha). The Subject Land is in two zones:

- Agriculture zone; and
- Industry zone.

The boundary between the two zones indicates that the Agriculture zoned portion has the potential for 'special rural' development.

As part of the initial assessment undertaken by the Shire, it was concluded that the proposed subdivision is somewhat isolated from the remainder of the land and that direct access for the five (5) lots is sought from Sexton Way.

Under Schedule 14 of the Shire of Nannup Local Planning Scheme No. 3 ('Scheme'), it is open for the Council to seek a Development Guide Plan (DGP) in order to provide direction in relation to design, siting, specific matters that need to be addressed in relation to both the development and use of the whole land. However, in an attempt to advise and recommend a direction to Council concerning the Application for Subdivision and as to whether the Application should or not be supported, the Applicant was requested to provide a 'concept plan' that indicated how the five (5) lots relate to an overall subdivision and development potential for the whole land.

COMMENT:

In response to the request by the Shire for further information, the planning consultant for the Applicant advised as follows:

“We have prepared two (2) design concept options for a site located at Lot 9823 Vasse Highway, Nannup that also has frontage to Sexton Way and is currently the subject of a Subdivision application. A review of the Local Planning Strategy found that there is an opportunity on the subject land for a minor expansion to the industrial zone; as such the concept plan shows a minor extension of five (5) industrial lots to the existing industry zone. A row of composite lots has been proposed in line with Council’s comments.

Each composite lot comprises of industry and rural residential uses. All composite Industry / Rural Residential Lots have dual road frontages, respectively. The composite lots also act as a break between industry and special rural development.

We note that the Local Planning Strategy identifies land in the Special Rural Policy Area as being considered suitable for further investigation for rural residential development. The subject land is located in close proximity to the School and Township of Nannup. In addition, the site is almost completely cleared of vegetation and as a consequence has a low bushfire risk, as well as limited environmental impacts. For these reasons a smaller lot size is proposed.

Access to the Industrial lots and Industrial portion of the composite lots is proposed off Sexton Way. Access to the Special Rural lots is proposed from the Vasse Highway. We note that consultation will be required with Main Roads. It should however be noted that the existing access to the Vasse Highway illegally traverses the reserve and is located in an unsafe location along the Vasse Highway. It would be proposed that the existing access be relocated”.

The planning consultant for the landowner has provided two conceptual plans (note Attachment 3 and 4) which indicate that the potential for further development. It is not the intention for Council to ‘endorse’ or even comment on the ‘conceptual’ plans – rather they simply demonstrate the ability to cater for further subdivision and development of the whole of the land. Importantly, both concept plans show potential road access along the northern boundary of proposed lot 2 and the southern boundary of proposed lot 6.

In response, it is clear that the proposed five (5) lots can be considered without impacting upon the future development potential for the remainder of the land.

Roads/kerbing

Council is advised to seek as a condition of any WAPC subdivision Approval, curb and channelling of Sexton Way where the proposed lots are located. In addition, truncation of lots 1 and 5 should be sought to cater for future road development.

Crossovers

A condition is to be imposed to require the developer to construct a crossover to all new lots to the satisfaction of the local government.

Footpaths

No footpaths are currently provided within the Sexton Road subdivision.

Public Open Space

Industrial subdivision is not required to provide for public open space.

Services

Scheme water, electricity and telephone will be required to be provided to all the lots and the servicing requirements will be assessed by other government agencies during the referral process. The Shire understands that no sewer is available to the land. This will have implications for the use of the land for industrial purposes and the need for 'dry lot' industrial uses.

'Dry Lot' development.

The Applicant has made reference in the Application that the proposed lot size of 2000m² is acceptable for 'dry' industrial development. It should be noted that 'dry lot' industrial uses relate to those industrial uses that do result in significant water use.

The applicant has not advised as to the mechanism proposed to achieve 'dry lot' only industrial uses when such uses ordinarily don't require 'use' consent under the Scheme. It would appear that the only means open for the Council would be legal agreement whereby Council can control the type of industrial use. Any such agreement must be at the cost of the developer.

STATUTORY ENVIRONMENT:

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

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council in relation to the Subdivision referral of Subdivision Application WAPC No.139347 resolve to advise the WAPC that:

- A. From the additional information provided by the Applicant in the form of two (2) concept plans, Council is satisfied that a 'Development Guide Plan' pursuant to Schedule 14 of the Shire of Nannup Local Planning Scheme No. 3 ('Scheme') is not required in this instance.
- B. No objection is offered in relation to the WAPC approving Subdivision Application No.139347, subject to the inclusion of the following conditions.
 - 1. The developer entering into a legal agreement with the Shire in relation to acceptable and practical provisions for 'dry' industrial use and development along with necessary legal mechanisms on the title to make land owners aware of the legal agreement. All cost associated with the legal agreement, including Council costs shall be borne by the developer.
 - 2. The developer to construct crossovers to all new lots to the satisfaction of the Shire of Nannup. Details to be submitted with engineering drawings and approved by the Shire of Nannup, prior to commencement of any works.
 - 3. Proposed lot 1 and lot 5 being truncated to the standard truncation of 8.5 metres in anticipation of a future road being developed along side both lots.
 - 4. Satisfactory arrangements being made with the Shire of Nannup for the upgrading of Sexton Way prior to the issue of clearance(s). In this regard, the upgrading will involve curb and channelling along with a contribution to the overall upgrading of Sexton Way to the requirements of the Shire of Nannup. Details to be submitted with engineering drawings and approved by the Shire of Nannup, prior to commencement of any works.
 - 5. The land being graded and stabilised at the subdivider's cost to the satisfaction of the Shire of Nannup. Details to be submitted with engineering drawings and approved by the Shire of Nannup, prior to commencement of any works.
 - 6. The developer is to design and construct the subdivision, taking into consideration the standards adopted by servicing authorities to guide the provision of services in common / shared trenches to the satisfaction of the Shire of Nannup.
 - 7. Uniform fencing being provided along the boundaries of all lots and being constructed by the subdivider to the specifications and

satisfaction of the Shire of Nannup. Details to be submitted with engineering drawings for approval.

8. The land being connected to the drainage system at the subdivider's cost along with a contribution to the cost of an upgrade of the system to the satisfaction of the Shire of Nannup. Details to be submitted with engineering drawings and approved by the Shire of Nannup prior to commencement of any works.

VOTING REQUIREMENTS:

**ROB PAULL
PLANNING CONSULTANT**

AGENDA NUMBER: 10.4
SUBJECT: Request to adopt draft Amendment No. 3 to Town Planning Scheme No. 3 for Final Approval
LOCATION/ADDRESS: Lot 74 East Nannup Road Nannup
NAME OF APPLICANT: Land inSights on behalf of Fast Sands Pty Ltd (Nannup Valley Resort)
FILE REFERENCE: A 1041
AUTHOR: Rob Paull - Planning Consultant.
DISCLOSURE OF INTEREST:
DATE OF REPORT: 7 April 2009

Attachments:

1. Location and Zoning Plan.
2. Draft Amendment No. 3 to Town Planning Scheme No. 3 including draft Development Guide Plan (as advertised).
3. Draft Development Guide Plan (Revised).
4. Schedule of Submissions.
5. Recommended Modifications to draft Amendment No. 3 to Town Planning Scheme No. 3.
6. Recommended Modifications to draft Development Guide Plan.

PURPOSE:

The purpose of this report is to:

- Update Council on the key events since Council last considered the scheme amendment request;
- Formally advise Council of the results of the public advertising of the scheme amendment;
- Consider key issues; and
- Consider whether or not Council wishes to support final approval of draft Scheme Amendment No. 3 with or without modifications.

BACKGROUND:

1. The Proposal

The proponent seeks Council's support to rezone Lot 74 East Nannup Road Nannup from 'Agriculture' to 'Special Use' to facilitate additional Tourist Accommodation and related uses. The following additional use and development was identified in the Amendment and on a draft Development Guide Plan comprising advertised for public comment with the Amendment:

- Enlarging the existing Chalets (to 3 bedrooms).
- Constructing a new restaurant.

- 9 additional Chalets in the southern area of the site (3 bed chalets)
- Day Spa building (no bedrooms).
- A combined Manager's residence and office administration building (two storey).

Recreational facilities including tennis court, pool, barn, boat shed, jetty and golfing facilities.

A revised Development Guide Plan has been submitted (after advertising) reflecting the following:

- Enlarging the existing Chalets (to 3 bedrooms).
- Constructing a new restaurant.
- 23 additional 'spa suites' (single beds).
- A combined Manager's residence and office administration building (two storeys).

Recreational facilities including tennis court, pool, barn, boat shed and jetty. No development is proposed within the southern (undeveloped) area of the Site

2. Subject land and Nearby Land Details

Presently the property contains the following improvements:

- Single Dwelling.
- 4 Chalets.
- Convention Centre (Guest Function Facility).
- Accommodation Building consisting of 3 self contained units.

The topography of the site consists of steeply sloping land running from the south-west corner of the site to the north-east boundary. The highest point is situated at the south-west corner of the site (240m AHD). The land slopes towards the north-east boundary of the site to form a valley roughly where the lake is located (125m AHD). The land then rises steeply through to the plantation north of the site. Development is concentrated on the southern side of the lake within the valley.

The site consists of a lake which enters the property from the north-west corner and extends in a south-east direction. The lake has existed for a number of years and has been formed through the damming of a creekline (Long Gully) which is a tributary of the Blackwood River.

A majority of the development on the site is concentrated around the lake, including the restaurant and lodge, recreation buildings and facilities, chalets and spa suites.

Approximately half of the site is covered in remnant vegetation. A large majority of the vegetation exists in the centre of the property. A small amount of fringing vegetation also exists along the banks of the lake. Vegetation on the site mainly consists of marri, jarrah, blackbutt, wandoo and peppermint trees.

Surrounding properties are used for rural purposes. There is a property abutting the western boundary of the site that is currently used for cattle raising and agistment, with land to the south is used as a dairy farm. A plantation exists to the north on the opposite side of East Nannup Road which is managed by the Forest Products Commission. A significant proportion of the plantation directly across the road from the site was felled in the last year.

