



Shire of
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Agenda Attachments

Council Meeting to be held
on Thursday 23 April 2020
Commencing at 5.30pm

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Minutes

Thursday 26 March 2020 Ordinary Council Meeting

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Minutes

1. DECLARATION OF OPENING / ACKNOWLEDGEMENT OF COUNTRY / ANNOUNCEMENT OF VISITORS:

The Shire President declared the meeting open at 5.30pm.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE:

ATTENDANCE:

Shire President: Cr T Dean

Councillors: C Buckland, C Brown, V Corlett, C Stevenson,

David Taylor – Chief Executive Officer

Tracie Bishop – Manager Corporate & Community Services

Jon Jones – Manager Infrastructure

APOLOGIES:

Cr Robin Mellema and Cr Patricia Fraser.

VISITORS:

Wayne Leece, Julie Leece, Len Gilchrist, Ian Gibb.

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE:

Nil.

4. PUBLIC QUESTION TIME:

Mr Ian Gibb

Q 1 When will the drought funding allocation of funds be made known to the residents of Nannup?

A 1 Shire President:

Councillors have, prior to this meeting, taken time to consider the 40+ applications received and have arrived at a short list. This short list does require some follow up on in regards to some of the information contained within the submissions. At this point in time Council have directed staff to source the additional information and then begin the process of putting together a submission that will be sent through to the funding body for analysis. Only after all of these steps have been taken will the allocation of funds be made public as if funding is denied on one option it may result in a change to the overall accepted projects.

5. APPLICATIONS FOR LEAVE OF ABSENCE:

Nil.

6. PETITIONS/DEPUTATIONS/PRESENTATIONS:

Mr Ian Gibb made a presentation to Council on BIG N's current projects. It is included as an attachment.

7. DECLARATIONS OF INTEREST:

Cr Brown declared an Impartiality Interest in agenda item 12.6 - Request to revision of funding as she is a member of a committee (Nannup Arts Council Inc.) that finds itself in the same situation regarding community grant funding as the South West Food Bowl.

8. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS:

20031 BROWN/STEVENSON

That the Minutes of the Ordinary Council Meeting of the Shire of Nannup held in Council Chambers on 27 February 2020 be confirmed as a true and correct record.

CARRIED (6/0)

9. MINUTES OF COUNCIL COMMITTEES:

20032 BROWN/STEVENSON

That the Minutes of the Local Emergency Management Committee Meeting held 19 February 2020 be received.

CARRIED (6/0)

10. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION:

Nil.

11. REPORTS BY MEMBERS ATTENDING COMMITTEES:

Date	Meeting	Councillor
5 February	Tourism Committee	
19 February	Local Emergency Management Committee	
26 February	Audit Advisory Committee	

12. REPORTS BY OFFICERS:

AGENDA NUMBER:	12.1
SUBJECT:	Delegated Planning Decisions for February 2020
LOCATION/ADDRESS:	Various
NAME OF APPLICANT:	Various
FILE REFERENCE:	TPL18
AUTHOR:	Jane Buckland – Development Services Officer
REPORTING OFFICER:	David Taylor – Chief Executive Officer
DISCLOSURE OF INTEREST:	Nil
DATE OF REPORT:	12 March 2020
PREVIOUS MEETING REFERENCE:	Nil
ATTACHMENT:	12.1.1 – Register of Delegated Development Approvals

BACKGROUND:

To ensure the efficient and timely processing of planning related applications, Council delegates authority to the Chief Executive Officer to conditionally approve Applications for Development Approval that meet the requirements of both Local Planning Scheme No.3 (LPS3) and adopted Council policy.

Delegated planning decisions are reported to Council on a monthly basis to ensure that Council has an appropriate level of oversight on the use of this delegation. A Register of Delegated Development Approvals, detailing those decisions made under delegated authority in February 2020 is presented in Attachment 12.1.1.

COMMENT:

As shown in the attachment, each application has been advertised in accordance with LPS3 and Council's adopted Local Planning Policy *LPP5 Consultation* as detailed in the Policy Implications section of this report.

During February 2020, two (2) development applications was determined under delegated authority. The table below shows the number and value of development applications determined under both delegated authority and by Council for February 2020 compared to February 2019:

	February 2019	February 2020
Delegated Decisions	8 (\$403,322)	2 (\$305,000)
Council Decisions	0	1 (\$50,000)
Total	8 (\$403,322)	3 (\$355,000)

67% of all approvals issued in the month of February were completed within the statutory timeframes of either 60 or 90 days. One application was determined outside of the statutory timeframe of 90 days due to the need to have the application considered by Council.

STATUTORY ENVIRONMENT:

Planning and Development Act 2005, Local Government Act 1995 and LPS3.

Regulation 19 of the *Local Government (Administration) Regulations 1996* requires that a written record of each delegated decision is kept.

POLICY IMPLICATIONS:

Applications for Development Approval must be assessed against the requirements of LPS3 and Local Planning Policies adopted by Council. These Policies include Local Planning Policy *LPP5 Consultation* which details the level and scope of advertising required for Applications for Development Approval.

Each application processed under delegated authority has been processed and advertised, and has been determined to be consistent with the requirements of all adopted Local Planning Policies.

FINANCIAL IMPLICATIONS:

The required planning fees have been paid for all applications for Development Approval processed under delegated authority.

STRATEGIC IMPLICATIONS:

Nil.

RECOMMENDATION:

That Council receives the report on Delegated Development Approvals for February 2020 as per Attachment 12.1.1.

20033 BUCKLAND/HANSEN

That Council receives the report on Delegated Development Approvals for February 2020 as per Attachment 12.1.1.

CARRIED (6/0)

AGENDA NUMBER:	12.2
SUBJECT:	Draft Local Planning Policy No. 23 – Plantation and Agroforestry: Submitted for consent to publicly advertise
LOCATION/ADDRESS:	Applies throughout the district
NAME OF APPLICANT:	
FILE REFERENCE:	ADM9
AUTHOR:	Jane Buckland – Development Services Officer
REPORTING OFFICER:	David Taylor – Chief Executive Officer
DISCLOSURE OF INTEREST:	Nil
DATE OF REPORT:	12 March 2020
PREVIOUS MEETING REFERENCE:	Nil
ATTACHMENT:	12.2.1 - Draft Local Planning Policy No. 23 Plantation and Agroforestry 12.2.2 - Extract from <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>

BACKGROUND:

The purpose of this report is to seek Council support to publicly advertise a draft planning policy relating to plantations and agroforestry.

The Shire does not have a Local Planning Policy on plantations or agroforestry. Accordingly, there is a lack of clarity on Shire expectations to applicants and the community including on preferred/non-preferred locations, matters to be addressed and procedural considerations.

The local government recognised the need to develop a plantation and agroforestry policy through the review of the Local Planning Strategy. The draft policy, outlined in Attachment 12.2.1, is intended to generate community discussion and, in time, provide clearer guidelines for assessing Development Applications. A finalised policy is intended to provide increased guidance to the Council, the Shire administration, landowners and applicants and assist in more consistent decision making from the local government.

The draft Policy builds on clauses in the *Shire of Nannup Local Planning Scheme No.3* (LPS3). This includes that no Development Application is required for agroforestry provided the planting is less than 4 hectares on any lot or location. A Development Application is currently required for a plantation. Following the review of LPS3 and the gazettal (finalisation) of a future Local Planning Scheme No. 4, there will be a requirement to review the Policy to ensure it is consistent with the new Scheme.

Attachment 12.2.2 provides an extract from the *Planning and Development (Local Planning Schemes) Regulations 2015*. The 'deemed provisions' in the Regulations

replace relevant clauses in Local Planning Schemes. The Regulations require draft local planning policies to be publicly advertised for at least 21 days.

COMMENT:

In summary, the draft local planning policy (Attachment 12.2.1) supports agroforestry, encourages plantations on land zoned 'Agriculture' outside of Landscape Values Area and more than 3 kilometres from the Nannup townsite and will consider the merits of plantations on land zoned 'Agricultural Priority'. The draft Policy sets out matters the local government require suitably addressed in a Development Application.

As outlined in Attachment 12.2.1, the objectives of the draft policy are to:

1. Promote agroforestry where integrated with other rural and/or conservation activities and where it is effectively managed.
2. Outline areas favoured for plantations along with non-preferred locations.
3. Ensure that relevant planning considerations are suitably addressed.
4. Conserve and enhance environmental assets.
5. Assist the local government in determining applications for agroforestry and plantations by setting out matters local government will have regard for in assessing applications.
6. Provide increased certainty for landowners, the community and others and to assist in providing greater consistency in decision making by the local government.

The draft policy sets out that no development approval is required, subject to conditions:

- for the planting of trees for land rehabilitation, shelter belts or for other land management/environmental purposes provided the total area of planting is less than 4 hectares for the lot;
- for agroforestry provided no more than 4 hectares of planting occurs on any lot or location; and
- where development approval has been obtained for agroforestry or a plantation, no Development Application is required for a second rotation.

Development approval is required in the following instances:

- prior to the commencement of agroforestry above 4 hectares;
- for any proposed planting of trees, for commercial or land management/environmental purposes, exceeding 4 hectares on any lot or location, regardless of whether the trees are proposed to be harvested or not; and
- for three or more rotations and/or the establishment of a new planting.

The draft Policy sets a 3 kilometre 'buffer' to the Nannup townsite. The 3km buffer was referenced by the approach around the Donnybrook and Balingup townsites.

Development Applications for plantations within the buffer will be considered on their merits, however applicants will need to suitably address relevant planning considerations including fire risks and visual impact.

Noting that there are long established plantations near the Nannup townsite, the draft Policy seeks to adopt a pragmatic approach. This will be informed through community and stakeholder comments on the draft Policy. It is expected there may be comments relating to matters including bushfire risks, alternative and feasible land uses, land use compatibility, visual impact and erosion control.

The draft policy is considered appropriate to be publicly advertised for community and stakeholder comment. If Council agrees, submissions will be invited using various methods. Public advertising of the draft policy will assist to draw out comment from the community and stakeholders. It is proposed to consult widely for a six-week period by the Shire administration writing to and inviting comments from a wide range of stakeholders and government agencies, placing public notices and details in local papers on multiple occasions, placing details on the Shire of Nannup website, on the Shire's Facebook page and information being available at the Shire office.

The goal of the draft policy is to encourage community and stakeholder debate and to seek the receipt of submissions. Following the close of the consultation period, the Council and the Shire administration will consider the submissions and determine whether the draft policy is suitable for final adoption or whether it should be modified. Alternatively, the Council may determine to not proceed with the policy.

The objective is to finalise a policy which will assist in increasing certainty for everyone with an interest in this issue and which will provide increased guidance to Council and the Shire administration in assessing Development Applications.

STATUTORY ENVIRONMENT:

Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015 and the Shire of Nannup Local Planning Scheme No. 3. The Regulations require local planning policies to be advertised for at least 21 days.

POLICY IMPLICATIONS:

Local planning policies are non-statutory documents which provide guidance to assist the local government in its decision making. Accordingly, the local government is not bound by the policy but is required to have regard to the policy in determining Development Applications.

Subject to Council's resolution, the Shire administration will publicly advertise the draft policy to the community and stakeholders.

FINANCIAL IMPLICATIONS:

There are costs to the Shire in advertising the draft policy.

STRATEGIC IMPLICATIONS:

The *Shire of Nannup Local Planning Strategy* supports the establishment of plantations and agroforestry on land zoned Rural, and consider on its merits plantations and agroforestry on land zoned Priority Agriculture. The Local Planning Strategy requires relevant planning considerations to be met including bushfire management, vermin management, identification of a suitable harvesting route and appropriate arrangements to ensure the local government roads are in a similar condition post harvesting as pre-harvesting.

Following the review of LPS3 and the gazettal (finalisation) of future Local Planning Scheme No. 4, there will be a requirement to review the Policy to ensure it is consistent with the new Scheme.

The policy, if adopted, will assist the decision-making of the local government, inform applicants/landowners of Council requirements and raise community and stakeholder awareness.

RECOMMENDATION:

That Council:

1. Support the public release of draft *Local Planning Policy 23 – Plantation and Agroforestry* outlined in Attachment 12.2.1 and require the draft policy to be publicly advertised in accordance with the requirements set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* with an increased advertising period of six weeks.
2. Reconsider draft *Local Planning Policy 23 – Plantation and Agroforestry* following the close of the public submission period and determine whether or not to adopt the policy with or without modification, or to not proceed with the policy.

20034 STEVENSON/BUCKLAND

That Council:

1. ***Support the public release of draft Local Planning Policy 23 – Plantation and Agroforestry outlined in Attachment 12.2.1 and require the draft policy to be publicly advertised in accordance with the requirements set out in the Planning and Development (Local Planning Schemes) Regulations 2015 with an increased advertising period of six weeks.***

2. ***Reconsider draft Local Planning Policy 23 – Plantation and Agroforestry following the close of the public submission period and determine whether or not to adopt the policy with or without modification, or to not proceed with the policy.***

CARRIED (6/0)

AGENDA NUMBER:	12.3
SUBJECT:	Seeking retrospective approval for solid front fence
LOCATION/ADDRESS:	Lot 701 (No. 29A) on Plan 62526 Kearney Street, Nannup
NAME OF APPLICANT:	Paul & Karine Miller
FILE REFERENCE:	A1658
AUTHOR:	Steve Thompson – Consultant Planner
REPORTING OFFICER:	David Taylor - Chief Executive Officer
DISCLOSURE OF INTEREST:	Edge Planning & Property receive payment for planning advice to the Shire and declare a Financial Interest (section 5.70 of the <i>Local Government Act 1995</i>)
DATE OF REPORT:	19 March 2020
PREVIOUS MEETING REFERENCE:	Nil
ATTACHMENT:	12.3.1 - Location map 12.3.2 - Information from applicant and photographs 12.3.3 - Extract from Residential Design Codes 12.3.4 - Extract from <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> 12.3.5 - Submissions 12.3.6 - Additional information from applicant

BACKGROUND:

The Shire has received a Development Application from the landowner to seek retrospective development approval for a 1.8 metre high solid Colourbond front fence with two motorised gates at Lot 701 (No. 29A) Kearney Street, Nannup.

Relevant matters relating to the site and application include:

- The site, as shown in Attachment 12.3.1, is 1.03 hectares in area and contains a shed in the northern portion of the property. The main part of the property forms part of Higgins Swamp;
- The landowner constructed the fence without necessary approvals. The Shire administration acted promptly on being alerted to the unauthorised construction which has led to this Development Application;
- Details originally provided by the applicant, including associated justification, are outlined in Attachment 12.3.2;
- It is zoned 'Special Use (SU5)' in the *Shire of Nannup Local Planning Scheme No. 3 (LPS3)*;
- The approved *Higgins Swamp Structure Plan* identified the northern portion of site as 'Residential R15' with the main part of the site as 'Conservation'. Higgins Swamp is intended to remain in private ownership but be subject to effective management;

- The northern portion of the site and this Development Application are subject to *State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes)*. A relevant extract of the R-Codes is set out in Attachment 12.3.3. Further details are outlined below;
- While the R-Codes is the main planning document of relevance to this Development Application, other key planning documents include LPS3, the Local Planning Strategy and *Planning and Development (Local Planning Schemes) Regulations 2015*;
- Clause 1.6.2(f) of LPS3 states the local government's general intentions include 'To safeguard and enhance the character and amenity of the built and natural environment of the Scheme Area';
- The Local Planning Strategy sets out a vision, objectives, aims and strategies. Strategy 109 states to 'provide for a high level of residential amenity which reflects a non-metropolitan lifestyle and rural character' while Strategy 113 states to 'preserve and respect Nannup's evolved built character within the Nannup townsite';
- Attachment 12.3.4 is an extract from the *Planning and Development (Local Planning Schemes) Regulations 2015* which sets out matters to be considered by local government in assessing a Development Application; and
- The R-Codes and LPS3 require a Development Application for solid fences (or non-visually permeable fences) above 1.2 metres in height in the primary street setback for areas subject to the R-Codes.

In accordance with *Local Planning Policy 5 Consultation* and the R-Codes, the Shire administration invited comments on the Development Application to adjoining/nearby landowners and informed Councillors. The Shire received two submissions on the Development Application from nearby landowners, with one of these submissions signed by four neighbours (see Attachment 12.3.5). The submissions oppose the fence for the following summarised reasons:

- Not in context with the area;
- Looks like a 'bikie fortress';
- Does not fit with the character of Nannup; and
- Industrial high fences are not appropriate in residential areas.

In accordance with standard Shire practice, the Shire provided the applicant the opportunity to review and respond to the submissions. The applicant's response and additional information are outlined in Attachment 12.3.6. In summary, the applicant justifies the fence for the following reasons:

- Prevent vehicle lights from Walter Street impacting the outdoor living area;
- Increased privacy;
- To contain their dog;
- The gates are motorised and make a very loud audible noise on initial opening which alert pedestrians of the vehicle access point; and
- There are suitable vehicular sight lines.

Section 5.2.4 of the R-Codes is the key part relating to this Development Application (refer to Attachment 12.3.3). An applicant can either adopt the deemed-to-comply

requirements or can seek to demonstrate compliance with the design principles. For this Development Application which seeks retrospective approval for a high solid front fence, the fence does not comply with deemed-to-comply Requirement C4:

Front fences within the **primary street setback area** that are **visually permeable** above 1.2m of **natural ground level**, measured from the primary street side of the front fence.