3. Local Statutory and Policy Framework

The principle 'strategic' document in support of the proposed rezoning of the subject land is the Local Planning Strategy. The relationship between the Local Planning Strategy and the Nannup Townsite Strategy is outlined in the Local Planning Strategy as such:

"In addition to the recommendations of the Townsite Strategy, Council, via this Local Planning Strategy, has adopted a philosophy of encouraging infill and consolidation of the townsite strategy area instead of identifying additional land for settlement outside of these areas."

The Local Planning Strategy has identified that tourist development has provided for the economic development of the Shire and contributed to population growth. The Local Planning Strategy has also noted opportunities exist for nature based tourism within the Shire.

The subject land is located within Rural Planning Precinct NR53 of the LPS, where:

"Consider proposals for tourism development as a means of rural diversification subject to avoidance of conflict with existing agricultural land uses".

The primary policy within the Local Planning Strategy is found at Section 17: 'Local Planning Policy Framework – Tourism'. The following objectives are stated for tourism at Section 17 of the LPS:

"Ensure that tourism/recreation use and development in the Shire is managed, located, designed and sited in a manner which protects and enhances the special environmental and landscape characteristics of the area."

Encourage tourism and recreation uses that:

- *are located, sited, managed and designed in a manner which protects and enhances the special environmental and landscape characteristics of the district;*
- *minimise adverse impacts on the amenity of local residents;*
- *relate to their immediate environment;*
- *have an appropriate standard of public road access;*
- *enhance the predominantly rural character of the Shire; and*
- *recognises the intrinsic value of existing natural vegetation and its value as a refuge or habitat for wildlife.”*

The policy statement within the Local Planning Strategy in relation to tourism development also notes that chalet (holiday cottage) developments that propose more than five chalets will require rezoning to ‘Special Use’ to facilitate the proposal, and also contains a number of considerations with which any such proposal should be consistent.

The Local Planning Strategy defines the term ‘Major Tourist Facilities’ as follows:

“Major tourist facilities provide leisure and recreation facilities which occupy a site of more than 2 hectares or which provide for more than 50 visitors at any one time”.

The Local Planning Strategy states that major tourist facilities should be located;

- *“within or adjoining Nannup Townsite on sites which can provide convenient access to a full range of retail, community and other support services; or*
- *in rural areas on sites where the proposed facility will be ancillary to an agricultural activity being carried out on the land;*
- *on sites where the facility can be accommodated without causing any adverse effects on the character and amenity of adjoining and nearby areas; and*
- *on a site that is connected to reticulated sewerage or is large enough to enable all wastewater to be adequately treated and retained within the boundaries of the lot.*
- *In the Agricultural, Agriculture Priority 1, Agriculture Priority 2, Cluster Farming and Coastal Landscape zones only where the use will:*
 - *be located to avoid potential conflict with normal farming operations o adjoining or other nearby properties;*
 - *be on sites that are at least 2 hectares or otherwise large enough to provide effective visual screening and buffering of the proposed use from adjoining land and maintain the overall character of the area; and*
 - *not contribute to a concentration of similar land use activities that would alter the established character of the surrounding area or detract from its amenity.*

- *Where the development of a major tourist facility is proposed on land outside of the Nannup Townsite a rezoning to the Special Use Zone will be required prior to development commencing. Within the townsite, the need for rezoning of the land will be determined by the permissibility of the proposed uses within the existing zoning of the land.*
- *Development shall be connected to a system suitable for treating the anticipated volume of effluent on-site. In the absence of a reticulated sewerage system being available the need for alternative treatment units will be considered”.*

In discussions with Staff, the Proponent's planning and fire Management consultants were advised to consider significant modifications the Amendment, Development Guide Plan and the Fire Management Plan to ensure that both fire protection and limitations on adjoining rural properties were significantly improved. The (revised) draft Development Guide Plan is as a result of these discussions.

4. Development Guide Plan

LPS3 includes at Schedule 14, specific requirements for the preparation of Development Guide Plans. The DGP process is to be run concurrently with this amendment as a component of amending documentation.

The issues identified by Schedule 14 have been addressed in the DGP and amending documentation where relevant. The proponent has provided a DGP that has been modified since advertising and includes Planning Notations and amendments to reflect the issues raised by the DEC.

As the DGP requirements identified in Schedule 14 cover a variety of possibilities for the requirements of Development Guide Plan, those items not relevant (such as the provision of community services) have not been addressed. In addition, recognition is given to the further process of detailed information requirements at the development application stage.

5. Remnant Vegetation

Remnant vegetation on the subject land has been subject to previous disturbance, particularly in the areas adjacent to the proposed chalet locations. This has been a determining factor in the location of the proposed chalets. Although the removal of vegetation for the chalets in the southern portion of the site was not a significant issue, the provision of access and the steep slope to get to the chalets would have resulted in significant removal of vegetation. The revised plan will require the removal and trimming of vegetation, it is nowhere as significant as that indicated in the original proposal. It should be noted that some further impact at the fringes of this vegetation will be required to establish to building and hazard reduction zones about proposed chalets.

6. Access

Access to the subject land is from East Nannup Road – a sealed road that is generally in good condition. No other access is available to the subject site.

7. Warren-Blackwood Rural Strategy

The Warren Blackwood Rural Strategy (WBRS) was developed as a collaborative overarching approach to strategic planning for the Warren Blackwood region, with many of those outcomes embodied within LPS 3. The WBRS does make some observations from a strategic perspective that are of relevance to the future development of the subject land, and the place of the proposed Special Use zoning within the general objectives for the region.

The WBRS summarises the outcomes of the WBRS, and in this summary of major findings and recommendations, identifies the following for the development of tourism relevant to this proposal:

- Up to five chalets may be appropriate within the agricultural zone, however further development requires rezoning;
- Formal planning consent should be required for all tourism development;
- Tourism development should not constrain normal agricultural use on adjoining land; and
- Tourism developments should not conflict with the management objectives of CALM (DEC).

The WBRS also identifies the importance of the protection of agricultural land, to which end areas of land strategically important for agricultural purposes have been identified. The subject land is not identified as 'significant agricultural land' in the WBRS, as suitable for perennial horticulture, or as 'versatile agricultural land' in the agricultural quality mapping of the WBRS.

The majority of the subject land appears to be within the 'Priority Agriculture' designation of Planning Unit BR2 of the WBRS. The scale of the WBRS mapping is 'awkward', but it would seem that the portion fronting East Nannup Road is also within the 'Agriculture' designation. Low-key tourism is identified as a 'primary use' in 'Agriculture' and a secondary use in 'Priority Agriculture'. It should be noted that adjoining land to the south and east are clearly "Priority Agriculture".

It should be noted that the subject land has not been given the 'Priority Agriculture' designation under the Planning Scheme (where it is zoned 'Agriculture'). Adjoining land to the south and east however is zoned 'Agriculture Priority 2' under the LPS 3.

With respect to the above, the recommended Amendment:

- proposes specific controls over the future development of the subject land, essentially prohibiting development for non 'rural' purposes where it abuts "Agriculture Priority 2' on the southern portion of the subject land;
- will require formal planning consent for any future development (although this needs to be clarified in modification to the Amendment);
- is not anticipated to conflict issues in terms of agricultural activities provided development reflects the revised Development Guide Plan; and
- will require a fire management regime to the requirements of the Shire and satisfaction of FESA.

8. WA Tourism Taskforce Report

A Ministerial Taskforce reporting to the (then) Hon. Minister for Planning and Infrastructure investigated issues relating to tourism planning and the use of strata title in tourism developments.

This 'Tourism Planning Taskforce Report' (TPTR) identified several key findings for the development of tourism projects and the use of strata title, which have been recognised in the Proposal and the proposed zoning of the subject land. Associated with the TPTR an 'Attributes of Success for Strata Titled Tourism' (ASSTT) was produced.

Should Council support the revised Amendment, these elements will need to be incorporated within the Amendment.

9. WAPC Planning Bulletin 83 – Planning for Tourism

Planning Bulletin No. 83 (PB83) sets out the WAPC's interim position to implement the recommendations of the Tourism Planning Taskforce Reports. PB83 is to be used as an interim guide for local government and the WAPC pending the preparation of a State Planning Policy address this issue. Many of the recommendations of the Tourism Planning Taskforce are specific to the development of local government and WAPC policies and strategy however there is also recognition of the use of strata schemes to finance tourism developments, and that this should be qualified by requirements for integrated development and management. PB83 provides that strata subdivision of tourism developments should be subject to consideration of whether the proposal will:

- Facilitate the development of a sustainable tourism facility;
- Provide for current and future tourism demand;
- Accommodate the necessary services, management and support facilities without compromising the character, development flexibility or tourism amenity of the site.

Should Council support the revised Amendment, these elements will need to be incorporated within the Amendment as relevant.

10. Council Resolutions, EPA Environmental Clearance and WAPC Consent to Advertise

In 2005, the proponent sought an Amendment to Town Planning Scheme No. 1 requesting the subject land be zoned to allow tourist use/development. At the Ordinary Shire Council meeting on June 2005, Council resolved to initiate an amendment to the then relevant and now superseded Town Planning Scheme No. 1, subject to the preparation of formal documentation. However the amendment did not progress past the initiation stage. Council at its Meeting held on 28 February 2008 resolved as follows:

- 1. That Council initiate an amendment # 3 to Local Planning Scheme # 3 for rezoning of Lot 74 East Nannup Road Nannup from 'Agriculture' to 'Special Use' zone.*
- 2. That Council request the proponent to prepare amendment documents prior to Council considering the amendment for formal adoption.*

The fee has been paid and the advertising process undertaken.

11. Consultation and Submissions

The Shire sought public comment on draft Scheme Amendment No. 3 for 42 days and met the requirements of the WAPC including writing to adjoining/nearby neighbours, seeking the advice of relevant agencies, placing a sign on-subject land, placing a public notice in the Nannup-Bridgetown Times and details being available for public inspection at local public libraries and at Shire's Customer Service Centre in Nannup.

Seven (7) submissions were received on draft Scheme Amendment No. 3 during the advertising period and these are summarised in the Schedule of Submissions (note Attachment 4), along with a recommended action. Copies of all submissions are available to Councillors on request.

Two (2) submissions were received from landowners/individuals with four (4) submissions from State Government departments and one from the Shire's Fire Management Officer. The following summarises the submissions:

- Two (2) submissions made comment on draft Scheme Amendment No. 3 without modification;
- five (5) submissions either opposed or sought modifications to draft Scheme Amendment No. 3.

The issues raised in the submissions can either be addressed in modifications to draft Scheme Amendment No. 3 or are dealt with in the existing provisions.

It should be noted that the revised draft Development Guide Plan addresses many of the issues raised by submitters, in particular, fire management, agricultural setbacks and vegetation removal.

12. Fire Risk Assessment

In relation to fire risk, a draft Fire Management Plan (FMP) accompanied the Amendment Report. The draft FMP was not supported by FESA or the Shire's Fire Management Officer due to the extreme fire risk of the locality and the slope of the land where access was required to reach the proposed chalets of the 'original' Development Guide Plan. As noted, the proponent has provided a revised Development Guide Plan addresses fire management, however this would need to be considered in light of a further revised Fire Management Plan, should Council adopt the Amendment for final Approval in the recommended modified form.

To ensure protection from possible fire risk, the Shire has recommended chalet buildings be to a higher standard (level 2) than may ordinarily be required and also, the provision of hydrants to the chalets. This would have the affect of being 'retrospective' as the revised Development Guide Plan includes the existing chalets with 'clusters' of old and new chalets. In this regard, the Shire has recommended that following provisions be inserted into the Amendment:

- *Preparation and implementation of a fire management plan (prepared to the requirements of FESA and DEC) which amongst other things, identifies fire risk and proposes appropriate mitigation while recognising the objective to minimise clearing of quality vegetation.*
- *Fire hydrant outlet is to be located centrally within each cluster of chalets. Hydrants are to have a minimum flow of 600litres /minute and fire fighting water supply is to be 250,000litres.*
- *All chalets shall be designed and constructed in accordance with the requirements of Standards Australia AS3959-1999 "Construction of Buildings in Bush Fire Prone Areas" (Level 2) construction standards. Should the revised AS3959-2009 standard require a higher degree of construction, the revised AS3959-2009 shall prevail.*

13. Suggested changes to the draft Scheme Amendment Provisions

From the submissions received and the assessment by the Shire, modifications to Amendment No. 3 are considered necessary.

The significant modifications relate to deletion from the Development Guide Plan advertised with the Amendment, development of southern half of the property. In this regard, a comparison with the ‘advertised’ Development Guide Plan and the ‘revised Development Guide Plan, the Proponent’s planning consultant has advised as follows:

‘advertised’ Development Guide Plan	‘revised Development Guide Plan
<ul style="list-style-type: none"> • 4 existing chalets – 8 bedrooms (2 bedrooms in each chalet). • 9 new chalets – 18 bedrooms • Existing 3 chalets (‘spa suites’) – 3 bedrooms (1 bedroom in each unit). • Existing house – 3 bedrooms. • Manager accommodation – 2 bedrooms 	<ul style="list-style-type: none"> • 4 existing chalets – 8 bedrooms (2 bedrooms in each chalet). • Existing 3 chalets (‘spa suites’) – 3 bedrooms (1 bedroom in each unit). • 16 new single bedroom chalets (‘spa suites’) (16 bedrooms). • 7 new single bedroom chalets (‘spa suites’) attached to the existing restaurant. • Existing house (3 bedrooms) modified to be a 3 bedroom chalet. • Manager accommodation – 2 bedrooms
Total – 34 bedrooms	Total – 39 bedrooms

One area that will need to be clarified is the setback of buildings to boundaries. Under the existing provisions of the Agriculture zone, a minimum setback of 20 metres applies. The ‘existing house’ (identified on the revised Development Guide Plan as ‘Existing Deluxe Chalet Building’ - on the western boundary) is in fact the existing house. This appears to be located about 20 metres from the boundary. Whilst no objection is seen for the conversion of house to a chalet, the setback of 20 metres should be applied as a standard which reflects the setback requirements of the existing zone. It should be noted however, that a setback to the Pine Plantation should be to the requirements of the DEC and FESA.

A ‘caretaker’s dwelling’ is no longer shown on the revised Development Guide Plan. The only reference to such accommodation is the “*Reception/Administration and Manager’s Accommodation*”. To avoid confusion, the Amendment should indicate that the ‘caretakers dwelling is associated with the Manager’s Accommodation”. In addition, given the extensive modifications to the Development Guide Plan and the submissions received, it is appropriate to have the Council assessment of all permitted uses. In this regard, the following notation in the Amendment is recommended:

All ‘permitted land uses’ shall be deemed to be ‘D’ uses pursuant to the Scheme.

It is noted that the advertised and revised Development Guide Plan refer to an extended dam/lake on the property. This has obvious aesthetic values for the development but also has fire fighting benefits too. However, there could be some issue in that the water source is essentially shared with the adjoining land (lot 73). In this regard, planning assessment should be sought for any such works. In addition, prior to any buildings or works on the Subject Land it is appropriate that a landscape assessment be prepared in relation to the view from adjoining Lot 74 and from East Nannup Road.

To ensure that the above matters are addressed, they should be included as provisions on the Development Guide Plan.

14. Suggested changes to the draft Scheme Amendment Report

It is necessary for draft Scheme Amendment No. 3 Report to be modified to provide for some minor formatting changes, administrative “tidy ups”, fire management as discussed in this Report.

15. Next Steps

Should Council agree to support final approval of draft Scheme Amendment No. 3 with or without modifications, Scheme Amendment No. 3 is then referred to the WAPC. The WAPC then makes its assessment and provides a recommendation to the Minister for Planning who makes the final decision on whether or not to grant final approval. If the Minister grants final approval, the Scheme Amendment No. 3 will, in time, be gazetted.

16. Conclusion

The revised Development Guide Plan appears to have addressed many of the concerns raised in relation to fire protection and impacts on adjoining and nearby rural land on the bases that the rear area does not include chalets.

The Proponent’s Consultant has commented on the issue of the revised Development Guide Plan as follows:

“I also implore you to keep in mind that the plan was amended by the request of the Shire who asked for all development in the southern half of the property to be removed and it was agreed that another option would be to relocate these chalets amongst the existing development. The current plan reflects the Shire’s wishes, while also aiming to retain a similar number of bedrooms/density as the previous plan”.

The planning consultant also advised that the revised Development Guide Plan proposes 39 bedrooms, which are 5 more bedrooms than that proposed in the previous plan. The Proponent does not consider this to be a substantial increase.

It should be noted that at no stage did the Shire 'request' any modification to neither the Amendment nor the Development Guide Plan. The Shire simply provided the opportunity for the Proponent to revise the proposal based on the submissions and the reality that the proposal in the form sought was unlikely to be supported. The design of the Development Guide Plan is totally that of the Proponent and has not been 'requested' by the Shire.

The revised Development Guide Plan has removed what Staff considers to be the most significant of issue – being the development of the steep southern portion of the site. If this had not been undertaken, it is likely that the Amendment would not have been supported or at the very least, significantly modified. In response, the development concept now occurs in the 'front' section of the site and is more 'clustered'.

It is recommended that Council support final approval to Amendment No. 3 to LPS 3 subject to modifications to draft Scheme Amendment No. 3 provisions as set out in this Report and included in Attachment 5.

STATUTORY ENVIRONMENT:

Planning and Development Act 2005, Town Planning Regulations 1967 (as amended), LPS 3.

POLICY / STRATEGIC IMPLICATIONS:

The subject land is located within Rural Planning Precinct NR3 of the LPS, where tourism is to be encouraged as a means of rural diversification, subject to addressing land use conflict issues.

However, the Amendment establishes some issues of density that need to be addressed in the longer term. The Local Planning Strategy states that:

- *The minimum number of chalets permitted to be developed at a site shall be two (2);*
- *Chalet developments in excess of five (5) units will require rezoning to the Special Use Zone;*

The Local Planning Strategy's direction is useful, however it is limited in that it doesn't address density or yield in relation to chalet development.

For example, the Shire of Busselton through its 'Rural tourist Accommodation Policy' generally seeks one chalet per 3 ha on rural areas to a maximum of 10 chalets. On land defined for rural/tourism, the ratio is the same but the site opportunities /constraints generally determines the yield.

The yield sought for this Amendment is 30 chalets and with a site area of 22.6 ha, results in one chalet per 0.75 ha. However, it should be noted that 26 of the 30 chalets are intended to be single bedroom. In this regard, a limit on the number of bedrooms is recommended in this instance.

As with Amendment 4 (which was considered by Council in January 2009), it is not suggested that the Amendment be modified or deferred to address the yield/ratio of chalets per ha., as this Amendment was initiated by Council some time ago. However, it would be appropriate for Council to consider investigating the establishment of a 'rural/tourist' policy (possibly a modification to the Local Planning Strategy that addresses the above matters).

SUSTAINABILITY IMPLICATIONS:

Environmental

A range of environmental issues have been considered at the draft Amendment stage and will be considered in greater detail at the development application and potentially, at strata-subdivision stages by relevant agencies and the Council.

Economic

Adoption of the Amendment could result in opportunities for additional low-key tourist development which can assist in providing economic benefits to the local economy.

Social

The proposal will provide additional recreational opportunities for tourists and possibly, locals.

FINANCIAL IMPLICATIONS: None anticipated.

VOTING REQUIREMENTS: SIMPLE MAJORITY

RECOMMENDATION:

That Council resolve to:

1. Support final approval to Scheme Amendment No. 3 to the Shire of Nannup Local Planning Scheme No. 3 ('LPS 3') to amend LPS 3 by rezoning Lot 74 East Nannup Road Nannup from 'Agriculture' to 'Special Use' zone to facilitate to facilitate tourism development (via an approved Development Guide Plan).