Accordingly, the applicant is required to address Design Principle P4 which states:

Front fences are low or restricted in height to permit surveillance (as per Clause 5.2.3) and enhance streetscape (as per clause 5.1.2), with appropriate consideration to the need:

- for attenuation of traffic impacts where the **street** is designated as a primary or district distributor or integrator arterial; and
- for necessary privacy or noise screening for **outdoor living areas** where the **street** is designated as a primary or district distributor or integrator arterial.

The R-Codes and the associated Guidelines identifies that high, solid walls on the front boundary are undesirable as they disrupt the streetscape, detrimentally impacting the setting of the building and can compromise overall community security. The Guidelines continue by promoting front fences that allow for the surveillance of the street from the property and enhance the streetscape.

It is disappointing that the applicant undertook unauthorised construction of the fence without gaining relevant Shire approvals.

COMMENT

Following an assessment of the Development Application against the planning framework, the submissions and information provided by the applicant, it is recommended the Council refuse the Development Application. The reasons include:

- The applicant has not addressed Design Principle P4. In summary, the high solid front fence does not enhance the streetscape and Kearney Street is not a primary or district distributor or integrator arterial, but is instead a local road with modest traffic volumes and noise. The Western Australian Planning Commission defines a distributor or integrator road as typically carrying a minimum of 7,000 vehicles per day. Although there is no traffic count for Kearney Street available, its traffic volume is expected to be around 300 vehicles per day given it is a local access road only. Accordingly, the fence does not comply with the R-Codes;
- The R-Codes allows for fencing of a front setback area where there is no other area available on a property to provide north-facing outdoor living area. This is particularly used in unit developments where open space is at a premium. However, this is clearly not the case on a property of 1.03 hectares;
- The fence is out of character with Kearney Street in particular and the Nannup townsite in general. The streetscapes in Nannup are characterised by being

open in nature. The other houses in the vicinity of the site have either no fences, or fences that are 'visually permeable';

- The fence looks obtrusive and out of character and is considered to be detrimental to the streetscape. Approval of a 1.8m solid fence on the street frontage creates an undesirable precedent in what is otherwise an open streetscape; and
- The Shire is not aware of solid fences (non-visually permeable) that have been built across front property frontages at a height of 1.8m in areas subject to the R-Codes in Nannup.

It is noted that some of the reasons put forward by the applicant could be addressed by the construction of a compliant alternative fence which is visually permeable above 1.2m from natural ground level. This would clearly demarcate the boundaries of the property and physically contain the dog. This type of fence would be consistent with the R-Codes. It would also present a better streetscape outcome than creating a 1.8m high solid Colourbond' fence on the front boundary.

It is therefore recommended that Council:

- Refuse the Development Application;
- Require the applicant/landowner to advise the Shire in writing by 30 April 2020 that the 1.8m high solid fence will be removed by 30 September 2020;
- Require the applicant/landowner to remove the 1.8m high fence by 30 September 2020; and
- Advise the applicant/landowner that the Council supports a front fence that is visually permeable above 1.2m from natural ground level in accordance with Requirement C4 of the R-Codes.

In the event that fencing of the primary street setback area is still desired by the proponent, a solid fence of 1.2m in height, or a 1.8m fence that is visually permeable above 1.2m can be supported without the need for a Development Application.

STATUTORY ENVIRONMENT:

Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations and LPS3.

The Council is legally able to authorise unauthorised existing development under the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

A person may be prosecuted under the *Planning and Development Act 2005* for breaching a Local Planning Scheme.

POLICY IMPLICATIONS:

State Planning Policy 7.3 Residential Design Codes Volume 1

FINANCIAL IMPLICATIONS:

There may be costs should the applicant request that the State Administrative Tribunal review the Council's decision.

STRATEGIC IMPLICATIONS:

The application raises streetscape, consistency and precedent considerations.

RECOMMENDATION:

That Council:

1. With respect to the Development Application seeking retrospective development approval for a 1.8 metre high front fence at Lot 701 on Plan 62526 (29A) Kearney Street, Nannup and in accordance with Part 2.5 of *State Planning Policy 7.3 Residential Design Codes Volume 1*, the Council exercises its discretion and resolves to issue a notice of refusal for the following reasons:
 - a) The fence does not comply with Design Principle P4 of State Planning Policy 7.3 *Residential Design Codes Volume 1* (the Codes), given the fence does not enhance the streetscape or meet the following criteria:
 - i. The traffic volumes on Kearney Street (approximately 300 vehicles per day) do not meet the accepted volumes for classification as a distributor or integrator road (minimum of 7,000 vehicles per day);
 - ii. Sufficient private open space can be provided on the 1.03 hectare property as required by the Codes.
 - b) The prevailing streetscape along Kearney Street is open or contains permeable fencing. Given this, there is no immediately local precedent to fencing of the primary street setback area as proposed.
 - c) The fence is inconsistent with the *Shire of Nannup Local Planning Scheme No. 3* including clause 1.6.2(f) which sets out the local government's general intentions include 'To safeguard and enhance the character and amenity of the built and natural environment of the Scheme Area'.
 - d) The fence is inconsistent with the *Shire of Nannup Local Planning Strategy* including to 'preserve and respect Nannup's evolved built character within the Nannup townsite'.
 - e) The proposal will have a detrimental impact on the streetscape of the locality and will set an undesirable precedent.

2. Require the applicant/landowner to advise the Shire in writing by 30 April 2020 that the 1.8m high solid fence and associated gates will be removed by 30 September 2020.
3. Require the applicant/landowner to remove the 1.8m high fence and associated gates by 30 September 2020.
4. Advise the applicant/landowner that the Council supports a front fence that is visually permeable above 1.2m from natural ground level in accordance with Requirement C4 of the R-Codes.
5. Advise the applicant/owner that if they are aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

20035 BUCKLAND/STEVENSON

That Council:

1. ***With respect to the Development Application seeking retrospective development approval for a 1.8 metre high front fence at Lot 701 on Plan 62526 (29A) Kearney Street, Nannup and in accordance with Part 2.5 of State Planning Policy 7.3 Residential Design Codes Volume 1, the Council exercises its discretion and resolves to issue a notice of refusal for the following reasons:***
 - a) ***The fence does not comply with Design Principle P4 of State Planning Policy 7.3 Residential Design Codes Volume 1 (the Codes), given the fence does not enhance the streetscape or meet the following criteria:***
 - i. ***The traffic volumes on Kearney Street (approximately 300 vehicles per day) do not meet the accepted volumes for classification as a distributor or integrator road (minimum of 7,000 vehicles per day);***
 - ii. ***Sufficient private open space can be provided on the 1.03 hectare property as required by the Codes.***
 - b) ***The prevailing streetscape along Kearney Street is open or contains permeable fencing. Given this, there is no immediately local precedent to fencing of the primary street setback area as proposed.***
 - c) ***The fence is inconsistent with the Shire of Nannup Local Planning Scheme No. 3 including clause 1.6.2(f) which sets out the local government's general intentions include 'To safeguard and enhance the character and amenity of the built and natural environment of the Scheme Area'.***
 - d) ***The fence is inconsistent with the Shire of Nannup Local Planning Strategy including to 'preserve and respect Nannup's evolved built character within the Nannup townsite'.***
 - e) ***The proposal will have a detrimental impact on the streetscape of the locality and will set an undesirable precedent.***

- 2. Require the applicant/landowner to advise the Shire in writing by 30 April 2020 that the 1.8m high solid fence and associated gates will be removed by 30 September 2020.**
- 3. Require the applicant/landowner to remove the 1.8m high fence and associated gates by 30 September 2020.**
- 4. Advise the applicant/landowner that the Council supports a front fence that is visually permeable above 1.2m from natural ground level in accordance with Requirement C4 of the R-Codes.**
- 5. Advise the applicant/owner that if they are aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.**

CARRIED (6/0)

AGENDA NUMBER:	12.4
SUBJECT:	Budget Review 2019/20
LOCATION/ADDRESS:	Nannup
NAME OF APPLICANT:	Shire of Nannup
FILE REFERENCE:	FNC 3
AUTHOR:	Tracie Bishop – Manager Corporate and Community Services
REPORTING OFFICER:	Tracie Bishop – Manager Corporate and Community Services
DISCLOSURE OF INTEREST:	None
DATE OF REPORT:	11 March 2020
PREVIOUS MEETING REFERENCE:	Adoption of 2019/20 Budget
ATTACHMENTS:	12.4.1 – Budget Review Statements 2019/20

SUMMARY:

As per the Financial Management Regulations 1996 Section 33A a review of a Local Governments annual budget must be completed between 1 January and 31 March each year. The following item allows Council to reach compliance within this area.

There are variances expected from the original estimates of the Budget which was adopted at the Special Meeting of Council held on the 31 July 2019. These are largely as a result of timely and prudent savings by officers and funding opportunities and additional expenditure not known at budget adoption. Overall when each of the schedules is taken into consideration the outcome is expected to remain consistent with the original budget. The original budget had a surplus anticipated of \$1,249. This revision anticipates that there will now be a surplus of \$53,847.

COMMENT:

The statutory requirement for the budgetary review is relatively limited and simply requires the Council to evaluate the likely position at the end of the current financial year. This report goes much further than this and presents an in depth review of the Council's finances covering:

- Current expectations on income and expenditure
- The Council's exposure to financial risk

Anticipated Outturn for 2019/20

Council will see from the budget monitoring reported both within this report and within the financial statements included within a separate report at today's meeting, that as at 29 February 2020 it is anticipated that there will be a surplus of \$53,847. This is primarily as a result of savings being initiated wherever possible as well as increased funding received.

There are however variations expected from the original budget adopted in July 2019 to spending trends anticipated as at today.

Within each of the programs these are:

1. Governance – As a result of an increase in surplus carried forward from the 2018/19 financial year, Council endorsed at the December 2019 Ordinary Meeting of Council to complete an overhaul of the Chart of Account System. This overhaul will enable the Shire of Nannup accounting system to become standardised with other local governments. What this means to officers is that reporting and financial templates will now be able to be sourced from other local governments, in effect standardising formats/templates used as an industry rather than organisation.
2. Law & Order – Grant funding for Fire Mitigation Works has again created economic stimulus that was not included in the original budget. This funding has been supplemented the wages budget to the value of \$87,800.
3. Health – Slight increase in expenditure as a result of Council endorsing additional spend to cover some of the costs associated with the production of the Public Health Plan. This plan may be carried forward to the new year due to timing constraints of officers.
4. Education & Welfare – Increased income and expenditure to support education programs.
5. Community Amenities – 2019/20 continues to be a year where further analysis of requirements of our Waste Management site is completed.
6. Recreation & Culture – There is the need to complete urgent repair works to both the roof structure and the main entrance doors at this precinct in order to prevent further damage from occurring. The works to be completed are:
 - The front doors to the Recreation Centre have been identified as needing replacement both in order to comply with the Disability and Inclusion Plan and as a safety initiative. Although the glass specification met the Australian Standards at the time of installation, this standard has since changed resulting in a higher specification being used for doors. Based on this it is intended to replace these doors with those that support these two areas.
 - The leaking roof structure. A builder has been on site and confirmed that the guttering between the old and new sections of the roof needs to be replaced in order to prevent the leaking that currently occurs in large downfalls of rain.

It is proposed to have both the roof guttering and the doors replaced within this financial year. At this point in time it is anticipated that the cost of this project will be \$65,000. Although this sum was not included within the original budget, due to savings and grant funding from other areas these works can be included in this year's budget.

7. Transport – Greatest impact to this schedule is with the inclusion of grant funding Law & Order and the resulting decrease in labour costs to this schedule. Savings from this decrease have been used to support the Recreation Centre doors and other minor projects.

8. Economic Services – Increases within this schedule have been made available as a result of additional funding opportunities by the Regional Development Grant funding that is being used to support Council's Trails Infrastructure. This project will see wash down stations installed in town as well as a safe and secure pathway linking Tanks 7 & 8 with town.

There has also been a request to start to get the Nannup community activated and ready for economic growth via the inclusion of Place making Workshops.

Place making is both a philosophy and a practical process for transforming public spaces. It is centred on observing, listening to, and asking questions of the people who live, work, and play in a particular space in order to understand their needs and aspirations for that space and for their community as a whole.

Finally, as per the meeting with the Honourable Stephen Dawson, Officers are now organising to have a Flora and Fauna Study completed as the first stage of construction of Gracillus Road. Funding for this study will be via a Reserve Contribution transfer as a result of monies being placed within the Strategic Reserve in 2018/19 for this purpose.

9. Other Property & Services – Savings expected within expense accounts overall.

For a full breakdown of the individual components within each schedule that have moved since the budget was adopted please refer to the attachments.

Risks

The Council's immediate financial position is steady but this must be considered in the light of limited information on future expenditure needs and the impact that these would have on the rate liability.

With the World Health Organisation declaring COVID 19 a global pandemic as at the 12 March 2020 the risk of this virus causing disruption to the Shire of Nannup's operations is still an unknown quantity that is being considered and where possible alternative plans put in place to ensure that Council can continue to govern Nannup. At this point in time, officers are continuing to monitor the situation with the knowledge that there may come a time where day to day operations are disrupted and there is a requirement to adjust how Council's operations are completed. At the present time, this monitoring includes working with the Regional Risk Co-ordinator to ensure that all staff are as protected and informed with the most up to date information possible to enable informed decisions to be made and abiding by direction provided from both State and Federal Government agencies.

As with previous years, on a financial level, there remains risk to Councils sustainability as a result of key funding streams being withdrawn and the overall impact that this has on rate revenue. Within the 2019/20 to date there have been no indications that this current position will change.

A review of Council's Long Term Financial Plan (LTFP) is currently underway and once completed will help to illustrate what will need to be addressed in order to continue to meet the needs of the community while still being mindful of achieving financial sustainability. Findings relating to this annual review will be incorporated into Budget workshops scheduled to commence in March this year.

Conclusions

The variance that is shown between the actual and the estimated outturn for 2019/20 is primarily as a result of savings to operations wherever possible as well as increased grant funding that was not identified at the time of the budget adoption.

Once the budget is amended to include unanticipated spending, savings identified as well as increased revenue streams within the individual schedules there is an overall surplus expected to the 2019/20 budget of \$53,847.

The Long Term Financial Plan will be updated and refined to inform the 2020/2021 budget and to comply with the requirements of the Integrated Planning Framework.

The work to complete the 2020/20 budget will commence within the next few weeks and Officers anticipate that with the inclusion of the various workshops arranged over the coming months that Council will be in a position to make an informed decision relating to the budget by the June 2020 Council meeting. This will enable officers to implement the budget and raise rates at the beginning of the 2020/21 financial year. This should place Council in a strong financial position moving forward.

STATUTORY ENVIRONMENT:

Sub-section 2A of the Regulations requires the Council to:

- (a) Consider the local government's financial performance in the period beginning on 1 July and ending no earlier than 31 December in that financial year; and
- (b) Consider the local government's financial position as at the date of the review; and
- (c) Review the outcomes for the end of that financial year that are forecast in the budget.

POLICY IMPLICATIONS:

None

FINANCIAL IMPLICATIONS:

A potential surplus of \$53,847 for 2019/20.

STRATEGIC IMPLICATIONS:

None.

RECOMMENDATION:

That Council endorses all variances shown within this report and attachments as part of the annual Budget Review for the 2019/20 financial year required to remain compliant with statutory obligations.

20036 BUCKLAND/CORLETT

That Council endorses all variances shown within this report and attachments as part of the annual Budget Review for the 2019/20 financial year required to remain compliant with statutory obligations.

CARRIED BY ABSOLUTE MAJORITY (6/0)

AGENDA NUMBER:	12.5
SUBJECT:	Compliance Audit Return 2019
LOCATION/ADDRESS:	Shire of Nannup
NAME OF APPLICANT:	Department of Local Government, Sport & Cultural Industries
FILE REFERENCE:	ADM 14
AUTHOR:	Sarah Dean – Governance Officer
REPORTING OFFICER:	Tracie Bishop – Manager Corporate & Community Services
DISCLOSURE OF INTEREST:	N/A
DATE OF REPORT:	10 March 2020
ATTACHMENT:	12.5.1 - 2019 Compliance Audit Return

BACKGROUND:

Council is required by section 14 of the Local Government Audit Regulations 1996 to complete a Compliance Audit Return each year covering the period 1 January to 31 December. The Compliance Audit Return is to be:

1. Reviewed by the Audit Advisory Committee.
2. Presented to Council at an Ordinary Meeting of Council.
3. Adopted by the Council.
4. The adoption recorded in the minutes of the meeting at which it is adopted.
5. Signed by the Shire President and Chief Executive Officer and returned to the Department of Local Government with a copy of the Council minutes of the meeting at which it was received.
6. Submitted to the Department for Local Government by 31 March each year.

The Return was reviewed by the Audit Committee prior to its adoption by Council.

COMMENT:

The 2019 Compliance Audit Return contains 104 questions of which:

- 52 were complied with;
- 51 were not applicable to the Shire of Nannup during the year under review.
- 1 matter was deemed to be non-compliant.