2. Endorse the 'Council Comments' section in the Schedule of Submissions as outlined in Attachment 4.
3. Require the modifications to Scheme Amendment No. 3 provisions as set out in Attachment 5.
4. Require the modifications to the Development Guide Plan as set out in Attachment 6.
5. Request the Western Australian Planning Commission support and the Minister for Planning grant final approval to Scheme Amendment No. 3 to LPS 3, with the modifications set out in Resolution 3. (above).

VOTING REQUIREMENTS:

**ROB PAULL
PLANNING CONSULTANT**

AGENDA NUMBER: 10.5
SUBJECT: Adoption of Draft Local Planning Policy Cut and Fill/Retaining Walls
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: TPL10
AUTHOR: Rob Paull - Planning Consultant
DISCLOSURE OF INTEREST: Nil
DATE OF REPORT: 9 April 2009

Attachments: 1. Schedule of Submissions.
 2. Draft Local Planning Policy – Cut and Fill/Retaining
 Walls (revised).

BACKGROUND:

Council resolved to advertise draft Local Planning Policy – Cut and Fill/Retaining Wall ('draft Local Planning Policy') at its February 2009 Council meeting. The draft Local Planning Policy was formulated to provide a set of guiding principles for landowners, developers and Shire staff in respect to where 'cut and fill' of residential land in the Shire is sought and specifically, where retaining walls and the like are proposed.

COMMENT:

Council has not previously had any policy in place in respect of this type of development. This was evident when Council considered an application for a retaining wall at Lot 106 Hitchcock Drive, Nannup ('Hines Subdivision') at the meeting of March 2009. Council considered matters such as material type and colour before issue Planning Approval. Consideration of this Application has been useful in finalising the draft Local Planning Policy that is before Council.

The draft Local Planning Policy seeks to ensure assessment for cut and fill and retaining walls proposals for residential land within the Shire, as similar issues to those currently experienced could apply to other land.

The draft Local Planning Policy was advertised for 21 day (and a copy placed on the Shire's Website) and one submission was received. Attachment 1 provides the Schedule of submissions.

Essentially, it is recommended that the draft Local Planning Policy be modified to reflect the suggestion in the Submission that a 'ratio of slope' rather than a 'percentage' be used. In addition, the draft Policy has been further modified to be consistent with the Council determination for the retaining wall over Lot 106 by:

- referring to a preferred colour chart; and

- requiring that where Approval is issued, the land owner be required to being satisfied that the proposed wall and drainage is totally with the respective lot.

A further modification requiring a 'clean' finish to any retaining wall has been included. The modifications recommended are shown in the draft Local Planning Policy (Attachment 2) as bold (underlined).

Conclusions

The Local Planning Policy will enable Council to exercise control over cut and fill as well as retaining walls within the Shire. The modification recommended by the Submitter is considered reasonable and the Council decision of Lot 106 Hitchcock Drive has provided guidance to Staff.

STATUTORY ENVIRONMENT:

The Shire of Nannup Local Planning Scheme No.3 provides a statutory framework for the establishment of a Local Planning Policy. The draft Local Planning Policy been advertised for public submissions for a period of not less than 21 days pursuant to Clause 2.4 of the Scheme. Should Council adopt the Local Planning Policy for final approval, the Scheme requires that this be advertised in the newspaper circulating the locality.

POLICY IMPLICATIONS:

This is a new policy initiative which will strengthen the policy framework, provide a basis for the imposition of justifiable development conditions and clear guidance for the Shire and the community in relation to development standards for cut and fill as well as retaining walls.

FINANCIAL IMPLICATIONS:

The Shire would bear the cost of advertising the draft Local Planning Policy.

STRATEGIC IMPLICATIONS:

No implications are anticipated.

RECOMMENDATION:

That Council:

1. Note the submission lodged during advertising of Local Planning Policy – Cut and Fill/Retaining Wall.
2. Adopts the draft Local Planning Policy – Cut and Fill/Retaining Wall as modified in Attachment 2 to this Report as a Draft Local Planning Policy

for final approval under the provisions of Cl. 2.4 of the Shire of Nannup Local Planning Scheme No.3.

3. Advertise the adoption of the Policy referred to in 1. above pursuant to Cl. 2.4 of the Shire of Nannup Local Planning Scheme No.3.
4. Request the Chief Executive Officer to advise the Submitter of Council's decision.

VOTING REQUIREMENTS:

**ROB PAULL
PLANNING CONSULTANT**

AGENDA NUMBER: 10.6
SUBJECT: Application for Strata Subdivision referral No. WAPC 318-09
LOCATION/ADDRESS: Lot 10 Balingup Nannup Road Nannup
NAME OF APPLICANT: TME on behalf of Mr. R Blom
FILE REFERENCE: A 1436
AUTHOR: Rob Paull - Planning Consultant
DISCLOSURE OF INTEREST:
DATE OF REPORT: 14 April 2009

Attachments: 1. Location and Zoning Plan.
 2. Plan of Subdivision.
 3. Amendment No 2 to be tabled at the meeting.

BACKGROUND:

Council may recall that the land subject of this Subdivision Application was adopted by Council as Amendment No.2 to the Shire of Nannup Local Planning Scheme No. 3 ('Scheme'). The Amendment changes the zoning of the land from agriculture to special use (4 tourist chalets and caretakers residence) in order to provide for a future application for the construction of one further chalet and provide for a future strata subdivision with the land for the Chalets sites.

The property is 3.7 hectares and is located approximately 15kms from the Nannup townsite. Building improvements include four chalets, a caretaker's residence and outbuildings.

The Minister has approved Amendment No. 2 (Attachment 3) and the documents have been returned to the Shire for gazettal. It is anticipated that the Amendment will be gazetted before or immediately after this Council meeting. On this basis, Council will be advised at the meeting of the status of Amendment No. 2.

The landowner has made application for the fifth chalet (proposed strata lot 3). Once Amendment No. 2 is gazetted, the Manager, Development Services can consider the application and issue consent. The fifth and final chalet is in accordance with the Development Guide Plan.

COMMENT:

The Subdivision is in accordance with the Development Guide Plan in that it reflects the siting of the chalets and the caretakers residence. The although the fifth chalet is still to be approved, it is anticipated that it would be undertaken upon Gazettal of Amendment No. 2. A significant issue for tourist subdivisions is the WAPC's *Planning Bulletin 83 - Planning for Tourism* and the implementation of the Tourism Planning Taskforce recommendations, which was endorsed by the WAPC in June 2006.

Planning Bulletin 83 notes:

“Strata schemes are an important component in the funding of tourist accommodation development. However, it is acknowledged that there are risks in the use of such schemes in achieving sustainable tourism developments unless particular management requirements are met. The requirements and criteria for strata schemes are set out in detail in recommendation 12 of the taskforce report and in Tourism WA’s Attributes of Success document (www.westernaustralia.com). At a minimum, in considering any application for the strata subdivision of tourism developments, the WAPC will require:

- a valid development approval issued by the local government which demonstrates that the development is designed as an integrated tourism facility;*
- a construction and staging program which demonstrates that common facilities and viable management arrangements are provided for each stage; and*
- inclusion of a management statement for the strata scheme to provide for integrated common management of the units for a minimum period of 25 years as a tourism facility.*

The recommended conditions associated with Subdivision referral No. WAPC 318-09 reflects the above documents and the documentation of Amendment No. 2.

STATUTORY ENVIRONMENT:

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

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council advise the WAPC as follows:

- A. No objection to Strata Subdivision referral No. WAPC 318-09 subject to the following conditions:
 1. Survey Strata Lot 3 (development and use subject to Planning Consent) to consist of accommodation building, the car parking facilities and curtilage for private purposes (and include effluent disposal and water supply) thereto.

2. Notification(s) in accordance with section 6 of the Strata Titles Act 1985 are to be placed on the Certificates of Title of the proposed lot(s) 1-5 confirming that the units are to be used for short stay occupancy only and that the land is at risk of flooding. The Notice(s) are to be included on the Deposited Plan. The Notice for lots 1-5 is to state as follows:

"No person shall occupy any Tourist Accommodation Unit for more than a total of 3 months in any one 12 month period. In this regard a register of guests is to be made available for perusal by the Shire of Nannup."

The Notice for all lots is to state as follows:

"The site is at risk of flooding from the Blackwood River. To minimise risk, a minimum habitable flood level of 81.0AHD is required for proposed buildings".

3. The subdivider entering into an agreement with the Local Government to ensure that:
 - (a) all strata owners have legal access to the water supply associated with the existing bore located within proposed strata lot 6; and
 - (b) purchasers of the proposed lot 3 use the developer nominated builder to construct the tourist accommodation unit.
4. Notification in the form of a section 70A notification, pursuant to the Transfer of Lands Act 1893 (as amended) is to be placed on the Certificates of Title of the proposed lots 1 - 5 advising: *"This lot is adjacent to agricultural land on neighbouring lots and within the subject land, wherein rural production activity may have a nuisance effect on amenity, from time to time."*
5. A Management Statement being prepared and submitted in accordance with Section 5C of the Strata Titles Act 1985, to establish a Schedule 1 by-law that requires, as a minimum, the establishment of a unit management agreement, lease or alternative arrangement between each owner of a tourist use and commercial use strata unit, or the owners collectively, and a common facility manager/operator to provide for common management of all such units for a minimum period of 25 years as a tourist facility, but providing the Strata Company the ability to terminate a contract with the facility manager/operator at the end of a 5 year contract or a lesser period based on performance criteria as determined by the Strata Company.

- (a) The management agreement, lease or alternative arrangement shall cover, but not be limited to, resort reception, security, maintenance, care taking, refurbishment, marketing, rights of access to units by facility manager and other services required for the development to operate as a tourist facility.
- (b) Additionally, the Management Statement is to include the following additions to the by-laws contained in Schedules 1, 2 and 2a of the Strata Titles Act:
 - i. development or redevelopment on the strata lots must comply with an existing development approval(s) issued by the Local Government, or such alternative development approval(s) as the Council may grant, which complies with the requirements of the Local Government's Town Planning Scheme;
 - ii. termination of one facility manager/operator must be followed by the immediate appointment of a replacement manager/operator;
 - iii. the facility management agreement between each unit owner/owners and the Facility Manager must bind successive unit owners;
 - iv. development refurbishment, including the common property lots, as required to maintain or upgrade the tourist standard of the facility, is to be managed by the Facility Manager on a development-wide basis through the establishment of a refurbishment reserve, or similar mechanism;
 - v. entry to units, including by owners, is controlled by the facility manager/operator with the management agreement providing that all tourist use units will be available only for tourist use, including owners use, unless subject to maintenance and refurbishment;
 - vi. internal fixtures/fittings and decor in each tourist unit are to be provided and maintained to a specified appropriate standard suitable to tourist letting of the units. Upgrading fixtures/fittings and decor by owners (i.e. personal fit-outs) is not permitted;
 - vii. the Facility Manager, on an annual basis, is to keep a written record of all bookings of each owner's unit and must

notify the strata company in writing if it becomes aware of any person occupying the unit for a period exceeding 3 months in aggregate in any 12 month period. The strata company on receipt of such notification, and in addition to its own compliance actions, shall advise the Local Government and Tourism WA;

- viii. The tourist accommodation unit will be available a minimum 9 months out of 12 with all check in/check outs being handled by the manager who will have access to all units;
 - ix. all recreation, servicing/support and tourist-related facilities be available for all guests;
 - x. the Strata Company being responsible to maintain the validity of the Planning Approval;
 - xi. the on-site reception facilities and tourist resort-related uses are to be subject to lease arrangements or ownership restrictions and disposal mechanisms linked to the facility management/operator function; and
 - xii. any changes to the management statement affecting the matters identified above are to be approved by the Western Australian Planning Commission in consultation with Tourism WA.
6. Measures being taken to the satisfaction of the Western Australian Planning Commission to ensure the identification and protection of any vegetation on the site worthy of retention prior to commencement of site works.
7. All strata lots being serviced by a suitably constructed and drained vehicular access road which is connected to the public road system.
8. All common vehicle access, manoeuvring areas and services are to be contained within the common property lot or, if within proposed strata lots, protected with rights of carriageway or appropriate easements.
9. The subdivider making arrangements to the satisfaction of the Western Australian Planning Commission for the preparation and implementation of a Fire Management Plan including the provision of water tanks for each strata lot with a minimum storage capacity of 50,000l.

10. The subdivider making arrangements satisfactory to the Western Australian Planning Commission to ensure that prospective purchasers of the lots created will be advised of those provisions of the Fire Management Plan, by way of a Section 70 A Notification.
 - 11 Vehicular access from Balingup-Nannup Road be located, designed and constructed by the subdivider to the requirements of the Shire of Nannup.
- B. Advise and update the WAPC on the consideration of the 'fifth' chalet for proposed Strata Lot 3.

VOTING REQUIREMENTS:

**ROB PAULL
PLANNING CONSULTANT**

AGENDA NUMBER: 10.7
SUBJECT: Nannup Community Recycling and Waste Management Advisory Committee
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: ASS22
AUTHOR: Ewen Ross - Manager Development Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 16 April 2009

Attachment: Minutes of the Nannup Community Recycling and Waste Management Advisory Committee 19 March 2009.

BACKGROUND

The Nannup Community Recycling and Waste Management Advisory Committee Meeting was held on 19 March 2009. Due to the date of the meeting it was not reported in full to the March 2009 Council Meeting, other than the two key issues, that being the endorsement of the "Towards Zero Waste Warren Blackwood Strategic Waste Management Plan 2008 and the Nannup Strategic Waste Management Plans 2008 plans to meet submission deadlines.

COMMENT:

There are two further items that require Council's consideration:

1. The committee is suggesting a name change to the Nannup Waste Management Facility to "Nannup Waste Management and Recycling Facility" to provide a positive statement that the facility is more than just waste disposal.

Officer Comment: If Council is in agreement in principle, costs to replace signage and formal Council resolution will be put forward in due course.

2. Endorsement of the Terms of Reference:

Officer Comment: Supported.

STATUTORY ENVIRONMENT:

The committee is established under the powers of the Local Government Act 1995 and any appointments to the committee are to be in accordance with this Act.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council endorse the Nannup Community Recycling and Waste Management Advisory Committee Terms of Reference dated 20 March 2009.

VOTING REQUIREMENTS:

**EWEN ROSS
MANAGER DEVELOPMENT SERVICES**

FINANCE & **ADMINISTRATION**

AGENDA NUMBER: 10.8
SUBJECT: FESA Levy Operating Grants
LOCATION/ADDRESS:
NAME OF APPLICANT: Fire and Emergency Services Authority (FESA)
FILE REFERENCE: FRC 21
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 6 April 2009

Attachment: Letter from FESA advising of 2009/10 Funding Allocation.

BACKGROUND:

Council has received notification of the allocation of funds from the Fire and Emergency Services Authority (FESA) Levy for 2009/10. Due to FESA updating the grants manual FESA have not gone through the normal process of calling for budget submissions and have allocated an arbitrary amount which is \$9,760 less than last year's allocation.

The total district allocation for the 2009/10 year is \$60,240.

Capital allocations have not yet been called for and Council will submit the following based on prior and current requests:

- Light Tanker – Scott River/Jasper brigade
- Shed – Scott River/Jasper brigade
- Light Tanker (replacement) – Nannup Brook brigade

COMMENT:

For 2008/09 the grants determination process was undertaken by contestable budget submission closing in November for allocation in the next financial year. This year there has been no grants manual issued while it is being updated, the allocation of funds has not been contestable, and it is April when local governments are informed of this. Unfortunately this does not give the process much credibility, which has been pointed out before, and also leaves Council and the brigades in this instance \$9,760 worse off than the prior year.

The determination for Council at this point is the allocation of the operating funds for 2009/10 of \$60,240.

Operating funds allocated over recent years have followed a percentage pattern based on submissions by brigades and actual audited expenditure. Note Council itself has the highest expenditure due in the main to brigade insurance premiums. Last year's allocation of funds was as follows:

2008/09 ALLOCATION

<u>BUSH FIRE BRIGADE</u>	<u>REQUESTS 2008/09</u>	<u>APPROVED FUNDING 2008/09</u>	<u>ALLOCATION</u>
Balingup Road	\$3,000		\$2,250
Bidellia	\$0		\$1,075
Carlotta	\$4,000		\$3,000
Cundinup	\$3,500		\$2,625
Darradup	\$24,000		\$16,000
East Nannup	\$4,700		\$3,525
Nannup Brook	\$5,200		\$3,900
North Nannup	\$8,500		\$6,375
Scott River/Jasper	\$5,000		\$3,750
Shire of Nannup	\$34,000		\$27,500
Unallocated	\$0	\$70,000	
SUB TOTAL	\$91,900	\$70,000	\$70,000

The same approximate percentages have been applied to this year's funding amount resulting in the proposed allocation contained in the recommendation to this report:

STATUTORY ENVIRONMENT: Fire and Emergency Services Act 1998.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

There should be no net effect on the 2009/10 financial year draft budget as expenditure is matched to income.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council allocate the FESA operating funding to be received for 2009/10 for Volunteer Bush Fire brigades as follows:

2009/10 DRAFT ALLOCATION

<u>BUSH FIRE BRIGADE</u>	<u>REQUESTS 2009/10</u>	<u>APPROVED FUNDING 2009/10</u>	<u>DRAFT ALLOCATION</u>
Balingup Road			\$1,800
Bidellia			\$1,000
Carlotta			\$2,500
Cundinup			\$2,300
Darradup			\$13,700
East Nannup			\$3,000
Nannup Brook			\$3,400
North Nannup			\$5,400
Scott River/Jasper			\$3,200
Shire of Nannup			\$23,940
Unallocated		\$60,240	
SUB TOTAL		\$60,240	\$60,240

VOTING REQUIREMENTS:

**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**

AGENDA NUMBER: 10.9
SUBJECT: Request for Genetically Modified (GM) Free District
LOCATION/ADDRESS: Nannup District
NAME OF APPLICANT: Nannup Branch of Consumers for GM Free Food
FILE REFERENCE: ASS 5
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 7 April 2009

- Attachments:
1. Letter from Network of Consumers for GM Free Food, Nannup Branch.
 2. Petition, Request for GM Free Cropping Zone.
 3. Additional Information, Ms Bee Winfield.
 4. Media Statement, Paul Llewellyn, Greens MLC.
 5. Information Report March 2009.
 6. Letter from M and C Scott.

BACKGROUND:

An approach has been made from the Nannup Branch of Consumers for GM Free Food for Council to declare that the Shire district remain GMO free. (Attachments 1, 2, 3 and 4 provide detail).

An Information Report was submitted to Council in March 2009 on the matter which was prepared by Council's Environmental Officer. (Attachment 5).

COMMENT:

There are a number of aspects to this issue which are discussed below:

Jurisdiction:

As indicated in the Information Report undertaken by Council's Environmental Officer local governments have no jurisdiction over this issue. Authority rests with the Commonwealth Office of Gene Technology to determine if it considers the GMO safe to use and the State Minister for Agriculture (Mr Terry Redman) to determine if it can be applied in Western Australia.

Therefore Council could declare the Shire as a GMO Free Zone and notify Department of Agriculture and Food WA (DAFWA) however if that entity did not want to honour the declaration the declaration becomes meaningless. This point was confirmed by Minister Redman at a Warren Blackwood Strategic Alliance meeting in Boyup Brook earlier this year. The Minister also confirmed the approvals he has granted for trial crops are located in the far eastern wheatbelt.

A Council declaration to have a district GMO free has no legal status.

Science:

Council does not have the expertise to be making scientific decisions and judgements on GMO issues. There are many points put forward as to why an area should be declared GMO free, and without canvassing any prospective benefits of GMO the full picture is not known.

The science is not exact and Council is therefore not able to be absolutely assured of the benefits/detriments of GMO crops. This point is made in attachment 6, letter from M and C Scott where it refers to Council not having the knowledge, or expertise in either the agronomic, scientific background or marketing of agricultural crops.