The areas of non-compliance detected were as follows: -

Optional Questions

Question 4 – *Did the local government submit to its auditor by 30 September 2019 the balanced accounts and annual financial report for the year ending 30 June 2019?*

Comment – Council requested and was granted approval from Department of Local Government, Sport & Cultural Industries to allow submission of these accounts to occur after this date.

STATUTORY ENVIRONMENT:

Section 14 of the *Local Government Audit Regulations 1996*

- (3A) The local government’s audit committee is to review the compliance audit return and is to report to the council the results of that review.
- (3) After the audit committee has reported to the council under sub-regulation (3A), the compliance audit return is to be —
 - (a) presented to the council at a meeting of the council; and
 - (b) adopted by the council; and
 - (c) recorded in the minutes of the meeting at which it is adopted.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

Nil

STRATEGIC IMPLICATIONS:

Nil

COMMITTEE RECOMMENDATION:

That Council adopts the Local Government Compliance Audit Report for the Shire of Nannup for the period 1 January 2019 to the 31 December 2019, noting the comments made by the Chief Executive Officer in respect to one (1) area of non-compliance, and authorises the Shire President and Chief Executive Officer to sign and submit the report to the Department of Local Government as required.

20037 HANSEN/BROWN

That Council adopts the Local Government Compliance Audit Report for the Shire of Nannup for the period 1 January 2019 to the 31 December 2019, noting the comments made by the Chief Executive Officer in respect to one (1) area of non-compliance, and authorises the Shire President and Chief Executive Officer

to sign and submit the report to the Department of Local Government as required.

CARRIED BY ABSOLUTE MAJORITY (6/0)

Cr Brown declared an Impartiality Interest in the following item as she is a committee member of the Nannup Arts Council Inc.

AGENDA NUMBER:	12.6
SUBJECT:	Request to Revision of funding request received 19/20 Community Grants
LOCATION/ADDRESS:	Nannup
NAME OF APPLICANT:	Southwest Foodbowl, Nannup Arts Council, Reconciliation Garden Committee
FILE REFERENCE:	FNC 10
AUTHOR:	Tracie Bishop – Manager Corporate and Community Services
REPORTING OFFICER:	Tracie Bishop – Manager Corporate and Community Services
DISCLOSURE OF INTEREST:	N/A
DATE OF REPORT:	18 March 2020
ATTACHMENT:	12.6.1 - Letter – Paul Jefferies – Committee member -Southwest Foodbowl 12.6.2 - Letter – Nannup Arts Council Inc.

BACKGROUND:

As previously reported in the February 2020 Ordinary Council Meeting, within the confirmation of 19/20 Community Grant program an error was made which resulted in three community groups being incorrectly informed that the full grant amount sought had been successful. This was incorrect in that the amount of grant funding supported was smaller than the amount of grant funding initially sought.

Prior to the February meeting, one community group, Southwest Foodbowl, had requested a revision. A late submission was received from the Nannup Arts Council requesting a similar revision. As a result of the two submissions received Councillors decided to leave the February Item on the table to allow a further consideration of the remaining one community group that had also received the incorrect letter.

As reported previously, the error was a result of staff changes within the budget period. As soon as the error was noted, contact was made with each of the community groups and apologies given. Following these conversations funds were released.

COMMENT:

While it never ideal for a situation such as this to occur, the error itself was a genuine error on behalf of the officer and as mentioned above as soon as this error was noted contact was made with the affected groups.

It is noted from the Arts Council's perspective, the cut in funding has impacted on their business model going forward. Their letter (attached) indicates that the exhibition that they hosted this year would not have been delivered in the same format had they been aware of the funding cut.

From the perspective of the Southwest Foodbowl, the event is not being held until the 2020/21 financial year and as such would not normally then be able to be included within the prior year grant funding. However, it is noted that the interactive Cow and Sheep, for which the funds were sought, needs to be purchased in advance.

Finally, the third application was from the Reconciliation Garden committee, these funds were to be used to continue revegetation along the Nannup Foreshore. This group, once the error was noted and reported, have chosen to reapply in the current year's grant application process for similar funding.

Noting that there is now a budget surplus reported for this financial year and that the reduction in funding has put undue pressure on one of the groups above it is recommended that a revision be made to the current year's approved Community Grant funding resulting in an additional \$4,000 being made available through this grant process. This would result in the following breakdown per community group:

1. Southwest Foodbowl	\$2,000
2. Nannup Arts Council	\$1,500
3. Reconciliation Garden Committee	\$ 500

STATUTORY ENVIRONMENT:

Nil

POLICY IMPLICATIONS:

Policy FNC 3 – Community Group Grants and Donations:

1. Council will advertise submissions for community grants in the local newspaper in December/January in any given year. The deadline for submissions will be 28 February in any given year.

FINANCIAL IMPLICATIONS:

Total contribution of \$4,000.

STRATEGIC IMPLICATIONS:

Shire of Nannup Community Strategic Plan 2017-2027 – Our Community Leadership
- Strategy 5.1 Support Existing and Emerging Community Groups.

RECOMMENDATION

That Council adjusts the Community Grant funding for the 2019/20 year to reflect the original amount that the three community groups were advised had been funded. This will result in an added expenditure to Council of \$4,000.

20038 BROWN/STEVENSON

That Council adjusts the Community Grant funding for the 2019/20 year to reflect the original amount that the three community groups were advised had been funded. This will result in an added expenditure to Council of \$4091.05.

CARRIED (6/0)

Council changed the amount that the adjustment will make to Council expenditure to \$4091.05 as the Nannup Arts Council Inc. amount changed from \$1500 to \$1591.05.

AGENDA NUMBER:	12.7
SUBJECT:	Budget Monitoring – January 2020
LOCATION/ADDRESS:	Nannup Shire
NAME OF APPLICANT:	N/A
FILE REFERENCE:	FNC 15
AUTHOR:	Susan Fitchat – Corporate Services Coordinator
REPORTING OFFICER:	Tracie Bishop – Manager Corporate Services
DISCLOSURE OF INTEREST:	None
DATE OF REPORT	28 February 2020
ATTACHMENT:	12.7.1 – Financial Statements for the period ending 31 January 2020

BACKGROUND:

Local Government (Financial Management) Regulation 34(1) requires that Council report monthly on the financial activity from all the various operating and capital divisions. Council has adopted a variance threshold of 10% or \$30,000, whichever is the greater on which to report. The statutory statements are appended at Attachment 12.7.1.

Whilst this has resulted in all variances of 10% being identified and reported, it only focuses attention on the performance to the month in question and not the likely outturn at the end of the year.

Monthly reporting draws on the flexibility allowed in the Financial Management Regulations to draw attention to likely under and overspends at the end of the year.

COMMENT:

Please refer to the attachment, Financial Statements for periods ending 31 January 2019 for a detailed analysis of our end of year position, Note 2.

STATUTORY ENVIRONMENT:

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

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

The attached financial statements detail financial outcomes for 2019/20.

STRATEGIC IMPLICATIONS:

Nil.

RECOMMENDATION:

Monthly Financial Statements for the period ending 31 January 2020 be received.

20039 BUCKLAND/STEVENSON

Monthly Financial Statements for the period ending 31 January 2020 be received.

CARRIED (6/0)

AGENDA NUMBER:	12.8
SUBJECT:	Budget Monitoring – February 2020
LOCATION/ADDRESS:	Nannup Shire
NAME OF APPLICANT:	N/A
FILE REFERENCE:	FNC 15
AUTHOR:	Susan Fitchat – Corporate Services Coordinator
REPORTING OFFICER:	Tracie Bishop – Manager Corporate Services
DISCLOSURE OF INTEREST:	None
DATE OF REPORT	18 March 2020
ATTACHMENTS:	12.8.1 – Financial Statements for the period ending 29 February 2020

BACKGROUND:

Local Government (Financial Management) Regulation 34(1) requires that Council report monthly on the financial activity from all the various operating and capital divisions. Council has adopted a variance threshold of 10% or \$30,000, whichever is the greater on which to report. The statutory statements are appended at Attachment 12.8.1.

Whilst this has resulted in all variances of 10% being identified and reported, it only focuses attention on the performance to the month in question and not the likely outturn at the end of the year.

Monthly reporting draws on the flexibility allowed in the Financial Management Regulations to draw attention to likely under and overspends at the end of the year.

COMMENT:

Please refer to the attachment, Financial Statements for periods ending 29 February 2019 for a detailed analysis of our end of year position, Note 2.

STATUTORY ENVIRONMENT:

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

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

The attached financial statements detail financial outcomes for 2019/20.

STRATEGIC IMPLICATIONS:

Nil.

RECOMMENDATION:

Monthly Financial Statements for the period ending 29 February 2020 be received.

20040 BUCKLAND/STEVENSON

Monthly Financial Statements for the period ending 29 February 2020 be received.

CARRIED (6/0)

AGENDA NUMBER:	12.9
SUBJECT:	Monthly Accounts for Payment - January 2020
LOCATION/ADDRESS:	Nannup Shire
NAME OF APPLICANT:	N/A
FILE REFERENCE:	FNC 8
AUTHOR:	Susan Fitchat - Corporate Services Coordinator
REPORTING OFFICER:	Tracie Bishop – Manager Corporate Services
DISCLOSURE OF INTEREST:	None
PREVIOUS MEETING REFERENCE:	None
DATE OF REPORT	28 February 2020
ATTACHMENTS:	12.9.1 – Accounts for Payment – January 2020

BACKGROUND:

The Accounts for Payment for the Nannup Shire Municipal Account fund and Trust Account fund from 1 January to 31 January 2020 as detailed hereunder and noted on the attached schedule, are submitted to Council.

COMMENT:

If Councillors have questions about individual payments prior notice of these questions will enable officers to provide properly researched responses at the Council meeting.

There is currently two corporate credit cards in use. A breakdown of this expenditure in the monthly financial report is required to comply with financial regulations. This breakdown is included within the attachments.

Municipal Account

Accounts paid by EFT	12252-12307	103,433.16
Accounts paid by cheque	20435-20443	3,457.06
Accounts paid by Direct Debit	DD10655.1-10674.13	104,017.20
<i>Sub Total Municipal Account</i>		<u>\$210,907.42</u>

Trust Account

Accounts paid by EFT	12287,12288,12308	543.27
Transfer to Muni Admin fees		30.00
Accounts Paid by cheque	20439-20441	240.00
<i>Sub Total Trust Account</i>		<u>813.27</u>

Total Payments \$211,720.69

STATUTORY ENVIRONMENT:

LG (Financial Management) Regulation 13

POLICY IMPLICATIONS:

None.

FINANCIAL IMPLICATIONS:

As indicated in Schedule of Accounts for Payment.

STRATEGIC IMPLICATIONS:

None.

RECOMMENDATION:

That the List of Accounts for Payment for the Nannup Shire Municipal Account fund totalling \$211,720.69 1 January 2020 to 31 January 2020 in the attached schedule(s) be endorsed.

20041 BROWN/HANSEN

That the List of Accounts for Payment for the Nannup Shire Municipal Account fund totalling \$211,720.69 1 January 2020 to 31 January 2020 in the attached schedule(s) be endorsed.

CARRIED (6/0)

AGENDA NUMBER:	12.10
SUBJECT:	Monthly Accounts for Payment - February 2020
LOCATION/ADDRESS:	Nannup Shire
NAME OF APPLICANT:	N/A
FILE REFERENCE:	FNC 8
AUTHOR:	Susan Fitchat - Corporate Services Coordinator
REPORTING OFFICER:	Tracie Bishop – Manager Corporate Services
DISCLOSURE OF INTEREST:	None
PREVIOUS MEETING REFERENCE:	None
DATE OF REPORT	13 March 2020
ATTACHMENTS:	12.10.1 – Accounts for Payment – February 2020

BACKGROUND:

The Accounts for Payment for the Nannup Shire Municipal Account fund and Trust Account fund from 1 February to 29 February 2020 as detailed hereunder and noted on the attached schedule, are submitted to Council.

COMMENT:

If Councillors have questions about individual payments prior notice of these questions will enable officers to provide properly researched responses at the Council meeting.

There is currently two corporate credit cards in use. A breakdown of this expenditure in the monthly financial report is required to comply with financial regulations. This breakdown is included within the attachments.

Municipal Account

Accounts paid by EFT	12309-12405	302,684.66
Accounts paid by cheque	20444-20448	7,641.95
Accounts paid by Direct Debit	10680.1-10693.14	47,891.81
<i>Sub Total Municipal Account</i>		<u>\$358,218.42</u>

Trust Account

Accounts paid by EFT	12338,12377	1312.20
Transfer to Muni Admin fees		33.25
<i>Sub Total Trust Account</i>		<u>1,345.45</u>
Total Payments		<u><u>\$359,563.87</u></u>

STATUTORY ENVIRONMENT:

LG (Financial Management) Regulation 13

POLICY IMPLICATIONS:

None.

FINANCIAL IMPLICATIONS:

As indicated in Schedule of Accounts for Payment.

STRATEGIC IMPLICATIONS:

None.

RECOMMENDATION:

That the List of Accounts for Payment for the Nannup Shire Municipal Account fund totalling \$359,563.87 1 February 2020 to 29 February 2020 in the attached schedule(s) be endorsed.

20042 BROWN/HANSEN

That the List of Accounts for Payment for the Nannup Shire Municipal Account fund totalling \$359,563.87 1 February 2020 to 29 February 2020 in the attached schedule(s) be endorsed.

CARRIED (6/0)

AGENDA NUMBER:	12.11
SUBJECT:	Request for Variation to the Trust Deed for the Local Government House Trust
LOCATION/ADDRESS:	Various
NAME OF APPLICANT:	
FILE REFERENCE:	
AUTHOR:	Tracie Bishop – Manager Corporate Services
REPORTING OFFICER:	Tracie Bishop – Manager Corporate Services
DISCLOSURE OF INTEREST:	N/A
DATE OF REPORT:	9 March 2020
ATTACHMENT:	12.11.1 - Deed of Variation 12.11.2 - Clause 12 of Trust Deed 1994 12.11.3 - Local Government House Trust update January 2020 12.11.4 – Email from WALGA CEO Nick Sloan

BACKGROUND:

The Local Government House Trust (the Trust) is a unit trust that was created in 1980 for the purpose of housing the Western Australian Local Government Association (WALGA). Under the current Trust deed 132 Local Governments contributed to create a Trust comprising 620 units. The Shire of Nannup holds one unit in the Trust valued at \$17,815 as at 30 June 2019. More information about the Trust can be found in the attachment.

On 19 February 2020, the Chief Executive Officer of WALGA corresponded with every Local Government holding Trust units. The purpose of the correspondence was to advise that the Trust's Board of Management are seeking to vary the Trust Deed in order to assist the Trust's income exempt status. To execute the variation to the Trust Deed it requires consent from at least 75% of Trust unit holders. More details regarding this matter can be found in the attached WALGA correspondence, Deed of Variation and excerpt of Clause 12 from the Trust Deed.

The purpose of this report is to seek Council's formal resolution to support the Deed of Variation.

COMMENT:

The Trust Deed amendments as proposed are based on legal opinion and are designed to fortify the Trust's position of income tax exempt status by removing any questionable matters from the Trust Deed. The Chief Executive Officer has reviewed the applicable information relating to this matter and has no objection to Council resolving to provide consent to the Deed of Variation as proposed in the attachment one.

STATUTORY ENVIRONMENT:

The Local Government Act 1995 enables the Shire of Nannup to exist as an entity. WALGA is the peak representative body for Western Australian Local Government and is essentially owned by Western Australian Local Government.

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

Nil.

STRATEGIC IMPLICATIONS:

Nil

RECOMMENDATION:

That the Local Government House Trust Board of Management are advised that the Shire of Nannup, as a holder of one Local Government House Trust unit consents to the Deed of Variation as detailed in Attachment One.

20043 BUCKLAND/STEVENSON

That the Local Government House Trust Board of Management are advised that the Shire of Nannup, as a holder of one Local Government House Trust unit consents to the Deed of Variation as detailed in Attachment One.

CARRIED (6/0)

13.1 ELECTED MEMBERS

Nil.

14. MEETING CLOSED TO THE PUBLIC

(Confidential Items)

Nil.

14.1 MATTERS FOR WHICH THE MEETING MAY BE CLOSED

14.2 PUBLIC READING OF RESOLUTIONS THAT MAY BE MADE PUBLIC

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

Nil.

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

Nil.

17. CLOSURE OF MEETING:

The Shire President declared the meeting closed at 6.09pm.

Attachment 6.1

Nannup Shire Council

Address March 2020

Thank you for allowing me to address our Council.

With the Drought relief funding, Nannup has been given a significant free kick and we need to make the most of this Stimulus Funding

The Business Initiative Group Nannup Inc proposed to put one application in across two projects. for simplicity we decided to split up that proposal into two. They both deliver what the Drought relief criteria was seeking to achieve but from two different but complimentary positions

Application One Find the Fun App

BigN have for some time been promoting the Find the Fun App and looking for funding to purchase a licence. We did receive a letter of support from Council for BigN to seek funding from various agencies, for which we were and are grateful. We have engaged with WA Tourism, South West Development Commission and Department of Industry & Innovation.

Unfortunately, policy and timing prove to be the barriers to Funding.