The circular from the Nannup Branch of Consumers for GM Free Food points out that some products already on the supermarket shelves may contain GMOs but as the labelling laws do not require a precise breakdown of what percentage of a product is from a GM ingredient it is impossible to know exactly what is contained in some products. There is no label requirement on meat and eggs that would tell you whether the livestock was being fed GM grains or food stocks. This fact makes it unrealistic to accurately define an area as a GMO Free Zone due to this labelling issue alone.

What the Nannup Branch of Consumers for Genetically Modified (GM) Free Food declare as the dangers of GM plants may well come to bear and the precautionary principle is strongly advised to be observed.

As of Right Land Use:

Council has long been an advocate for property owner's right to use their land as they see fit. The issue of whether blue gum plantations are an as of right land use has been the subject of vigorous debate over recent years. GMO crops could also fall into this category.

The letter from M and C Scott points out that it is a business decision for owners of agricultural properties as to whether they choose to grow a GM product, in the same manner as it is a choice to farm organically or conventionally. This argument is hard to refute.

Politics:

This is the area where Council can play a role if it so chooses.

The Shire of Manjimup made the following resolution in February 2008:

“That Council endorse the CEO to write to WA Premier expressing our concern with the introduction of Genetically Modified crops in Western Australia that may have a negative impact on the rural industries currently operating in our region.”

Given the issues associated with jurisdiction, science and land use any declaration or position that Council may choose to take would send a political message and be a statement of Council’s view on the issue. It is subjective whether Council wants to go down this path.

Contact has been made with Minister Redman’s office (Nicole Fernandez 8/4/09) confirming the jurisdiction issue as canvassed above. Ms Fernandez indicated that the whole State is effectively a GMO free area unless the Minister declares otherwise as evidenced where the Minister has permitted trials of GMO crops in certain locations.

Hence Council should bear in mind that this district under the present circumstances is a GMO free area however there is no mechanisms other than politics for local governments to prevent GM activities within the Shire.

STATUTORY ENVIRONMENT: State and Federal legislation is applicable.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

Should Council choose to consider a political resolution similar to that adopted by the Shire of Manjimup similar wording can be used.

“That Council endorse the CEO to write to WA Premier expressing our concern with the introduction of Genetically Modified crops in Western Australia that may have a negative impact on the rural industries currently operating in our region.”

A resolution making any form of GMO free status declaration is not supported due to Council not having jurisdiction to do so, not having the scientific knowledge or expertise on the matter and its prior recognition of as of right land use in this district.

VOTING REQUIREMENTS:

**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**

AGENDA NUMBER: 10.10
SUBJECT: Waiver of Hire Fees – Nannup Telecentre
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: ASS 6
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 6 April 2009

Attachment: Current Policy ADM 7.

BACKGROUND:

Council lists a number of community based organisations that are exempt on an ongoing basis for the payment of fees for the hire of the Shirley Humble Room (formerly termed as the Shire Function Room).

COMMENT:

The Nannup Telecentre do not appear on the list of organisations exempt from paying hire fees for the use of the Shirley Humble Room. The Telecentre is a community based not for profit organisation and it is appropriate that the group be exempt from fees along with other community based organisations.

A self explanatory amendment to Council policy ADM 7 is hence recommended, along with altering the wording to recognise the venue as the Shirley Humble Room.

STATUTORY ENVIRONMENT:

Local Government Act 1995.

POLICY IMPLICATIONS:

Amended policy recommended.

FINANCIAL IMPLICATIONS:

Not material.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council amend Policy ADM 7 by including the Nannup Telecentre as an exempt organisation for the payment of fees for the hire of the Shirley Humble

Room, and that the policy also be amended where applicable altering the wording where it appears as “Shire Function Room” to say “Shirley Humble Room”.

VOTING REQUIREMENTS

SHANE COLLIE
CHIEF EXECUTIVE OFFICER

AGENDA NUMBER: 10.11
SUBJECT: Forward Plan 2009/10
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: ADM 3
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 8 April 2009

Attachments: Updated Appendices documents -

- Five Year Office Equipment Replacement Program
- Loan Repayment Schedule
- Reserve Funds
- Building Maintenance Program
- Road Construction Program
- Footpath Construction Program
- Plant Replacement Program
- Capital Works – Parks, Gardens and Reserves
- Main Roads WA Bridge Program

BACKGROUND:

Council adopted its 2008/09 to 2012/13 Forward Plan in May 2008.

Section 19C (4) of the Local Government (Administration) Regulations 1996 stipulates that a local government is to review its current plan for the future of its district every 2 years and may modify the plan, including extending the period the plan is made in respect of.

Council's present Forward Plan is hence due for a formal review in the next financial year 2009/10 for the next five years commencing 2010/11. It is prudent however to look at aspects of the current plan that will impact on Council's 2009/10 budget. This is particularly relevant given that matters such as Royalties for Regions have arisen since the current plan was adopted as well as Council conducting a Community Planning Day on 14 March 2009.

COMMENT:

While not a formal review and document reprint there are a number of areas of significant expenditure that Council is advised to look at and make determinations on as part of its 2009/10 budget development process. These areas are in the main major items noted in the Appendices to the current Forward Plan as noted in the attachments.

There are also other matters of significance that have arisen throughout the year which will be included in the first draft of the 2009/10 budget such as the proposed works in the vicinity of the Marinko Tomas playground.

The following matters are noted as completed/discontinued (or soon to be completed) in the present Forward Plan and will be deleted or amended as the document is updated next year:

- Action Plan 4.1 (A) Review of Ward Boundaries and Representation.
- Action Plan 4.2 (O) Loan 31 Office Extensions is completed.
- Action Plan 4.3 (B) Invite community members to Council dinners.
- Action Plan 5.1 (E) Complete district Fire Management Plan.
- Action Plan 5.3 (C) Finalise LEMAC documents.
- Action Plan 8.1 (A) Feasibility report for Children's Services.
- Action Plan 9.2 (F) Remove 8 Brockman Street house.
- Action Plan 10.2 (A) Finalise Coastal Management Plan.
- Action Plan 11.1 (B) Complete Town Hall seating.
- Action Plan 11.2 (A) (A) Feasibility Study for Recreation facilities.
- Action Plan 11.2 (B) (A) Concept Plans for Bike Racks.
- Action Plan 11.2 (B) (C) Replace pipe fencing Bowling Club.
- Action Plan 11.3 (B) (A) Entrance Statement Foreshore Park
- Action Plan 12.1 (D) Seal Mowen Road (to St Johns Brook)
- Action Plan 12.4 (B) Traffic Nibs Warren Road
- Action Plan 12.4 (C) Review of Parking Policies
- Action Plan 12.5 (A) Revelly, Agg Road Bridge
- Action Plan 13.1 (A) Nannup Brook water interception (opposition to).
- Action Plan 13.4 (B) Sexton Way study with SWDC.

Council's Manager Development Services has also reviewed areas under his direct area of responsibility and where appropriate they will be submitted into budget consideration 2009/10 or included in updated drafts of future Forward Plans.

The purpose of this item is to adopt for inclusion into the first draft of the budget the key areas of Council's operations as attached in the eight appendices. Depending on the overall financial position of Council, and any other factors relevant, any one of these documents may be changed throughout the budget development process. The intent is to give Council a base position to commence the development of the budget by having clear guidance on the major components of the budget.

STATUTORY ENVIRONMENT:

Section 5.56(1) of the Local Government Act 1995 requires a Local Government to plan for the future of the district and as indicated review the plan once every 2 years. Council has satisfied that requirement and this item goes beyond this compliance aspect.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

Council is required to have regard to the Forward Plan when setting annual budgets though it is not bound to follow the contents of the plan. The financial aspects of these major expenditure items is as stated in the attached documents and will be fed into the first draft of the budget process.

STRATEGIC IMPLICATIONS:

Council's Forward Plan is the key planning document for Council for the next five years and is the basis for the development of annual budgets.

RECOMMENDATION:

That Council adopt the following appendices (detail attached) as a precursor to the development of the 2009/10 budget.

- Five Year Office Equipment Replacement Program
- Loan Repayment Schedule
- Reserve Funds
- Building Maintenance Program
- Road Construction Program
- Footpath Construction Program
- Plant Replacement Program
- Capital Works – Parks, Gardens and Reserves
- Main Roads WA Bridge Program

VOTING REQUIREMENTS:

SHANE COLLIE
CHIEF EXECUTIVE OFFICER

AGENDA NUMBER: 10.12
SUBJECT: Policy on Naming of Facilities
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: ADM 9
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 15 April 2009

Attachment: Draft Policy HAB 5.

BACKGROUND:

Last year Council renamed the Shire Function Room the Shirley Humble Room and also went through a process of selecting a name for the area known as Foreshore Park, ultimately being the Nannup Amphitheatre.

In dealing with these matters it was acknowledged that Council did not have in place any guidelines or policy on the naming of facilities. Hence a resolution was passed to investigate and submit to Council a draft policy/guidelines on the naming of Council facilities.

COMMENT:

A draft policy has been prepared and is submitted for Council's consideration. The draft seeks to use common sense in the naming of facilities and provide Council with a set of parameters in which to work within when looking at the future naming of any facilities within the district.

The policy has been developed with reference to other local government like policies and adapted to suit the circumstances considered appropriate in this district.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: New policy recommended.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council adopt the draft policy HAB 5 relating to the naming of Council facilities:

VOTING REQUIREMENTS

**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**

AGENDA NUMBER: 10.13
SUBJECT: Local Government Structural Reform Funding
LOCATION/ADDRESS:
NAME OF APPLICANT: Minister for Local Government
FILE REFERENCE: DEP 11
AUTHOR: Shane Collie - Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 14 April 2009

Attachments: 1. Media Release Minister for Local Government.
 2. Structural Reform Funding Guidelines.

BACKGROUND:

As advised at Council's March 2009 Information Report guidelines on the Ministerial driven Local Government Structural Reform process have now been received. The Minister has requested (demanded?) that by 31 August 2009 local governments are to have made a decision on voluntary amalgamations nominating their preferred regional grouping with an elected member range of between six to nine. Implementation July 2011.

The Minister has now offered funding for local governments to develop proposals for submission to him. The funding offered is up to \$10,000 with detail contained in the two attachments. Funding can be used for workshops, Staff consultation, community consultation and research/report preparation.

COMMENT:

Council will need to determine if it wants to access this funding in order to develop a proposal.

The following two points are relevant:

1. The Shire of Nannup position was developed in June 2001 and reads that *"Council does not support Structural Reform in the Warren Blackwood region that would impact negatively on the autonomy of Nannup as a Shire entity in its own right.*
2. Comments at the last South West Zone of the WA Local Government Association meeting held in Bridgetown on 27 March 2009 were that the Minister has no legislative capacity to proceed with his structural reform agenda. These comments were made by the former Minister for Local Government and current Mayor of the City of Bunbury Mr David Smith. These comments were supported by the WA Local Government Association representatives present.

Second guessing what may occur politically on this matter is considered unwise.

There would appear to be little to lose in accessing this funding to develop a proposal unless Council feels fundamentally opposed to becoming involved at all, which would send the Minister a clear message of non interest. It is unclear what reaction that would draw from the Minister though it is not expected to be positive. One could speculate that non participating councils could be grouped into the “forcibly amalgamate” pile.

There could be some significant benefits in developing a proposal (even if that proposal is that no change is preferred) and this would build on the work currently being undertaken in the area of core business/sustainability by Mr Vern McKay. Council should also be mindful of the resources required both from a human resource and financial perspective in the development of any proposal. If the State is prepared to fund the development of any proposal, then Council is advised to access these funds and make the most of them.

In all practicality the accessing of these funds would see the appointment of a consultant to develop a proposal in conjunction with Council.

STATUTORY ENVIRONMENT: Local Government Act 1995.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

Estimate of income \$10,000 to be expended in the development of a structural reform proposal.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council seek funding through the Department of Local Government of up to \$10,000 for the development of a structural reform proposal for submission to the Minister for Local Government by 31 August 2009.

VOTING REQUIREMENTS:

**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**

AGENDA NUMBER: 10.14
SUBJECT: Monthly Financial Statements for 31 March 2009
LOCATION/ADDRESS: Nannup
NAME OF APPLICANT:
FILE REFERENCE: FNC 9
AUTHOR: Craige Waddell – Manager Corporate Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 7 April 2009

Attachment: Monthly Financial Statements for the period ending 31 April 2009

COMMENT:

The monthly Financial Statements for the period ending 31 March 2009 are attached.

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulation 34 (1)(a).

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That the Monthly Financial Statements for the period ending 31 March 2009 be received.

VOTING REQUIREMENTS:

**CRAIGE WADDELL
MANAGER CORPORATE SERVICES**

AGENDA NUMBER: 10.15 SUBJECT: Authorised Officers LOCATION/ADDRESS: NAME OF APPLICANT: Shire of Busselton FILE REFERENCE: WRK 28 AUTHOR: Craige Waddell – Manager Corporate Services DISCLOSURE OF INTEREST: DATE OF REPORT: 7 April 2009
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BACKGROUND:

Council members would be aware that Ranger Services are provided to the Shire of Nannup from the Shire of Busselton. Periodically personnel change and the relevant authorisations in place require reviewing. This is of particular importance if any offence results in court action as enforcement of legislation must be by authorised officers for any successful prosecution.

COMMENT:

The Shire of Busselton have provided an updated list of their current ranger personnel who may attend Nannup from time to time. Issues are predominantly dog control.

The updated list of authorised officers is hence submitted for Council endorsement. All officers are employed by the Shire of Busselton in ranger positions and are subject to that organisation's employment conditions.

STATUTORY ENVIRONMENT: Legislation as noted in the recommendation.

POLICY IMPLICATIONS: Nil

FINANCIAL IMPLICATIONS: Nil

STRATEGIC IMPLICATIONS: Nil

RECOMMENDATION:

That Council appoint the following officers as authorised officers for the Shire of Nannup:

Mr Brian McCahon
Mr Greg Tennant
Ms Michelle McGee
Mr Owen Anderton

Mr Tim Wall
Ms Narelle Graue
Mr Michael Waight

For the purposes of:

1. Ranger authorised to exercise powers in accordance with the Local Government Act 1995.
2. Dog control in accordance with provisions of the Dog Act 1976, Regulations and Amendments.
3. Litter control in accordance with provisions of the Litter Act 1979 and under the Local Government Act 1995, Regulations and Amendment.
4. Exercise control under Part XX of the Local Government Act 1960.
5. Caravan and Camping Grounds Regulations 1997.
6. All of the Shire of Nannup Local Laws.

VOTING REQUIREMENTS:

**CRAIGE WADDELL
MANAGER CORPORATE SERVICES**

AGENDA NUMBER: 10.16
SUBJECT: Proposed 2009/10 Fees and Charges
LOCATION/ADDRESS: Nannup
NAME OF APPLICANT:
FILE REFERENCE: FNC10
AUTHOR: Craige Waddell – Manager Corporate Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 7 April 2009

Attachment: Proposed Schedule of Fees and Charges for 2009/10.

BACKGROUND:

Staff have reviewed Council's fees and charges for the services it offers for the 2009/10 financial year. The attached list details these fees and charges showing the current and proposed fees and charges.

COMMENT:

For the current year Council resolved to increase fees and charges generally by 4.0%.

CPI for the 12 months to 31 March 2009 will not be released until 22 April 2009. CPI for the 12 months to 31 December 2008 for Australia was 3.7%. CPI for the 12 months to 31 December 2008 for Perth was 3.7%.

The following comments summarise the alterations that are being proposed, and contained in the attached schedule:

1. Unless otherwise mentioned, a general increase has been applied to all fees and charges of approximately 4.0% to compensate for the general inflationary changes over the preceding year. When GST, (if applicable), is added to the fee or service, the resultant figure will then be rounded to a manageable figure for ease of operation. This has not been applied to bonds, other than as stated in point 4 below.
2. Due to the administrative effort involved in supplying used and new aggregate and water from the depot, it is recommended that fees for these services increase beyond the general increase.
3. Planning fees have been altered to reflect the amended Town Planning (Local Government Planning Fees) Regulations.
4. It is recommended that bonds held when the recreation centre is hired for other than recreational uses be increased. The rationale for this is that the surface of the floor is treated to ensure maximum grip whilst being used

for sporting purposes. When it is used for social events (weddings, birthday parties etc.) the floor normally wears in such a way that often it requires stripping and resealing to get it back to an acceptable surface for the playing of sporting events. The equipment hire and labour involved in this process costs in the vicinity of \$500 to \$600 depending on the condition the floor is left in. The bond recommended to be held for such events is \$750 which will cover the repairs to the floor, if required, plus any "normal" bond retention issues.

Council Policy HAB2 – "Use/Hire of Community Facilities", and Delegation Number 70 – "Use/Hire of Community Facilities", will still allow Council or the Chief Executive Officer under delegated authority to waive the bond for community based organisations as per the policy and delegated authority.

5. A new fee for colour photocopies has been introduced. This fee reflects the additional fee charged for colour copies under the maintenance agreement Council has with the supplier of the machine.
6. The tip fees have not been increased as there will be a review of the process of collecting fees at the waste management facility which will necessitate further changes to the fee structure in the near future. As any changes to these fees needs to be reflected on the sign at the entrance to the facility, it would not be cost effective to do this twice in a short period of time given the total fees collected compared to the expense of updating the sign.
7. Building fees and dog registration fees have not in the past been included in the fees and charges document as they are statutory in nature, Council having no input into their scale. They have been included for administrative ease in terms of having all fees and charges included in the one document.
8. Hard copies of planning documents have increased to reflect the costs associated with producing colour copies of documents containing both A4 and A3 pages. Copies of the documents can be viewed on Council's web site.

It should be noted that GST is applicable to some of these services. This has not been included in the attached list because it has no bearing on the income Council may derive from these services. The schedule that will be produced for the charging of these fees will include GST where applicable.

The recommendation is to endorse the proposed fees and charges as the adoption of them will occur when Council adopts the budget in total, currently scheduled for the Ordinary Meeting of Council on 23 July 2009.

STATUTORY ENVIRONMENT: Local Government Act 1995 SS 6.16 and 6.17.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Council's 2009/10 budget.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council endorse the proposed Fees and Charges for 2009/10 as listed for inclusion in the 2009/10 budget.

VOTING REQUIREMENTS

**CRAIGE WADDELL
MANAGER CORPORATE SERVICES**

AGENDA NUMBER: 10.17
SUBJECT: Write Off of Debts - Overdue Library Books
LOCATION/ADDRESS: Shire of Nannup Library
NAME OF APPLICANT:
FILE REFERENCE: FNC 5
AUTHOR: Craige Waddell – Manager Corporate Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 7 April 2009

BACKGROUND:

A periodic review of Council's debtors system reveals a number of library related debts owing to Council that staff believes should be written off. Four of these were less than \$100 and therefore were recommended to be written off by the Chief Executive Officer under Delegation Number 71 – Write Off of Debts.

COMMENT:

The recommendation to this item contains the detail of the one outstanding library debtor which is over \$100, and therefore requires Council approval to be written off.

Staff have made numerous attempts to have the outstanding library books returned. Payment of fines has been pursued to no avail. The person involved has moved from the Shire and staff have been unsuccessful in obtaining contact details.

It is considered at this stage that the administration cost involved in continuing to recover the debt far outweighs the fine incurred.

STATUTORY ENVIRONMENT: Local Government Act 1995 S6.12 (1)(c).

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Lost Income \$162.35.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

Council write off the following debt:

A Grobbelaar \$162.35

**CRAIGE WADDELL
MANAGER CORPORATE SERVICES**

AGENDA NUMBER: 10.18
SUBJECT: Children's and Families Needs Draft Report
LOCATION/ADDRESS: Nannup
NAME OF APPLICANT:
FILE REFERENCE: FNC 6D
AUTHOR: Louise Stokes –Community Development Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 31 March 2009

Attachments: 1. Children's and Families Needs Draft Report.
 2. Summary of Submissions Children's and Families Report.
 3. Children's Services Support Unit WA Annual Budget.