However, the feedback we received from WA Tourism's Patrick Heyer WA Tourism's Digital Marketing manager, advised the Find the fun App had significant benefits that were advantages for a Tourism App. Patrick also said the WA tourisms App was flawed and not delivering. We received similar compliments from Department of Industry and Innovation's Charlie Gunningham

I have heard councillors say that they can only make decisions on what they are told in good faith. I have been able to site outside agency's opinion of the App but you have on council a person within council who can appraise the App for you In Chris Buckland.

Application Two Banners on Warren (Light Pole Banners)

Most Councillors including our President may not have realise there has been discussions between Council Administration and BigN regarding re-establishing the Banners on the light poles on Warren Rd. BigN was able to demonstrate to Jon Jones how we would go about this and we, I understood had acceptance of

our ideas that would allow us to put up a proposal . Once we looked at the cost involved it seemed that the idea in the short term is problematic as neither BigN or I believe the Nannup Shire have the funds that would be needed to fund the project ,so at this point we were to let David and Nichole know it was not going forward .

Then came the Drought Relief Stimulus Revelation.

Please read our submission and ask questions if anything is not understood, it is important that we do everything to have acceptance of this BigN proposal.

We believe we need to continue to build momentum towards attracting a developer to Nannup to build a significant accommodation project here in Nannup which by definition the banners continue to build this momentum. The proposal for street banners will be 100% funded. It is expected that ongoing funding to sustain the project will come from the groups wanting to use the light polls for their messages. I cannot be more specific on costings as I came to understand that council have the ability take control of the project and they will have different overheads to consider.

Every person we did speak with in Nannup were supportive of bringing back the banners and were inquisitive on the question of what happened to them previously.

Under BigN we are confident in delivering an ongoing sustainable project for Nannup. The Banner Poles will add a vibrancy to Nannup. With the BigN proposal we will deliver messages that are Currant, Vibrant and Informative.

BigN are talking to a number of developers capable of filling the Commercial Motel Space in Nannup

I Refer to the last time I addressed Council on the significance of a Motel being built in Nannup, the only feedback I received was a question of myself which was and I quote “what is in it for Ian Gibb” which I found this to be disingenuous to me personally.

Whilst council believe that attracting a developer to Nannup is not a role for the Council. There are things that council can do. I need to direct councillors to the Shire website

Nannup Business Opportunities

34 opportunities

Nut Butter

Dips and Spreads

Presumably these are more important than a Multi-Million Dollar development in accommodation providing any number of jobs. It would be good if Nannup Business Opportunities could reflect at the top of this page

“Construction of a Commercial Motel”

Look at another example, Manjimup Shire Council have existing Motels and they called for expressions of interest from a developer to build an additional significant Motel in Manjimup.

I understand that Manjimup did receive a quality submission from this advertisement. And are proceeding with that developer.

Nannup has several development sites available for a significant development which puts Nannup ahead of the game to find a developer we believe

The BigN is dominated as it should be, with business people passionate about creating business activity in Nannup.

I sought to understand more about the conditions surrounding the Drought Relief Funding Grants so I engage with Our President Tony and our CEO David Taylor at separate times. I told both gentlemen about a project in Katanning.

They both had been there and both told me about what an amazing project it was and that I should go and see it for myself. Neither Tony or David said we

need to encourage this developer to consider Nannup for a future development. My point here is we look at things differently.

BigN has been very aware of this project for Quite Some Time....

Nannup Shire is active across a number of fronts that we do not here about. BigN would like to see a President's report, say Bi monthly, (similar to the Manjimup's Presidents report) on the behind the seen ideas being discussed by council. Example of News Worthy Item Crown Land discussions , Corner of Warren Road and Brockman Hwy

Finally

BigN would like our Council to support our two Grant Applications so we can continue to build on Nannup's ability to deliver a complete and good experience for visitors.

From this , both Find the Fun App and the Banners on Warren Road will deliver more economic activity here in Nannup.....

\$56,000.00 (5.6%) is not a lot of money from the \$1 million across these two projects with a bigger picture being persuade

If these two projects are accepted, they will generate business activity in the short, medium and long term in Nannup.

Finally, you may ask what is in it for BigN.

- 1 we will see clearly, we and our council are on the same page**
- 2 More hard work**

Thank you for listening



Minutes

Special Council Meeting held
Thursday 9 April 2020

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Minutes

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Shire President declared the meeting open at 5.30pm.

2. RECORD OF ATTENDANCE

Shire President - Cr T Dean

Deputy President - Cr R Mellema

Councillors - C Stevenson, C Brown, C Buckland, V Corlett, V Hansen, P Fraser.

Chief Executive Officer – David Taylor

Cr Hansen left the meeting at 5:43pm.

Cr Hansen returned to the meeting at 5:44pm.

Cr Fraser was disconnected from the meeting at 5:47pm.

Cr Fraser reconnected to the meeting at 5:50pm.

Cr Mellema connected to the meeting at 5:56pm.

3. APOLOGIES

Nil

4. LEAVE OF ABSENCE

Nil

5. PUBLIC QUESTION TIME

Nil

6. REPORTS OF OFFICERS

Procedural Motion

20044 BROWN / STEVENSON CARRIED

That Council suspend standing order for the duration of the electronic meeting and that matters be determined at the discretion of the Presiding Member.

CARRIED (8/0)

AGENDA NUMBER:	6.1
SUBJECT:	COVID19 Community Relief Package
LOCATION/ADDRESS:	Shire of Nannup
NAME OF APPLICANT:	Shire of Nannup
FILE REFERENCE:	FNC 3
AUTHOR:	Chief Executive Officer – David Taylor
REPORTING OFFICER:	Chief Executive Officer – David Taylor
DISCLOSURE OF INTEREST:	None
DATE OF REPORT	7 April 2020
ATTACHMENT	6.1.1 - COVID-19 Community Relief Package Draft

BACKGROUND:

The Coronavirus COVID-19 pandemic has escalated worldwide over the past 4 weeks. There have been several necessary restrictions placed on the Western Australian population, community groups and businesses that are having significant economic and social impacts. Therefore, a Community Relief Package has been prepared for Council's consideration.

COMMENT:

This pandemic is causing unprecedented financial uncertainty on Government, business, not-for-profit organisations and the wider community.

The Shire of Nannup has put in place many measures to deal with and support our community and businesses as much as possible with current resources available and where possible to protect staff and community from the spread of COVID-19.

The general function of local government is to provide for the good government of person in its district. Critically during an emergency such as the currently occurring, the Council need to balance its financial sustainability against the needs and wants of individuals, community groups and businesses.

To date the Shire has received requests for;

- rates concession relating to when they can pay the next instalment.
- Community groups have requested concession on the rent payable on Council properties.

Further to this, WALGA at its Special State Council Meeting held on the 27th March 2020 resolved the following request of each local government.

Extract from the Minutes;

“2. Requests each Local Government give consideration to the following suite of actions, for Local Governments with the capacity to do so, to provide a coordinated and consistent response to the COVID-19 pandemic.

- a. Consider not increasing rates for the 2020-21 financial year.*
- b. Adoption of the WALGA template rates hardship policy by Local Governments that do not currently have a policy.*
- c. Consider rate relief options to support small businesses affected by the COVID-19 pandemic.*
- d. Review fees and charges considering whether fees can be reduced, waived or deferred during the COVID-19 pandemic.*
- e. Bring forward capital works and infrastructure spending with aggressive application of reserves and borrowing.*
- f. Prioritise Local Government spending with businesses and contractors located within the Local Government.*
- g. Implement business friendly payment terms to support business cash flow.*
- h. Consider supporting Community sporting and cultural groups by either establishing grant programs or waiving fees and charges.*
- i. Redeploy staff affected by facility closures to tasks that support the community.”*

The Community Relief Package prepared for Council consideration takes into consideration the above request of the Local Government sector.

The summary of principles available under the Relief Package are;

Rates, Fees and Charges

- 0% (zero) rate increase for the 2020/21 financial year.
- Waiving of interest accrued on any rates outstanding from 1 April 2020 until 30 June 2020.
- Flexible payment plans for those in vulnerable situations or experiencing financial hardship.
- Waiving of all non-regulatory Shire fees and charges from 1 April 2020 to 30 June 2020, excluding waste related fees and charges.
- 0% fees and charges increase on all discretionary fees and charges in the 2020/21 financial year, excluding waste related fees and charges.

Community

- Waiving rent for community groups using Council owned facilities from 30 March 2020 until 30 June 2020.
- Social Media Groups that connect neighbours and community members to assist and support each other.
- Through technology enable people to access and share information, resources and connect with other people and services.
- Provision of supplies where applicable.
- Enhancing people’s access to critical information and resources through social media.

Business

- Linking businesses to support groups to help them through the pandemic.
- Coordinate the business listing on behalf of businesses who are providing a service in response to the pandemic.

Review of Relief Package

Given the uncertainty of how long this pandemic will last and more so the time it takes to recover; it is recommended that these be reviewed at 30 June 2020.

The WALGA Hardship policy will be reviewed by staff and tabled for Councils consideration in the April Ordinary Meeting of Council.

STATUTORY ENVIRONMENT:

Local Government Act 1995

POLICY IMPLICATIONS:

Nil

FINANCIAL IMPLICATIONS:

There have already been impacts on the current budget due to facilities not being available for hire.

Estimated Value of Community Care package (based on above)

\$88,750	– Lost Revenue - Based on 5% rates increase @ \$17,750 per 1%.
\$6,000	– Lost Revenue - Interest waiver of Rates and Charges.
\$10,000	– Lost Revenue – waived rental charges for Community groups.
\$10,000	– Lost Revenue – waived fees and charges (these will be lost anyway due to facility and public events closures).
\$5,000	– Additional Expense – Provision of sanitation supplies.
\$5,000	– Additional Expense – additional expenditure budget for initiatives to support businesses.

Total Estimated Value of Community Care Package \$125,000 (rates @ 5% being \$89,000)

The COVID-19 pandemic has caused significant costs to the State and Federal Government's and it is unsure on their intentions of ongoing financial assistance that

is received annually. It is anticipated that these Government budgets will be delayed as a result.

STRATEGIC IMPLICATIONS:

Strategic Community Plan

Our Community Leadership

To listen and partner with our community leaders and all our diverse groups.

Our Council Leadership

To do what is right and fair for the people.

Long Term Financial Plan implications relating to no rate increase.

Corporate Business Plan implications relating to no rate increase.

PROCEDURAL MOTION:

20045 STEVENSON/FRASER

That standing orders be resumed to allow for voting.

CARRIED (8/0)

RECOMMENDATION:

That Council adopt the principles within the COVID-19 Community Relief Package as attached.

20046 MELEMMA / STEVENSON CARRIED

That Council adopt the principles within the COVID-19 Community Relief Package as attached.

CARRIED (8/0)

7. CLOSURE OF MEETING

Meeting was closed at 6:23pm.



Attachments

Item	Attach	Title
6.1	1	COVID-19 Community Relief Package Draft

Attachment 6.1

COVID-19 Community Relief Package

The Coronavirus COVID-19 pandemic has escalated to a worldwide level over the past month and has resulted in considerable and serious economic and social impacts on the Nannup community.

To date, Shire staff have taken significant steps to remodel its service delivery to avoid face to face contact to protect staff and community.

The COVID-19 pandemic has impacted the Nannup community in several ways with businesses having to close their doors or operate under restricted measures, job losses, reduced community interaction and many more.

Options available through the Relief Package;

Rates, Fees and Charges

- \$0 (zero) dollar rate increase for the 2020/21 financial year.
- Waiving of interest accrued on any rates outstanding from 1 April 2020 until 30 June 2020.
- Flexible payment plans for those in vulnerable situations or experiencing financial hardship.
- Waiving of all non-regulatory Shire fees and charges from 1 April 2020 to 30 June 2020, excluding waste related fees and charges.
- 0% fees and charges increase on all discretionary fees and charges in the 2020/21 financial year, excluding waste related fees and charges.

Community

- Waiving rent for community groups using Council owned facilities from 30 March 2020 until 30 June 2020.
- Coordinate social Media Groups that connect neighbours and community members to assist and support each other.
- Utilise technology to enable people to access and share information, resources and connect with other people and services.
- Enhancing people's access to critical information and resources through social media.

Business

- Linking businesses to support groups to help them through the pandemic.
- Coordinate the business listing on behalf of businesses who are providing a service in response to the pandemic.

Review of Relief Package

Given the uncertainty of how long this pandemic will last and more so the time it takes to recover, it is recommended that these be reviewed at 30 June 2020.

Estimated Value of Community Care package (based on above)

- \$88,750 – Lost Revenue - Based on 5% lost rates increase @ \$17,750 per 1%.
- \$6,000 – Lost Revenue - Interest waiver of Rates and Charges.
- \$10,000 – Lost Revenue – waived rental charges for Community base groups.
- \$10,000 – Lost Revenue – waived fees and charges (these will be lost anyway due to facility and public events closures).
- \$5,000 – Additional Expense – additional expenditure budget for initiatives to support businesses.

Total Estimated Value of Community Care Package \$120,000 (rates @ 5% being \$89,000)

Attachment 12.1.1

Policy Number:	LPP 3
Policy Type:	Draft Local Planning Policy
Policy Name:	Sea Containers
Policy Owner:	Chief Executive Officer

Authority: Shire of Nannup Local Planning Scheme No. 3

POLICY BASIS

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and the *Shire of Nannup Local Planning Scheme No. 3 (LPS3)*.

OBJECTIVES

The objectives of this Policy are to:

1. Regulate the use of sea containers within the Shire of Nannup so as to ensure that they do not detract from the amenity of the area.
2. Allow for temporary controlled use of sea containers for storage and during building construction.
3. Outline Council's development standards in regard to the location and use of sea containers within the municipality.
4. Provide increased certainty for landowners, the community and others and to assist in providing greater consistency in decision making by the local government.

DEFINITIONS

In this Policy, the following definitions apply:

Dwelling - as defined in the *Residential Design Codes of Western Australia*, is a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

R Codes - the *Residential Design Codes of Western Australia*, adopted by the Western Australian Planning Commission including any updates.

Sea Container - is a metal transportable structure designed for the storage and transport of goods from one location to another by road and sea, but can be used generally in five different ways:

- a) Road and sea transport: Used by transport and shipping companies to transport and store goods or are temporary used for storage on private or public property.
- b) Temporary storage of materials on a building site.
- c) Conversion to a building for commercial uses, for example as a kiosk.
- d) Conversion to a building for personal or commercial storage on a property.

- e) Conversion to a habitable building complying with LPS3, *Building Code of Australia*, *Public Health Act 2016* and *Health (Miscellaneous Provisions) Act 1911* requirements.

Temporary storage - is outlined in sections 2 and 3. The sea container used for temporary storage is not connected to power or 'powered up'.

Vacant lot - is a lot or property upon which no dwelling is constructed and includes a lot created pursuant to the *Strata Titles Act 1985* (as amended).

All other terms within this Policy shall have the same meaning given under the provisions of LPS3 or the 'deemed provisions' in the Regulations.

Application of the Policy

This Policy applies throughout the municipality.

Links to Local Planning Scheme and Other Documents

This Policy relates to various requirements set out in LPS3, the R Codes and is also guided by the *Building Act 2011*, *Building Regulations 2012* and the *Building Code of Australia*. Where there is an inconsistency between this Policy and the R Codes, then this Policy prevails to the extent of such inconsistency. Where there is an inconsistency between this Policy and LPS3, then LPS3 prevails to the extent of such inconsistency.

POLICY PROVISIONS

1. General

The Policy does not address the placement of transportable dwellings, relocated dwellings, railway carriages, or transportable offices, or the type of building commonly referred to as 'dongas'.

A sea container is not deemed to be an outbuilding or minor structure exempted from Development Approval of the local government under the Regulations or LPS3.

Other than proposals set out in sections 2 and 3 of this Policy, a Development Application is required to be submitted to the local government with associated development approval and a Building Permit gained prior to siting a sea container on a property.

2. Road and sea transport - temporary storage

No development approval or Building Permit is required for temporary storage of one (1) sea container on a lot in all zones for up to three (3) months. This is subject to the sea container not being located within the front boundary setback area, ~~or~~ in areas designated for car parking or landscaping and is not connected to power or powered up.

Multiple sea containers can be located on lots zoned Industry, Agriculture, Agriculture Priority 1 and Agriculture Priority 2 zones for up to 3 months, without a requirement for development approval or a Building Permit, provided the sea containers are not located within the front boundary setback area, or in areas designated for car parking or landscaping. Subject to the intended use, such as a transport depot, the overall development may however require development approval.

Sea containers must be stored in neat rows (not stacked) and shall be screened by landscaping, fencing or other means acceptable to the local government, to ensure that storage areas are not exposed to view from nearby roads or other public places.

Should the sea container be connected to power or be powered up, the local government will require a Development Application for the temporary sea container.

3. Temporary storage of materials on a building site

In all zones, a sea container may be placed temporarily on a property to store building materials while construction of an approved dwelling, approved commercial building, or other approved building is being carried out on the property, without requiring development approval or a Building Permit.

A sea container must not, however, be placed on the property prior to the issue of a Building Permit for the dwelling, approved commercial building or other approved building, and the sea container must be removed immediately upon completion of construction of the approved building or the expiry of the Building Permit.

Should the sea container be connected to power or be powered up, the local government will require a Development Application for the temporary sea container.

4. Conversion to a building for personal or commercial storage

Proposals to permanently place a sea container on a property zoned Residential or Special Residential are generally discouraged as they can impact local amenity. Where a Development Application is received, to permanently place a sea container on a property zoned Residential or Special Residential, the local government may invite comments from neighbours, prior to determining the Development Application.

The local government does not favour permanent sea containers within a Heritage Area or within a Landscape Values Area unless it is effectively screened from main roads or key tourist routes.

The local government will consider Development Applications on their merits in other zones.

A Development Application proposing conversion to a building for personal or commercial storage on a property is required to address the following:

- a) The sea container not being used for habitable purposes.
- b) The sea container is screened from public view and is not easily seen including from nearby roads, other public places, or adjoining properties, and/or

- c) If the sea container will be easily seen from nearby roads, other public places, or adjoining properties, then the exterior of the sea container shall be in a state of good repair or shall be upgraded (i.e. painted to blend in with the surrounding development or landscape) within three (3) months of being placed on site.
- d) The sea container is not located within the front setback. The sea container is to be appropriately sited to address side and rear boundary setbacks as per LPS3, be within an approved building envelope, or located outside of building exclusion areas.
- e) The number of sea container/s per property is at the discretion of the local government.

5. Conversion to a building for habitation

Sea containers shall not be used for habitable purposes, unless they gain local government approval and comply with LPS3, the *Building Code of Australia*, *Public Health Act 2016* and *Health (Miscellaneous Provisions) Act 1911* as a habitable unit. The local government will have regard to other Local Planning Policies as relevant.

An application to permanently or temporarily place a sea container on a property for habitation purposes shall not be supported, unless the following criteria are met:

- a) The exterior of the sea container shall be in a state of good repair. Unless screened from nearby roads, other public places and adjoining properties, or suitably justified by the applicant, the local government may require the sea container/s to be reclad or treated in such a way to make them visually more compatible with the surrounding environment, and the dwelling/habitable building to incorporate measures such as verandahs to improve the visible appearance of the structure.
- b) Set back from the boundaries as required by LPS3, within an approved building envelope, or located outside of building exclusion areas.
- c) Comply with requirements of the *Building Code of Australia*, *Public Health Act 2016*, and *Health (Miscellaneous Provisions) Act 1911* requirements.

6. Setbacks/Location

For zones subject to the R Codes, permanent sea containers are to be setback in accordance with the R Codes. For other zones, setbacks are outlined in LPS3 or sea containers are to be located within the approved building envelope for the site or outside of building exclusion areas.

The local government may approve sea containers that are setback less than 1.0 metre from side and rear boundaries on residential lots, subject to compliance with the fire separation requirements of the *Building Code of Australia* and consultation with adjoining landowners.

7. Sea containers on Vacant Lots

The local government will consider sea containers on vacant lots in most zones.

In general, the local government does not support sea containers on a vacant lot in the Residential zone, Special Residential zone and in Special Use zones (where it is subject to the R Codes) except where the construction of a dwelling is imminent on the lot. The local government may consider approving a sea container on a vacant lot in these zones subject to the applicant gaining necessary approvals for the dwelling, or the applicant providing appropriate written assurances that a dwelling will be shortly applied for and substantially completed within two years of the sea container receiving conditional development approval.

8. Land Uses

Sea containers are not to be used for commercial, industrial, habitable or other non-domestic purposes other than as approved by the local government. Sea containers are to be used for low-key 'domestic' uses, to the satisfaction of the local government, that do not create undesirable impacts on adjoining or nearby properties.

ADMINISTRATION

Matters to be Addressed Prior to Formally Lodging the Application

Proponents are encouraged to discuss proposals that seek to vary Policy requirements with the Shire administration early on in the planning process and prior to the formal lodgement of any Development Application.

Application Requests

The following details are to be submitted with the Development Application:

- a) A completed Application for Development Approval and payment of the required fee.
- b) A neatly drawn and scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan should also include other buildings, access ways, vegetation and other key features on the property.
- c) Photographs of the container(s) prior to uplift if available.
- d) The proposed size and use of the sea container and if approval is being sought for a temporary period (state time period) or on a permanent basis.
- e) Evidence by photos that the sea container will be adequately screened from view and is not easily seen from nearby roads, other public places, or adjoining properties.
- f) If a sea container can be easily seen from nearby roads, other public places, or adjoining properties, then details of any upgrading and/or colour to be painted are to be provided.

Consultation with Landowners and Stakeholders

The local government may consult with adjoining/nearby landowners where an application for a sea container is made that does not comply with the requirements of this Policy.

Assessing the Development Application

The local government may refuse a Development Application where it is inconsistent with this Policy, LPS3, the R Codes, based on the information provided by the applicant, or based on information set out in any submission.

Each application is considered on its merits based on matters such as the context and location. When considering applications for development approval, the local government will have regard to various matters including:

- the zoning of the lot;
- lot size, shape and features, including the extent of existing screening;
- the existing level of development, including sea containers, on the site;
- setbacks and location of the proposed sea container/s;
- the effect on the streetscape and visibility from nearby public places;
- the intended use and demonstrated need for the sea container/s;
- provisions and requirements set out in LPS3, the R Codes and the *Building Code of Australia*;
- relevant State Planning Policies and Local Planning Policies;
- other planning considerations including Structure Plans and Local Development Plans;
- written comments from affected landowners and stakeholders; and
- any other circumstance and factor affecting the application in the opinion of the local government.

The 'onus of proof' rests with the applicant to justify their application based on the requirements of this Policy.

Approval Conditions

Conditions of approval shall be applicable, as deemed necessary by the local government. The conditions may include:

- a) The exterior of the sea container shall be upgraded to blend with the surrounding development or landscape in terms of colour and finish within three (3) months of being placed on site to the satisfaction of the local government.
- b) The sea container is permitted to be used for (insert use) only and shall not be used for habitable purposes, unless approved by the local government.
- c) This approval shall expire (insert date or insert "if the development hereby permitted is not completed within 3 months"). The sea container shall be removed from the subject site at the expiry of the approval or after the expiry of any extension of that time which may be provided by the local government.
- d) If the sea container falls into disrepair, or becomes unsightly, the local government will require its removal, with the cost to be met or reimbursed by the landowner.

Additional Approvals Required

A Building Permit is required, prior to the placement of the sea container on site, where proposed to be permanent or located long term (refer to sections 4 and 5 of this Policy). The Building Permit may, at the discretion of the Building Surveyor, need to include certification from a professional engineer, as to the method of providing structural tie down.

No Building Permit is required for a temporary sea container as set out in sections 2 and 3 of this Policy. Proponents should however adopt a risk-based approach regarding securing tie down. A Building Permit is required for the associated dwelling, commercial building, or other building.

Related Policies:	<i>LPP 1 Cut & Fill and Retaining Wall LPP 2 Private Stormwater Drainage Connections to Council's Stormwater Drains LPP 11 Development in Flood Prone Areas LPP22 Outbuildings</i>
Related Procedures/Documents:	<i>Planning and Development (Local Planning Schemes) Regulations 2015 Building Code of Australia</i>
Delegation Level:	Chief Executive Officer
Adopted:	23 April 2020
Reviewed:	

Attachment 12.1.2

Jane Buckland

Subject: FW: Comment - LPP3 - Sea Containers

From: David Goldsmith
Sent: Friday, 7 February 2020 9:52 AM
To: David Taylor
Subject: Comment - LPP3 - Sea Containers

Hello David,

Just a quick comment on draft proposal as above.

It may be worth including a quick caveat covering power to sea containers, basically if a sea container is "powered up" then it will no longer be deemed a temporary structure and will be subject to the approvals process as per items 4 and 5.

Thanks and regards,

David Goldsmith

Holcim (Australia) Pty Ltd
U2/15 Fairlawn Rd
Busselton WA 6280
Mobile: 0429 790 317

Jane Buckland

Subject: FW: Draft Local Planning Policy No 3 - Sea Containers.

From: William George

Sent: Thursday, 12 March 2020 12:27 PM

To: Jane Buckland

Subject: Draft Local Planning Policy No 3 - Sea Containers.

In my experience the use of sea containers or shipping containers as the base structure for building development to be converted to sheds, dwellings, kiosks, or commercial units, has been considered as a recycling building material exercise.

A great deal of concern seems to centre around the final appearance, or “tidiness” of the end product. The mentality relating to “architectural appeal” is fixated on the second-hand nature of a shipping residue that requires special attention to be accepted as a normal building medium, yet a pile of bricks, a straw bale construction, a rammed earth dwelling, a relocated dwelling, a transportable building and the likes of less conventional construction methods escape relatively unscathed.

In my experience there is no “grey scale” of acceptability in determining the “suitability” of a material, or finished product. The decision about acceptability is very much a personal choice that varies from face to face. Architecturally, the final quality depends more on the skills of the “designer”, and/or the builder. Who is to say that the streetscape is benefitted more by typical market convention than clever design and the re-use of a plethora of recyclable strong structures, such as sea containers, to effectively provide an in-road into cheaper affordable housing. This is the purpose of “design”, to arrange materials into unique assemblies that satisfy the end-user, the owner, the community.

It is true that uncontrolled dumpage of a stack of diversely coloured sea containers can look like a storage yard in a suburban street, as can an unfinished relocated dwelling, or an incomplete owner-builder construction with building material remnants scattered about. These unfinished projects seem to be unchallenged, although there are legislated mechanisms to address those matters.

I feel that the exposure to strident planning scrutiny is unwarranted beyond R-Code boundary setbacks and overlooking provisions. The building permit assessment for the issue of a Certificate of Design Compliance is where the performance of the structure achieves consideration of the minimum standards, even over the requirements of the Health Act 1960, which deals with on-site effluent disposal requirements. The standard of minimum health and safe amenity requirements are derived from the NCC 2019, Volume Two (BCA 2019).

It is discriminatory in so many cases to interfere with the affordability of a dwelling construction based on a process of assessment simply because the usual mould of a streetscape is not in exact accordance with the real estate market perception of “normal”.

I can refer you to a series of old wheat silos on the Hobart waterfront that have been converted to multi-storey residential apartments and are in huge demand by tenants, or an enormous mansion in elite Perth that was ordered to be demolished because it remained incomplete for so long.

Shipping containers, or sea containers are a valuable resource that when used in conjunction with other “standard” building methods, or used as a sole building basis, can provide fast, strong, efficient, and safe structures suitable for purpose.

The quality of the “streetscape” is a matter for other areas of legislation, just the same as for the more “conventional” construction methods.

I am always willing to expand on this discussion in direct relationship to your proposed Policy and similar policies of other local governments if it is felt a need exists.

I am currently employed in local government and the opinions expressed herein are my personal opinions and do not represent the current Policy 9.7 of the Shire of Dandaragan.

Will George
Accredited building surveyor.

Manager Building Services
Shire of Dandaragan
0447 281 969

Attachment 12.2.1



Attachment 12.2.2

25th October 2019

Dear Jane,

Re Development Application - 1 Warren Road

As per our previous correspondences, we are requesting to establish a brewery at 1 Warren Road Nannup of which there presently is a licensed restaurant operating, and we plan to continue with the same license and the regulations associated with this type of license – such as food service with alcohol, patron number limits, maximum operating hours etc. - with minimal changes to the existing buildings.

The main change is the relocation of the toilets and to include showers with the aim of making them available to bike riders enjoying the many bike trials on offer around the Nannup area. Other changes include a small storage room attached to the West of the Café building (to hide the eye sore of rubbish bins as tourists enter / leave Nannup), covered deck areas, grassed area and future Children's playground.

We acknowledge that the property is within a floodplain and the recommended minimum floor level (with a 0.5m freeboard) is 68.68 m AHD, and the proposed FFL of 67.19m is approximately 1.49m lower than the recommended MFL and could be impacted by extreme major flood events. But adding a 1.5m height differential is not practical with disabled access and would have implications with heritage and streetscape factors.

The property is blessed with trees and vegetation which do add to the bushfire risk, and evacuations plans will be set out in our yet to be established house policy, although having two boundaries adjoin streets with little to no vegetation allows quick, easy and safe evacuation through at least four exists to safer areas. Having open space and the bowling green across Grange Road makes that area the logical safe zone with respect to an evacuation plan.

As per LPP 13, we are not increasing the floor area and hope that existing car parking should satisfy Shire requirements, but we do also add the following;

- Staff will be encouraged to park on the river access track on the West side of the property.
- A dedicated area for pushbike (including electric bikes) parking including bike racks and charging points is planned for the East side of the property to promote sustainable transport. This space could also act as a drop off and pick up point to ease potential congestion.

Although we plan to continue with the restaurant licence and we are subject to operating hours set by the RGL act, our proposed operating hours are as follows;

Opening;

Monday to Thursday	10:30 am
Friday, Saturday, Sunday	10:00 am

Closing;

Monday, Tuesday, Wednesday	7:00 pm
Friday, Saturday	10:00 pm
Thursday and Sunday	8:30 pm

We do expect these hours to change when events are held in and around Nannup and we also plan to encourage the local community to participate in theme nights which may again affect closing times. Other events such as weddings, Christmas functions will affect operating hours, and also once business trends are established we will potentially close one day a week.

We have yet to construct a house policy management plan which will include guidelines for the responsible serving of alcohol and noise management, although the basics include

- Producing a range of low and mid strength beers and encouraging these to be consumed in preference to higher alcohol content beer
- No alcoholic cocktails and shooters to be available and limiting spirits and wine options.
- Potentially food and alcohol free drinks supplied and no charge to designated drivers.
- Zero tolerance for unruly, unsociable behaviour.
- Promote the use of local taxi / people moving businesses.

Nannup is a small, friendly community of which we plan to become an integral harmonious part of, so keeping noise to a minimum and discouraging unsocial behaviour is paramount.

Advantages of our proposed brewery to the Shire of Nannup and its residents include;

- Encouragement of tourists to the Nannup region which will assist local businesses including accommodation, transport, food, manufacturing, arts & craft, tourism, bike hire & repair – in fact, every business will benefit from more people coming to and through town.
- Potential use of local produce including wine, fresh food, cheese, honey, preserves, timber, artwork etc.
- Staff employment opportunities including the casual employment of local entertainment and the use of trades including building, signwriting, IT, cleaning, yard maintenance etc.
- Minimal wastage with the main by-product being spent grain being available for animal feed.
- Potential sponsorship and involvement with local events and community groups.

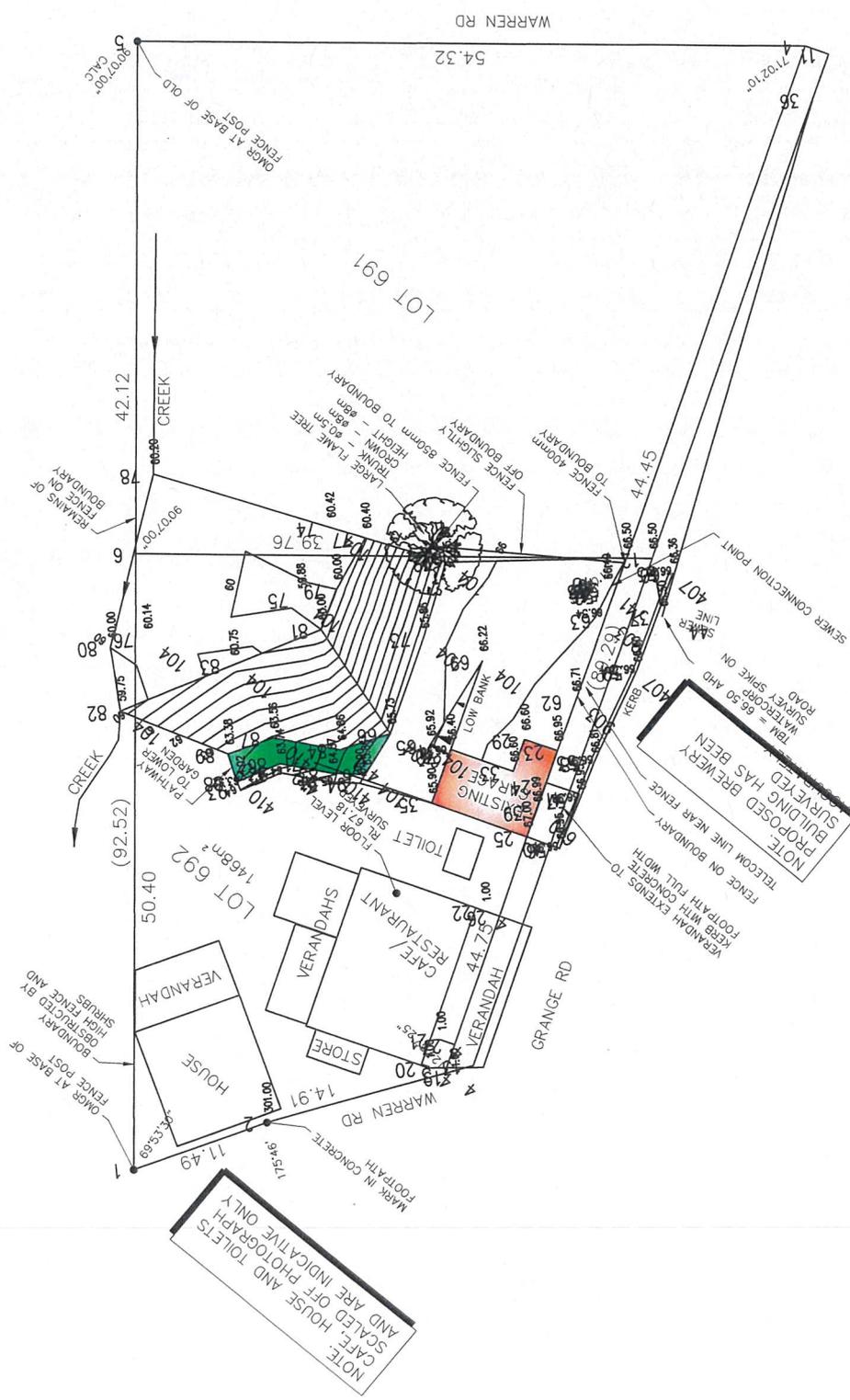
Nannup has an extensive timber history and we plan to embrace that in our choice of building material, décor and signage – and with one of the best tourist drives in the state – Balingup to Nannup – and the ever increasing traffic from Mowen Road and Busselton direction we know the importance of first impressions and creating a welcoming attraction. With this in mind we also seek the consent to construct a verandah on the front of the proposed toilets / showers as a continuation of the existing verandah – although it will be constructed on shire land!?