BACKGROUND:

Council has been discussing options to implement an upgrade to the Community Kindergarten building located next to the Shire Office since 2003. The scope of this upgrade included extending children's services throughout the community including after school child care and the introduction of a community toy library.

In March 2008 Jill Powell & Associates were appointed by Council to undertake a needs analysis and potential redevelopment of the Community Kindergarten. This was funded through a grant received from the South West Development Commission.

This report offers the three following options for Council to consider, with the recommended option from the Children's and Families Needs Draft Report to develop a new facility at the Recreation Centre that incorporates the Nannup Community Kindergarten, Nannup Playgroup and Nannup Occasional Care. (Option 3).

Option 1 Retain Status Quo

The retention of the Nannup Community Pre School Facility in its current format does provide for a limited service but the lack of appropriate space severely impacts on the quality of the service. Further this option does not take into account the needs of the Nannup Occasional Care Group and will not meet the identified objectives of a coordinated service and cooperation between the two groups. However some would argue that the annual numbers utilising the facility do not warrant any expansion of the facility.

Option 2 Redevelop the existing Nannup Community Pre School

Plans were developed in 2004 for the expansion of the Nannup Community Pre School but have not been progressed. It will be necessary to cost this option and address its viability in meeting and addressing the issues raised above. Any

redevelopment of this facility will improve the service quality of the Nannup Kindergarten but will provide no relief for the Nannup Occasional Care group or increase the level of child care available within Nannup.

Total anticipated cost of construction inclusive of GST \$1,393,658

Option 3 *Development of a New Facility at the Recreation Centre*

The Nannup Recreation Centre Feasibility Study identified the need for a Children's Centre at the Nannup Recreation Centre. Further work needs to be undertaken to address the specific design of the interior of the identified space to ensure the facility meets current licensing requirements. Additionally work needs to be undertaken from a management point of view to assess whether all child services can successfully operate from the one location without conflict.

Total anticipated cost of construction inclusive of GST \$1,352,141

COMMENT:

This report has been advertised for public comment and stakeholder feedback. 15 submissions were received and are detailed in the attached summary.

Two submissions supported the recommended option of collocating the Nannup Community Kindergarten, Playgroup and Occasional Care within the upgrade to the Nannup Recreation Centre. 13 submissions opposed this option.

Further consultation with the Nannup Community Kindergarten, Playgroup and Occasional Care suggests that there are several anomalies in the 'Children's and Families Needs' report and the current and future needs of the stakeholder groups.

Both the Nannup Community Kindergarten and Playgroup have indicated that they have no desire to collocate to another premises and that their current facility serves each user group comfortably and is not in need of extensions or upgrades, currently or within the next five years, based on current growth figures.

It is acknowledged by all stakeholders that there are different licensing and management requirements for an Occasional or Day Care as to a Playgroup or Kindergarten. The 'Children's and Families Needs' report illustrates that minor adjustments would be required in a collocated facility to comply with legislative requirements however the submission by the Children's Services Support Unit WA indicates that a separate licensed area is required for the Kindergarten and Occasional / Day Care.

Their submission also indicates that a collocation of the Community Kindergarten and Occasional / Day Care would see an increase in the cost to parents as the Kindergarten would not be a free service.

It is acknowledged by all stakeholders that there is a demand and need in the community for increased Occasional Child Care or Day Care.

Currently the Nannup Occasional Care is open for 3 days per week due to limited availability of tenanted premises and is licensed for 19 children. For the Nannup Occasional Care to receive Child Care Benefit (CCB) the service must be open five days per week, eight hours per day for 48 weeks of the year or have a plan that identifies the service is working toward this outcome. This service may then be eligible for Long Day care Sustainability Assistance funding.

This would require that the current service move from a State funded Occasional Care service to a Federal funded Long Day Care service. As well as receiving the CCB parents would then be able to receive the Child Care Tax Rebate. There is only anecdotal evidence from the current committee that the increased operational hours are needed in Nannup at this stage.

Both options two and three are costed well above the estimation for the upgrade of the community pre school as contained in Council's Forward Plan 2008/09 – 2012/13 to be undertaken in the 2009/10 financial year of \$250,000.

In the Jill Powell 'Children's and Families Needs Draft Report' (page 18) there is a comment

"That the internal configuration of the built space limits activities and does not lead to efficient use of the space. It does not meet the current benchmarks for service provision"

Communication with Jill Powell indicates that this reference is that there are not dedicated rooms within the current Kindergarten building for specific purposes, ie: no dedicated laundry area, office space or activity rooms. In consultation with the Kindergarten teacher, the Manager Development Services and Department for Child Protection, I have been advised that there are no documented benchmarks for service provision or structural licensing requirements for a Kindergarten, except where sleep rooms are required.

There are licensing requirements for Day Care Centres so would make the presumption that this comment within the document is in reference to the collocation of each service within the one building.

Taking into consideration the recommendations of the 'Children's and Families Needs' report, the submissions received during stakeholder and public comment timeframe and subsequent consultation with stakeholders the preferred option of

the Community Development Officer is for Council to accept the Status Quo (Option 1).

By accepting Option 1 the requirements of Nannup Occasional Care can be discussed in isolation to the Nannup Community Kindergarten and Nannup Playgroup.

The provision of Day/Occasional care by the Shire of Nannup may not be considered as 'core business' and therefore not the responsibility of the Council but as an opportunity for private enterprise.

The Children's Services Support Unit WA has provided an annual budget for the provision of child care services for a facility catering for 19 and 24 children. (Attachment 3) Their budget illustrates the potential for a profit of between \$2,500 and \$3,800, depending on numbers.

Council may consider the facilitation of premises to the Nannup Occasional Care along the same lines as provision of premises to the Nannup Tourist Association or Nannup Telecentre as assisting with social and economic benefits to Nannup. It has been widely documented that it is difficult for young families with little or no support network to live and work in Nannup, without travelling to Busselton to access child care facilities. The provision of long term day care may assist to encourage young families to reside and work in Nannup.

A survey undertaken by Council has identified that a possible premises is Lot 248 Grange Rd Duplex. Council currently has a lease agreement with the government Employees Housing Authority (GEHA) that expires on 15th September 2010. A current Council resolution at the 25 November 2004 Council meeting states:

"That Council continue to rent the duplex situated at Lot 248 Grange Rd through a local real estate agent until the expiration of the Shire Building Scheme lease agreement with GEHA on 15th September 2010, and that the future use of the premises be considered after this time."

The block value is approximately \$164,000 (verbal valuation 13/3/09 by local Real Estate Agent).

Council could consider that at the termination of the lease agreement with GEHA in September 2010 that the premises of Lot 248 Grange Rd be provided to the Nannup Occasional Care for the purposes of provision of Day/Occasional Care for children.

There is opportunity for office space to be allocated in the Grange Rd Duplex for visiting child and health specialists to operate from as per the original concept of a Family Centre.

In the future, if the Nannup Occasional Care finds that the demand for child care has increased and no longer manageable by a Community Organisation, then a commercial operator may be invited to manage the facility under commercial rates and tenure.

The establishment of an Occasional Care at this location would also provide opportunity at a later stage for the development of a Family centre or extensions to the Nannup Kindergarten if required without excess duplication of resources.

There is \$250,000 allocated in the Council Forward plan for 2009/10 to extend the Nannup Community Kindergarten. Council will need to consider the future budgetary implications of any proposed actions.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

2008/09 budget, \$2,000 to finalise Feasibility Report.

Council's Forward Plan contains in year 2009/10 an estimate of \$250,000 to extend the Nannup Community Kindergarten premises. Reserve funds set aside for this project will total \$234,093 as at 30 June 2009.

Council could consider re-allocating these funds or a portion of to assist with the establishment of Nannup Occasional Care at Lot 248 Grange Rd. Grant funding would also be available and leverage using existing reserve funds would be a likely scenario.

Establishment/renovation costs, a lease agreement and ongoing maintenance of Lot 248 Grange Rd have not yet been discussed.

STRATEGIC IMPLICATIONS:

Forward Plan 2008/09 - 2012/13 Program 8 Education and Welfare Sub Program 8.1 provision of a suitable community pre school and child care building.

Additionally Council is advised to consider whether it is happy for this matter to proceed in isolation, even though it is in principle support only recommended at this stage, rather than an overall building upgrade plan or a public building infrastructure plan as noted in today's Information Report (CEO comment).

RECOMMENDATION:

1. That Council accept option one, Retain Status Quo of the 'Children's and Families Draft Report' by Jill Powell & Associates.
2. That Council provide in principal support to Nannup Occasional Care that upon the expiration of the GEHA contract on 15th September 2010 that Lot 248 Grange Rd be the preferred future location for Nannup Occasional Care for the purpose of providing occasional/day care service in Nannup.

VOTING REQUIREMENTS:

**LOUISE STOKES
COMMUNITY DEVELOPMENT OFFICER**

<p>AGENDA NUMBER: 10.19 SUBJECT: Accounts for Payment LOCATION/ADDRESS: Nannup Shire FILE REFERENCE: FNC 8 AUTHOR: Tracie Bishop – Administration Officer DISCLOSURE OF INTEREST: DATE OF REPORT: 15 April 2009</p>

Attachment: Schedule of Accounts for Payment.

COMMENT:

The Accounts for Payment for the Nannup Shire Municipal Account fund and Trust Account fund are detailed hereunder and noted on the attached schedule are submitted to Council.

Municipal Account

Accounts Paid By EFT EFT 597 - 643	\$ 898,156.77
Accounts Paid By Cheque Vouchers 17392 - 17440	\$ 44,950.72
Direct Debits Vouchers 99122 - 99125	\$ 18,891.94

Trust Account

Accounts Paid By EFT EFT 596	\$ 550.01
Accounts Paid By Cheque Vouchers 22694	\$ 150.00

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulation 13

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

As indicated in the Schedule of Accounts for Payment.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That the List of Accounts for Payment for the Nannup Shire Municipal Account fund totalling \$962,699.44 in the attached schedule be accepted.

VOTING REQUIREMENTS:

**TRACIE BISHOP
ADMINISTRATION OFFICER**