Other improvements envisaged are to revamp the flower beds in front of the existing café to match others in the Nannup town site, and in the future a footpath upgrade in front of the property would improve street appeal as well as safety.

We look forward to working with the Shire and the community to make Nannup a better place to visit, live and work.

Your sincerely,

Geoff Spragg



NOTE: HOUSE AND TOILETS SCALED OFF PHOTOGRAPH AND ARE INDICATIVE ONLY

NOTE: PROPOSED BREWERY BUILDING HAS BEEN SURVEYED

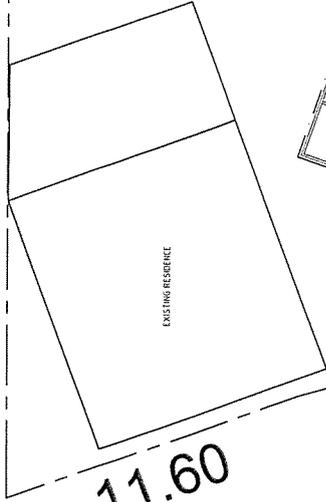
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CHECKED		ISSUE	CONCEPT
		PROJECT No.	
		DRAWING No.	DRAWN-1
THIS DOCUMENT IS THE INTELLECTUAL PROPERTY OF ROD LAKELIN			

CREEK

CREEK

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LOT 1
WARREN RD
NANNUP
1468m²



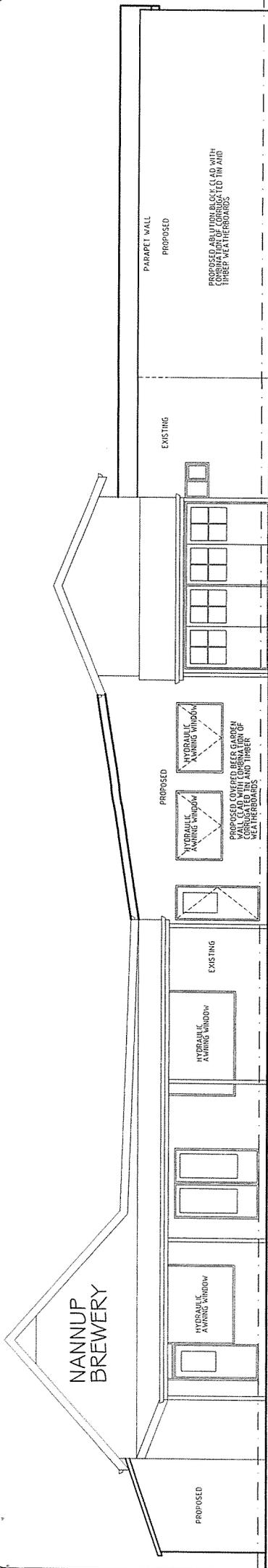
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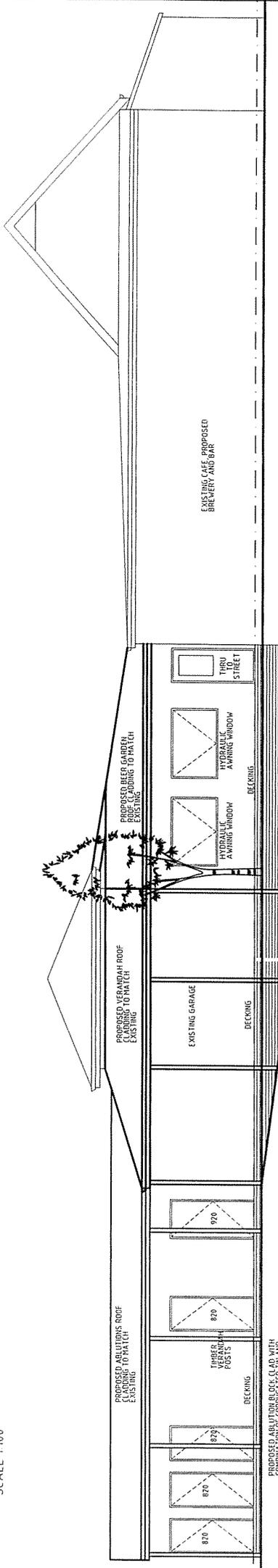
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GRANGE RD
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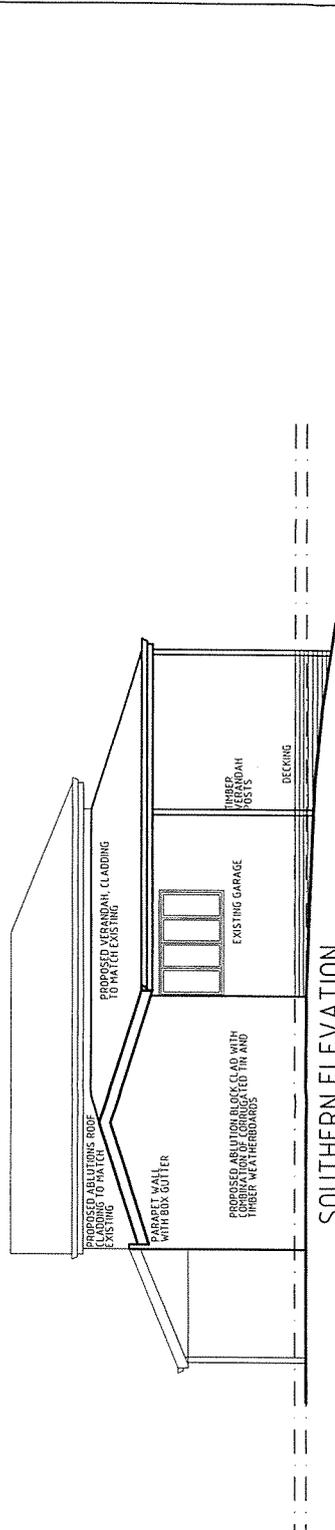
ISSUE		CONCEPT
PROJECT		NANNUP BREWERY
DRAWN		PROPOSED SITE PLAN
DATE	25th SEPTEMBER 2019	
SCALE	1:200 @ A3	
DRAWN	ROD	
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ISSUE		CONCEPT
PROJECT		NANNUP BREWERY
DRAWN		PROPOSED SITE PLAN
DATE	25th SEPTEMBER 2019	
SCALE	1:200 @ A3	
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GRANGE ROAD ELEVATION
SCALE 1:100



EASTERN ELEVATION
SCALE 1:100



SOUTHERN ELEVATION
SCALE 1:100

		PROJECT NANNUP BREWERY LOT 692 WARREN RD NANNUP		ISSUE CONCEPT BY ELEVATIONS PROJECT NO. DRAWING NO. DRAW#-3	
DATE 26th SEPTEMBER 2019		SCALE 1:100 @ A3		CHECKED DRAWN ROD	
COPYRIGHT THE DESIGN AND DRAWING ARE THE INTELLECTUAL PROPERTY OF ROD LAKIN		PROJECT NO. DRAWING NO. DATE			

Attachment 12.2.3

SHIRE OF NANNUP RECEIVED	
Ref: <u>A430</u>	No: <u>2019/360</u>
11 NOV 2019	
Officer: <u>Jane</u>	

P Hancocks & K Savory
Lot 70 Balingup Rd
Nannup
WA 6275

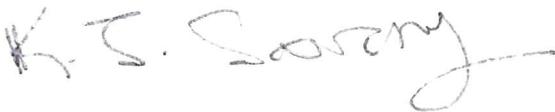
Dear Jane,

Thank you for your correspondence dated 30th Oct. 2019 re the development application for a Microbrewery situated at Warren Rd.

We feel the proposal would be an asset to Nannup and also encourage visitors to the town by offering another type of attraction. However we do have two major concerns.

1. The licenced area limits. Will these be secured so patrons will not be able to enter onto our property with alcoholic beverages and glasses or bottles.
2. The closing times . We are concerned about the noise factor that will carry onto our property, and would like to propose that it is considered and could perhaps be altered, if it becomes a problem.

Yours faithfully



P. Hancocks & K Savory



37 Kearney Street
Nannup 627
18th November 2019



Jane Buckland
Development Services Officer

Dear Jane,

Thank you for the opportunity to comment on the proposed changes in operation of the existing Blackwood Café on Lot 692 Warren Road.

Some months ago I had discussions with the new owner of Lot 692 and he indicated that he would like to open a small boutique brewery in the old lubrication building adjoining the Café. This seemed reasonable but the current proposal is on a far larger scale than expected and does present some concerns as follows:

1) TOILET BLOCK LOCATION. We are very concerned that the toilet and ablution block plan shows a blank large parapet wall abutting the pavement on Grange Road. This is over nine metres long and over three metres tall. This area of Nannup is the entrance of our small historical town. We question the necessity for five toilets and two showers in this area and suggest the height and width of this wall would be a very ugly façade on what is part of Nannup major tourist location. If such a block of toilets and showers is considered essential to the development then we propose it be re-located on the boundary with our property of 5 Grange Road.

2) SPILL OVER. Over the past few years We have spent considerable time and effort in reclaiming the blackberry and morning glory infested part of our property at the rear of the shed. This is now a landscaped area of lawn and garden that compliments that of our neighbor over the Drybrook creek.

We have already had instances of vandalism and trespass and we would need to have an assurance that a substantial barrier is in place between the proposed beer garden and our property. Point 1) above would partially overcome this problem but goes against the intention to improve the appeal of this attractive area.

3) PARKING. On busy weekends and increasingly during the week parking represents a major difficulty in this part of Grange Road and the two parking bays proposed would do little to alleviate this when the scope of this development is considered, particularly over the festivals.

4) OPENING TIMES. Although we don't spend time on our property in the evenings we feel that the 10.00 p.m. closing time if applied to the beer garden could cause offence to the residents adjacent to our property and customer behaviour would need to be strictly controlled if approved.

Yours sincerely

Joe and Pat Twiss

Email: patandjoe@westnet.com.au

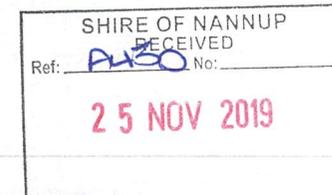
Reply Reply All Forward



Rachael Wedd <rachael@abrus.com.au>

ShireofNannup

DA Lot 692 Warren Rd - comments



12:30 PM

I am writing to voice concerns about significant omissions in the proposed DA as lodged on your website. I am not objecting to the proposal, but I do think ~~that the document as submitted is~~ inadequate and does not address several issues appropriately, in particular:

1. if this is to be a functioning brewery, there is no mention of water/waste water management (use and disposal) for the facility. This is a major component and problem throughout the food and beverage industries. As this site is alongside the creek that feeds directly into the Blackwood River this is a concern that must be addressed, for environmental and aesthetic reasons.
2. Waste management, particularly in relation to waste from the brewing process and fermentation tanks.
3. Parking will likely be an issue. The proposal states that they "hope that existing car parking should satisfy Shire requirements". Obviously this is a Shire matter, but given that many weekends even without events that parking nearby to the proposed brewery is regularly at capacity this may need additional consideration.

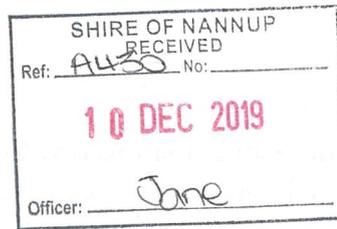
Rachael Wedd

Director

Abrus Consulting Pty Ltd

Mob: 0429137757

PO Box 186 Nannup WA 6275



Shire of Nannup
15 Adam Street
Nannup
WA 6275

10th December 2019

To Whom It May Concern:

We are writing in to the Shire of Nannup in response to the development application for Lot no. 692 1 Warren Rd Nannup.

We purchased the business (Nannup Bridge Café) over a year ago and believe that in this time we have not only sustained the business name but have also contributed to the town of Nannup in our own way.

Our services fill a hospitality gap (so to speak) offering a place to dine in the evenings when others are closed. This is an asset to a growing town and we understand Nannup is still on the rise with projects coming up in and around Nannup. With increasing tourism and passer-byers alike it is essential Nannup is a place people can stop (and stay) and not just pass through because nothing is open or there is nowhere to go. This has definitely been observed by all accommodation-owners in and around town with comments about our consistent opening hours, our availability and reliability and overall happiness of guests upon return from their recommendations to try out our establishment.

On top of tourism, we also believe that we have had a positive impact to the locals and community. Nannup Bridge Café is much-loved by locals we regularly get feedback on this. Over the year we have contributed to bringing entertainment to a small town, like having event nights and a place to hold functions for corporate groups and families and even the Shire councillors. We believe it is important that the locals & community have access to such facilities without the need to travel afar.

Lastly, we believe the option of a small, slow-brew microbrewery and eatery over a well-established fine-dining restaurant/café is not a beneficial substitute for the town. Nannup already has a well-loved pub and restaurant with its own regulars and clientele so adding another very similar type of establishment to the town will draw away from its appeal and diversity. Small towns thrive on individuality and draws away from commercial style businesses for this reason, so having businesses that offer different things is key. We are Nannup, not Margaret River or Dunsborough and from communication with the owner/operator of the proposed microbrewery that is the vision of the proposed microbrewery. The offerings of the proposed microbrewery are already in place in town so it begs the question – is this what the town of Nannup needs?

Ultimately, we don't have any legal or physical reasons why the Shire of Nannup should not approve the proposal, we simply write in to urge the councillors to think about the locals and community and what you are replacing a well-loved established restaurant/café with.

Yours Sincerely,

Sam and Angeline

Nannup Bridge Café owners/operators

1 Warren Road Nannup WA 6275



Jane Buckland

From: Cathie Derrington <cathie.derrington@dwer.wa.gov.au>
Sent: Tuesday, 4 February 2020 10:30 AM
To: Jane Buckland; ShireofNannup
Subject: PROPOSED MICROBREWERY, LOT 692 WARREN ROAD, NANNUP
Attachments: FPM Blackwood Lot 692 Warren Rd NANNUP.PDF

DATE: 4th February 2020

YOUR REF: A430

OUR REF: DWERT903~12, PA031862

TO: Shire of Nannup

FROM: Department of Water and Environmental Regulation

Attention: Jane Buckland
jane@nannup.wa.gov.au
nannup@nannup.wa.gov.au

Dear Jane

PROPOSED MICROBREWERY, LOT 692 WARREN ROAD, NANNUP

Thank you for providing the proposed development application for a microbrewery at Lot 692 Warren Road, Nannup to the Department of Water and Environmental Regulation (Department) to consider.

The Department has identified that the microbrewery development has the potential for impact on water resource values and management. While the Department does not object to the proposal key issues and recommendations are provided below, and these matters should be addressed:

- Issue: Flood management
- Recommendation: That the Shire of Nannup note the flood advice provided.
- Issue: Effluent management
- Recommendation 1: Before the Shire of Nannup finalises the Development Application, evidence is provided by the applicant demonstrating that they have approvals from Water Corporation to dispose of brewery effluent (trade waste) into the reticulated sewerage system.
- Recommendation 2: Should brewery waste now or in the future, be discharged to lands above or below ground, the shire should refer this development to the department for further assessment.

More detail pertaining to the above items are provided in Attachment 1 below.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments please contact Cathie Derrington on 97264184.

Yours faithfully,

Cathie Derrington
Environmental Officer

Department of Water and Environmental Regulation
 35-39 McCombe Road, BUNBURY, WA 6230
 PO Box 261, BUNBURY, WA 6231
 T: (08) 9726 4184 | F: (08) 9726 4100 | Ext: 1184
 E: cathie.derrington@dwer.wa.gov.au | www.dwer.wa.gov.au
 Twitter: [@DWER_WA](https://twitter.com/DWER_WA)

Attachment 1 - Department of Water and Environmental Regulation detailed comments on the proposed MICROBREWERY, LOT 692 WARREN ROAD, NANNUP.

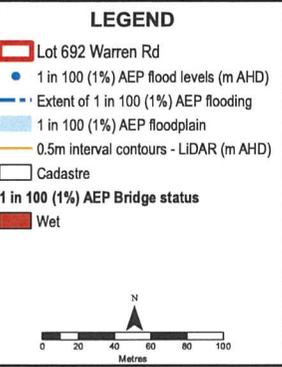
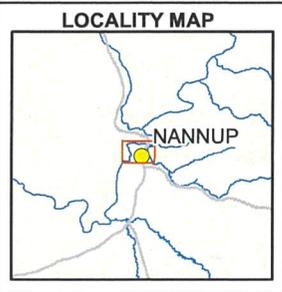
Contact for further information: Cathie Derrington, Phone: 97264184

Item No.	Reference	Reviewer comment/advice
1	Flood management	<p>Issue: Flood management Recommendation: That the Shire of Nannup note the flood advice provided.</p> <p>Advice: The Department of Water and Environmental Regulation provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage.</p> <p>The Blackwood River Flood Study through Nannup shows that a large portion of the lot is affected by flooding during major river flows with the following flood levels expected (refer to attached pdf plan):</p> <p>1 in 25 AEP 66.6 m AHD 1 in 100 AEP 68.18 m AHD.</p> <p>An observed flood level of 68.4 m AHD was recorded at the Vasse Highway Bridge on the Blackwood River for an event in January 1982. This event is similar in magnitude to the expected 1 in 100 AEP flood event.</p> <p>Our floodplain management strategy for the area states:</p> <ul style="list-style-type: none"> • Proposed development (ie, filling, building, etc) that is located outside of the floodplain is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 68.68 m AHD is recommended to ensure adequate flood protection. • When development is proposed within the floodplain our department assesses each proposal based on its merits and the factors examined include depth of flooding, velocity of flow, its obstructive effects on flow, possible structural and potential flood damage, difficulty in evacuation during major floods and its regional benefit. <p>With regard to this proposal the following additional comments are provided:</p> <ul style="list-style-type: none"> • The proposal will not further obstruct flows major events; • The proposed amenity building is surrounded by floodwaters during 1 in 100 AEP events to a depth of ~ 1.0 m, and • the distance to higher ground above the 1 in 100 AEP flood level is ~ 75 metres <p>We acknowledge that our recommended minimum habitable floor recommendation may impact on other planning issues (such as access, privacy, streetscaping, etc) when integrating with existing development. The proposed floor level of new room of 67.19 m AHD will provide ~ 1 in 40 AEP flood protection.</p> <p>Should the proposal be considered acceptable we recommended that consideration be given to the type of materials used in the construction and all electrical installations are located as high as practicable and suitably insulated to potentially reduce flood damages.</p>

		A failure to properly adhere to these recommendations will result in a greater exposure to risks of flood damage. Please note that this advice is related to major river flooding only and other planning issues, such as environmental and ecological considerations, may also need to be addressed.
2	Effluent management	<p>Issue: Effluent management.</p> <p>Recommendation 1: Before the Shire of Nannup finalises the Development Application, evidence is provided by the applicant demonstrating that they have approvals from Water Corporation to dispose of brewery effluent (trade waste) into the reticulated sewerage system.</p> <p>Recommendation 2: Should brewery waste now or in the future, be discharged to lands above or below ground, the shire should refer this development to the department for further assessment.</p> <p>Discussion: The Premises is located partially within the 1 in 100 AEP and is adjacent to a seasonal waterway. The soils on the premises are deep brown sands that have high infiltration rates and very low microbial purification rates. Leaching of nutrients and microbes would be deemed high risk at this site that may have recreational and ecological implications for the Blackwood River. Should any wastewater be discharged to lands above or below ground, the department request the opportunity to provide further assessment for this development.</p>

Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.

Lot 692 Warren Rd NANNUP

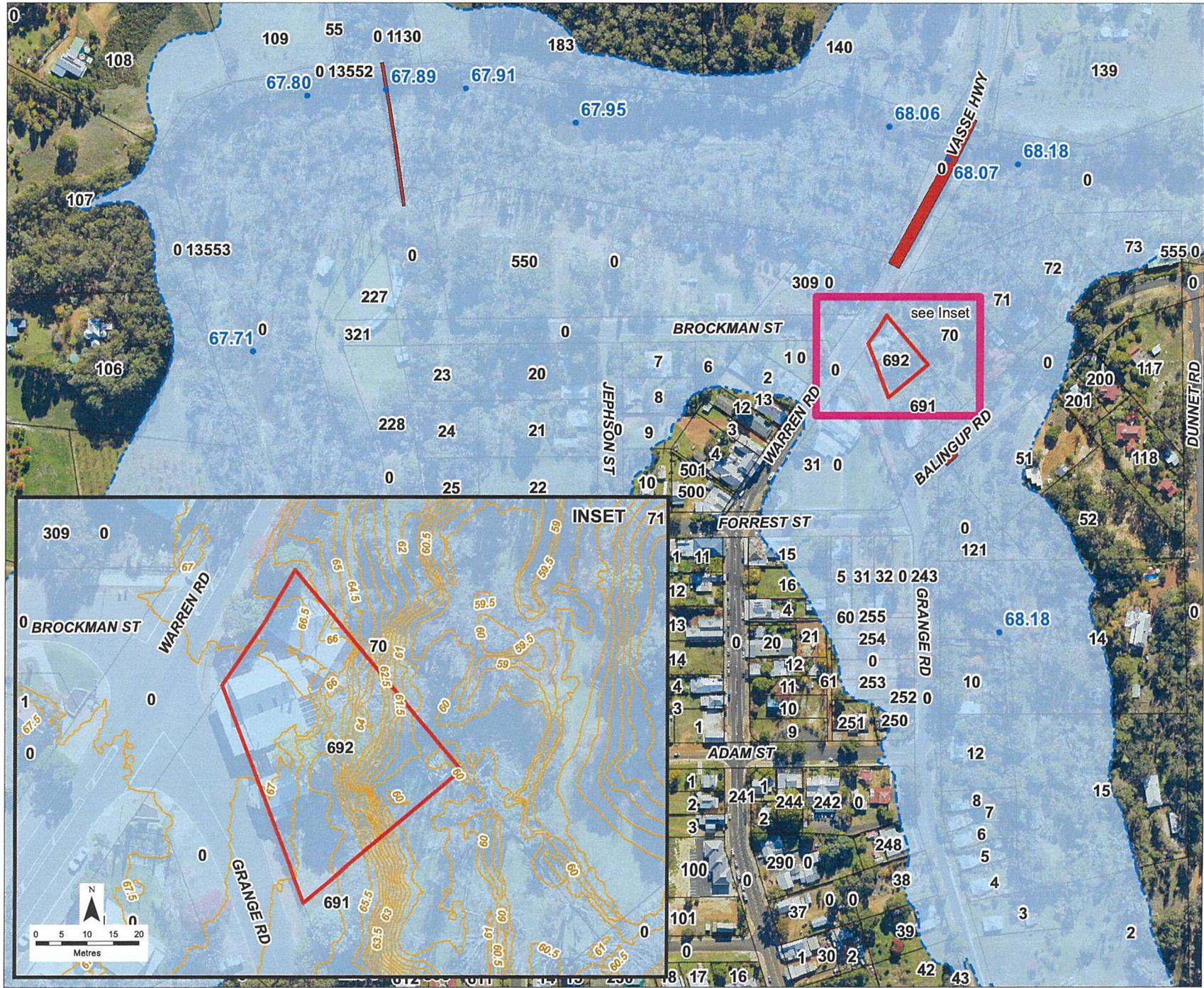


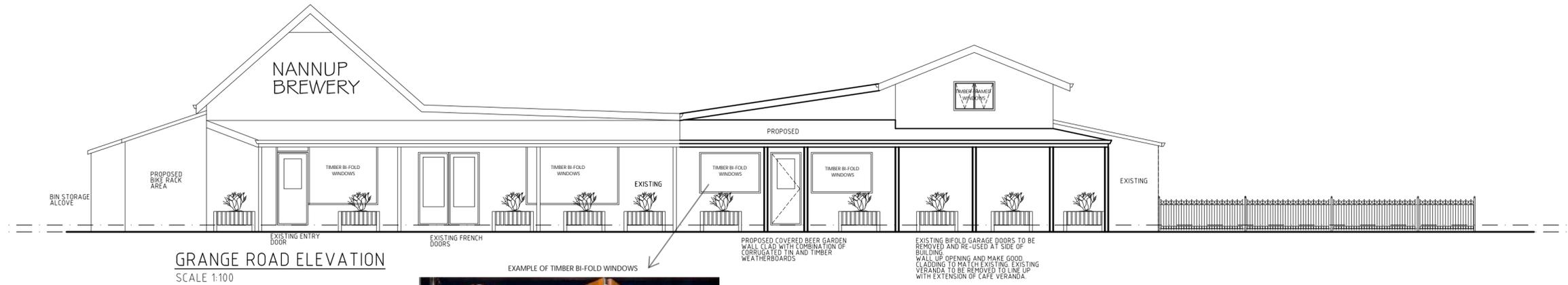
Datum and Projection Information
 Vertical Datum: AHD71
 Horizontal Datum: GDA94
 Projection: MGA Zone 50
 Spheroid: GRS80

Project Information
 Client: Daniel Wong
 Map Author: Andrew Watson
 Task ID: B1305
 Compilation date: 6/12/2019
 Edition: Version 1

SOURCES
 The Department of Water and Environmental Regulation acknowledges the following datasets and their custodians in the production of this map:
 Cadastre (LGATE_218) - SLIP - Landgate - 2019
 Road Centrelines, DLI - Landgate - 2016
 Nannup_MGA250_10cm.ecw - Fugro - 2019

Government of Western Australia
 Department of Water and Environmental Regulation
 This map is a product of the Department of Water and Environmental Regulation and was printed on 6/12/2019.
 This map was produced with the intent that it be used for display purposes at the scale of 1:4,000 when printed at A4.
 While the Department of Water and Environmental Regulation has made all reasonable efforts to ensure the accuracy of this data, the department accepts no responsibility for any inaccuracies and persons relying on this data do so at their own risk.

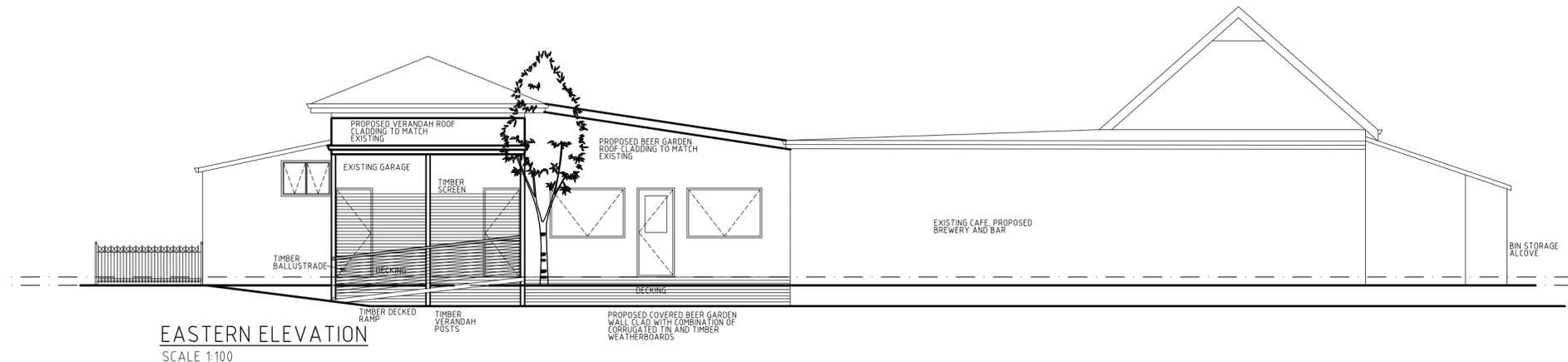




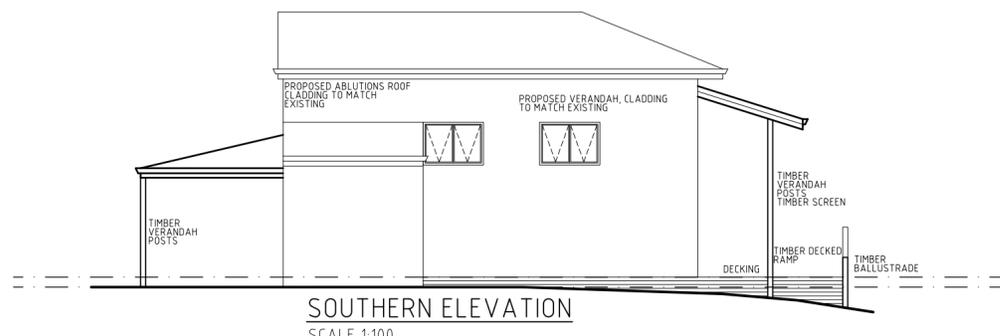
GRANGE ROAD ELEVATION
SCALE 1:100



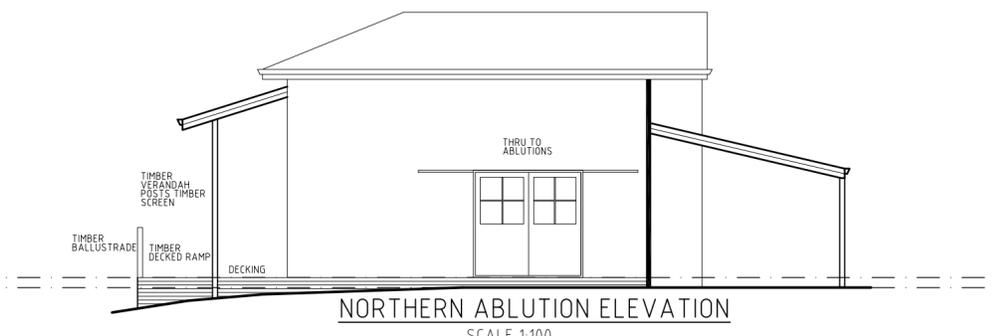
EXAMPLE OF TIMBER BI-FOLD WINDOWS



EASTERN ELEVATION
SCALE 1:100



SOUTHERN ELEVATION
SCALE 1:100



NORTHERN ABLUTION ELEVATION
SCALE 1:100

	DATE	30th MARCH 2020	
	SCALE	1:100 @ A2	
	DRAWN	ROD	
	CHECKED		
PROJECT	NANNUP BREWERY		
DWG TITLE	FLOOR PLAN		
PROJECT No	DRAWING No	REV	
94/19	DRAW# 3		

Attachment 12.2.5

3.13.11 Town Centre Zone

3.13.11.1 Specific Objectives of the Zone

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

3.13.11.2 Building Setbacks

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

~~3.13.11.3~~ 3.13.11.3 Development Standards

- (a) For the purpose of maintaining the existing streetscape, character and heritage significance of the Town Centre Zone, the local government may:
 - (i) require that on-site car parking bays be located at the rear of the development;
 - (ii) require that access to car parking areas be provided from a secondary or rear street or right of way, where available; and/or
 - (iii) reduce the required number of on-site car parking bays.
- (b) Notwithstanding clause 4.2, the development of land for residential purposes within the Zone is to conform to the provisions of the Residential Design Codes with respect to the R20 density code, except where land is connected to a reticulated sewerage network, the R30 density code is to apply.
- (c) In considering an application for approval to demolish a building within the zone, the local government may:
 - (i) defer consideration of the application until it has received and approved an application for subsequent development of the site; or
 - (ii) approve the application, subject to conditions including the retention, maintenance, reinstatement and re-positioning of any part of the building proposed to be demolished.

PART 5 – SPECIAL CONTROL AREAS

5.1 OPERATION OF SPECIAL CONTROL AREAS

The following Special Control Areas are shown on the Scheme Maps:

- **Flood Risk Land** – relates to areas liable for flooding.
- **Landscape Values Area** – relates to the conservation and enhancement of significant natural and man made landscapes including the preservation of significant vegetation, prominent landforms and view corridors.
- **Special Rural Policy Area** – relates to areas considered suitable for further investigation for rural-residential development.
- **Heritage Area** – relates to the conservation and enhancement of heritage areas.
- **Public Drinking Water Source Area** – relates to the protection of public drinking water supplies.

5.2 SPECIAL CONTROL AREA PROVISIONS

Special control areas are shown on the Scheme Map. The provisions of the special control area apply in addition to the provisions of the zone and any general provisions of the Scheme.

5.2.1 Flood Risk Land

5.2.1.1 Notwithstanding any other provision of the Scheme.

- (a) the local government shall not grant approval to the carrying out of any development on land (or portion(s) thereof) that is shown on the Scheme Map as being flood risk land or where land abuts the Blackwood River unless an assessment has been made of:
 - (i) the effect of the proposed development on the efficiency and capacity of the floodway to carry and discharge flood water;
 - (ii) the safety of the proposed development in time of flood; and
 - (iii) whether the proposed development involves any possible risk to life, human safety or private property in time of flood.
- (b) A person shall not carry out any development on land (or portion(s) thereof) identified as flood prone land on the Scheme Map or on other land which, in the opinion of the local government, may be liable to flooding, unless:
 - (i) the floor of any dwelling house or other habitable building is, or will be, raised a minimum of 500 millimetres (mm) above the 1 in 100 year flood level identified for the land;
 - (ii) the base of the septic tank/leach drain system is to be a minimum 300mm above the 1 in 100 year flood level identified for the land and fitted with appropriate devices to prevent back flow of effluent or ground water.
This requirement may be removed if an approved alternative treatment unit was installed instead of a conventional septic tank/leach drain effluent disposal system;

- (iii) where the proposed development is for residential purposes an engineering certification is to be submitted. This certification is to ensure that the dwelling has been designed taking into account the potential forces of flood waters; and
- (iv) where the proposed development is for residential purposes a licensed survey shall be submitted confirming the floor level height of the building compared to the identified flood level for the portion of the subject land. This survey is to be carried out and submitted for local government endorsement upon completion of the sand pad or stumping network of the proposed building. No further works on the proposed building are to be commenced until local government endorsement of the survey information has been given.

5.2.1.2 For land identified by the Blackwood River Flood Study 1983 as being within the 1 in 25 year flood level, residential development (new dwellings and extension to existing dwellings) should be connected to the reticulated sewerage network unless the applicant suitably demonstrates to the satisfaction of the local government that -

- (a) on-site effluent disposal can be accommodated to address human health and environmental risk; and
- (b) it is not feasible to connect to the reticulated sewerage network.

AMD 14 GG 13/06/14

5.2.1.3 Where proposals are received for the development of extensions or additions to existing residential development sited within a flood risk area, the requirements of sub-clause 5.2.1.1(b)(i) will be waived where such extensions/additions do not exceed 25 per cent of the floor area of the existing building.

AMD 7 GG 9/3/2010

5.2.1.4 Proposals for the development of tourist or commercial uses within flood risk land will be assessed by the local government having regard to the type, size and scale of the proposed development and the comments of the Department of Water which are to be sought and obtained prior to any decision being made.

AMD 7 GG 9/3/2010

5.2.1.5 For the purposes of sub-clause 5.2.1.1, the local government may consult with, and take into consideration, the advice of the Department of Water, in relation to the delineation of flood ways and flood prone land, the effect of the development on a floodway, and any other measures to offset the effects of flooding.

AMD 7 GG 9/3/2010

5.2.1.6 Any decision made by the local government in pursuance of this clause is deemed to be a decision made in 'good faith' and the local government is hereby forever indemnified against any claim made by any person and relating to any loss whatsoever arising from such a decision.

5.2.1.7 Where land which is identified as being Flood Risk Land is proposed to be subdivided the local government, if resolving to support the application for subdivision, shall recommend to the Commission that memorials be placed on newly created titles to ensure prospective purchasers are aware that the land may be prone to flooding.

Actions

The local government will:

- C4) prepare a Nannup townsite water management strategy to ensure future development can be effectively accommodated and stormwater systems can accommodate safe, increasingly sustainable and cost effective water management; and
- C5) refer proposals to the DWER for comment that rely upon access to significant water sources and/or have the potential to export nutrients to these sources and give due regard to those comments.

4.2 Flood Risk

Aims

The aims are to:

- A10) preserve the natural ecological and drainage function of rivers, watercourses, drainage systems and floodplains and limit the potential for damage to buildings caused by flooding and/or inundation;
- A11) take a long term strategic perspective relating to flood risks including ensuring that subdivision and more intensive development is not impacted by flooding; and
- A12) take a precautionary approach, in order to minimise flood risk to people, property and infrastructure.

Strategy

The local government's strategy is to:

- S13) prohibit and/or restrict further buildings, structures, development, site works, fencing and landfill which will adversely affect the flow of floodwaters, should it be anticipated that it will create impacts on upstream, adjoining and nearby land and flood levels will increase, or where the risk to people and property are expected to increase;
- S14) require that scheme amendment requests, subdivision applications or development applications, to facilitate urban, rural residential or rural smallholding uses within flood risk areas, are to comply with the outcomes of the applicable flood study. If a flood study is not available, the local government will require the proponent to commission a hydrological assessment;
- S15) consider on its merits subdivision/amalgamation applications (boundary adjustments) or some minor development applications (e.g. change of use to an existing building) where the flood risks are considered acceptable by the local government;
- S16) consider the suitability of proposals by ensuring that an assessment is made of:
 - i. the effect of the proposed development on the efficiency and capacity of the floodplain to carry and discharge water;
 - ii. the safety of the proposed development in time of flood;
 - iii. whether the proposed development involves any possible risk to life, human safety or private property in time of flood; and
- S17) require that new buildings achieve a finished floor level suitable to prevent water from flooding and/or a storm event having an average recurrence interval of 1 in 100 years ARI (average recurrence interval) from entering the building. The floor

levels for habitable buildings are to be at least 0.5 metre above the 100 year ARI flood level unless justified by the proponent to the satisfaction of the DWER.

Actions

The local government will:

- C6) show identified flood risk land within a Special Control Area in LPS4; and
- C7) seek DWER advice in regard to proposals, as considered appropriate by the local government, where there is flood risk.

4.3 Public Drinking Water Source Protection Areas

Aim

- A13) To ensure that land use and development within the Public Drinking Water Source Protection Areas (PDWSPA) are compatible with the protection and long-term management of water resources for public water supply and water catchment areas designated under the *Country Areas Water Supply Act 1947* or any updates.

Strategy

The local government's strategy is to:

- S18) ensure that PDWSPA are protected from inappropriate land uses and development;
- S19) endorse the Water Source Protection Plans for Tanjannerup Creek Dam, Millstream Dam and the Nannup Water Reserve and any additional plans having due regard to *Water Quality Note No.25 Land use compatibility tables for public drinking water source areas*; and
- S20) require and promote catchment management principles to minimise nutrient export and pollution.

Actions

The local government will:

- C8) show PDWSPA as a Special Control Area in LPS4;
- C9) include provisions relating to minimising the potential for pollution and land degradation within the PDWSPA in LPS4; and
- C10) refer proposals to the DWER where the local government considers that a proposal would impact on catchment area management.

4.4 Rivers, Watercourses and Wetlands

Aims

The aims are to:

- A14) conserve ecological values and the associated water quality of the rivers, watercourse and wetlands in the Shire;
- A15) protect rivers, watercourses and wetlands from incompatible development; and
- A16) encourage restoration and repair of rivers, watercourses and wetlands and associated riparian areas.

Strategy

The local government's strategy is to:

- S53) ensure sufficient land is allocated to meet current and future demand for industrial development;
- S54) encourage development and diversification of existing industrial areas that will strengthen and broaden the economic base of the Shire and provide employment opportunities whilst minimising impacts on surrounding areas;
- S55) encourage the on-going operation of the Nannup timber mill;
- S56) encourage and facilitate employment generating development which will contribute to the economic and social well-being of the Shire; and
- S57) minimise land use conflict between industrial and sensitive land uses and ensure that there are adequate buffers. Where appropriate, provide for the establishment of appropriate landscaping and screening buffers.

Actions

The local government will:

- C33) rename the 'Industry' Zone as 'General Industry' in LPS4;
- C34) recognise the land to the east of the existing industrial estate on Sexton Way is required for future industry (General and Light Industry). A structure plan and amendment to the Local Planning Scheme will be required prior to industrial subdivision and development that addresses matters including:
 - i. impacts/emissions (including noise, dust and other impacts) meeting relevant environmental standards, to the satisfaction of EPA Guidelines;
 - ii. vehicle movement, off-street car parking, stormwater management, wastewater disposal and other servicing;
 - iii. bushfire planning, hazard separation and management;
 - iv. effluent disposal capability; and
 - v. consideration of the suitability of rural enterprise (composite residential/light industrial) within the light industrial area, which addresses the requirements of section 6.2 of the *Rural Planning Guidelines* and serves as an interface to the adjacent future residential.
- C35) consider caretaker dwellings subject to adequate separation and amenity between dwelling and business activities;
- C36) protect the Nannup timber mill having regard to its economic significance and to allow a range of compatible uses and value adding timber/associated industries that provide increased employment opportunities and activity; and
- C37) require further detailed investigations and a structure plan in the event that the Nannup timber mill has surplus land, relocates or closes.

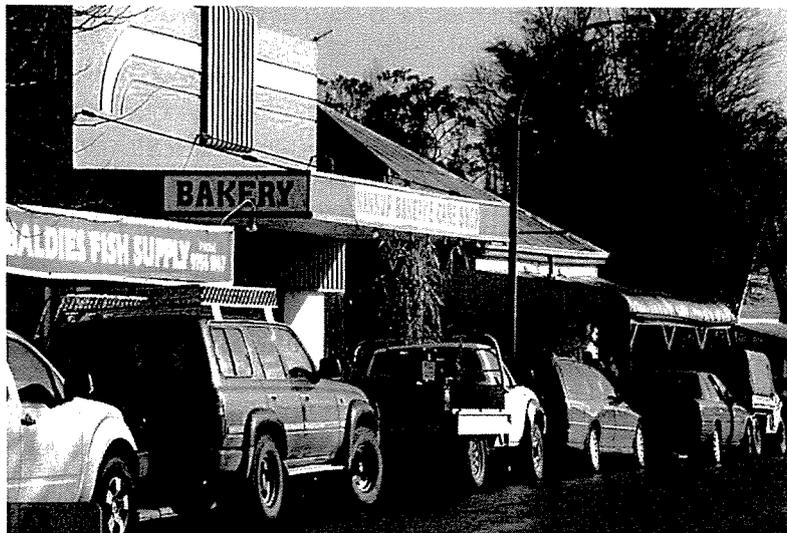
5.3 Town Centre

Aims

The aims are to:

- A41) ensure the Nannup town centre remains the principal commercial/retail centre for the Shire;

- A42) provide for wide ranging uses including shopping, office and commercial development together with social, recreational, community, tourist, entertainment and residential activities to service the Shire along with visitors and tourists;
- A43) require a high standard of design which is sympathetic to its historic qualities; and
- A44) support and enhance the town centre as a well-designed local activity centre.



Nannup Main Street

Strategy

The local government's strategy is to:

- S58) support a wide range of appropriate land uses and mixed use development;
- S59) provide for a consolidated, accessible, safe, attractive and vibrant town centre;
- S60) promote increased integration between the town centre and the Blackwood River;
- S61) protect and enhance the visual and heritage elements of the town centre;
- S62) promote Warren Road as the focus for activity and development;
- S63) ensure that development and open areas are of high quality, achieve a unified theme and promote the retention of features which enhance its appearance and sense of identity;
- S64) ensure that development conforms to any Local Planning Policy or Townscape Plan adopted by the local government; and
- S65) support appropriate signage; however not support a proliferation of signs that detract from the area's amenity.

Actions

The local government will:

- C38) delete the 'Mixed Use' Zone in the preparation of LPS4 and zone these sites as 'Commercial';
- C39) retain the 'Commercial' zone in the preparation of LPS4;
- C40) review the range of permitted and discretionary uses in the Commercial Zone generally seeking to accommodate a wide range of appropriate uses; and
- C41) continue to implement, and seek to appropriately fund the implementation of adopted townscape and master plans for the town centre.

8.0 DEVELOPMENT GUIDELINES

Town Character

The Nannup community perceives the character of the town as contained in two major interlinking themes, which are:

- A "Garden Village", and
- A working timber town, originating primarily in the thirty years either side of 1900.

These concepts are to be used in a complementary manner as design parameters, and the main source of design inspiration for future development.

Objectives

All new development and redevelopment within the Nannup Main Street Heritage Area should contribute positively to the recognised heritage values and established townscape quality of Nannup's main street.

The Council requires that all proposals for new development and additions to existing development within the Heritage Area shall:

- add to the range of services and facilities available to the town residents and its visitors;
- ensure through appropriate design that the strong "Garden Village" character, and "working timber town" identity/role of the town is preserved, particularly in regard to development size, form, height and scale;
- be compatible with existing development, particularly in regard to building materials, shop front design, front setbacks, the use of colour, the application of advertising signage and the location and form of fencing;
- enhance the existing overall visual appearance of the Heritage Area;
- improve the provision of weather protection for pedestrians; and
- build upon the existing strong sense of community, and improve the economic viability of the town.

Land Uses

Land uses are directly controlled through Part 4 of Local Planning Scheme No. 3.

PLACES OF HERITAGE SIGNIFICANCE

The Shire of Nannup Municipal Inventory (Feb. 1996) records a number of places within the Nannup Main Street Heritage Area as having varying degrees of cultural heritage significance.

Some other places within the Area have lesser heritage significance, but nevertheless contribute to the town's overall heritage quality. Applicants are advised to discuss

MATERIALS & DETAILS

The most common original building material for walls within the Heritage Area is weatherboard. Red/orange bricks, and/or rendered finished masonry are also widespread. Some stone has been used, mostly associated with fencing. Custom orb ("corrugated iron" or zinalume) is a traditional material that is used widely for roofing, and for some walls.

Modern decorative bricks, pale-coloured bricks or tumble-finished bricks should be avoided, as should fibro cement planks and sheeting, and steel sheeting other than custom orb profile.

A broad representation of "Development Character" is illustrated in an Appendix to this Policy. It gives examples of appropriate colours for Nannup, and suggested approaches to material selection.

VERANDAHS & AWNINGS

Verandahs and awnings provide shade and protection from the weather for footpaths and ground level shopfronts. Their provision on new buildings where the intended use of the proposed building makes it feasible will be strongly encouraged, especially where continuity with adjacent verandahs or awnings will result.

Roll-down blinds attached to the front edge of verandahs or awnings are useful for sun protection, and can double as advertising spaces. (See "Outdoor Advertising & Signage")

Both commercial and residential buildings in the Heritage Area have traditionally been built with verandahs or awnings. Those of commercial buildings have nearly all been located over the public footpath, with simple square profile "4x4" posts. Rustic "bush poles" for supports are not acceptable. If the posts are unprotected from vehicles they should be non-structural. If they can be adequately protected then they can be structural elements.

The addition of a verandah or awning to an existing building is acceptable, provided either that the building originally had a verandah or awning, or that one can be added without prejudicing the building's original character and details.

Where appropriate, additions and new buildings should follow precedent and adopt a veranda or awning style in keeping with local examples within the Heritage Area. Overly "bullnose"-style and concave verandahs and awnings are not a part of the Nannup streetscape and should be avoided.

Policy Number:	LPP 011
Policy Type:	Local Planning Policy
Policy Name:	Development in Flood Risk Areas
Policy Owner:	Chief Executive Officer

Authority: Shire of Nannup Local Planning Scheme No.3

OBJECTIVES

To restrict the subdivision of land within flood risk areas.

To limit more intensive development within flood risk areas.

DEFINITIONS

Flood Risk Areas:

Relates to that land as identified by the Department of Water as being within the '1 in 25 Average Recurrence Interval (ARI) Floodplain' and the '1 in 100 ARI Floodplain' as set out in the *Blackwood River Flood Study* or other flood risk land as advised by the Department of Water.

POLICY

This policy applies to individual flood risk land within the district.

The local government will take a precautionary approach to flood risk.

The local government recognises there is a significant difference in allowing a house and an outbuilding (shed) on a historically created lot, which is completely in flood risk areas, compared to now creating additional new lots in the flood risk areas.

The local government does not support subdivision that will create further flood risk lots unless a suitable sized building envelope/suitable building area are located outside of the 1 in 100 ARI floodplain.

The local government seeks to ensure that new lots are both suitable and capable for the intended purpose.

The local government requires that applicants suitably demonstrate a site's suitability and capability for subdivision and associated development which includes addressing flood risk. This includes addressing matters set out in clause 6.2.1 of the Scheme.

The local government will have regard to the Scheme, relevant State Planning Policies, the *Blackwood River Flood Study*, information provided by the applicant and as appropriate advice from the Department of Water to determine applications.

Related Policies:	
Related Procedures/ Documents:	
Delegation Level:	CEO, Executive Officer, Building Surveyor, Development Services Officer
Adopted:	OM 09 June 1994
Reviewed:	OM 28 January 2016

Links to Local Planning Scheme and other documents

This Policy relates to various requirements set out in LPS3, the Shire of Nannup Local Planning Strategy, the R Codes and relevant Australian Standards.

The provision of onsite parking is a requirement of LPS3 for new development and for various changes in land use (especially if the proposed use is expected to increase the demand for car parking spaces and/or lead to increased traffic impacts). The number of car parking spaces to be provided in relation to a range of different land use types is set out in Schedule 11 of LPS3.

POLICY

1. General

No development shall be occupied or a use commenced on a lot unless and until the on-site vehicle parking areas, associated access driveways and the crossover/s, as set out in the Planning Approval, have been constructed and completed, and the parking bays clearly defined or marked out to the specification and satisfaction of the local government. The local government will support performance bonds to assist in enabling earlier occupation for the development and/or use.

There is a presumption in this Policy in favour of parking areas and crossovers being sealed and suitably drained. Unless otherwise set out in this Policy or approved by the local government, car parking spaces, vehicular manoeuvring areas and access ways are to be sealed for new development within the Nannup townsite and in urban zones e.g. the Town Centre, Mixed Use, Industry, Residential and Future Development zones and for the Special Use Zone (within and adjoining the Nannup townsite).

There is a presumption in this Policy for crossovers to be sealed onto sealed roads in the Nannup townsite and for land zoned Residential and Special Residential outside the Nannup townsite.

Except for a single house and certain group dwelling proposals, all car parking spaces should be designed so vehicles can enter and leave the site in a forward direction. Additionally, car parking should be designed so that both ingress and egress from each space can be achieved in one movement.

Tandem car parking is not supported for commercial or industrial development. Although generally discouraged, the local government may permit tandem parking in some forms of residential development.

An existing building extended, with or without a change of land use, may be required to comply, wholly or partly, with the provisions of this Policy. The local government shall determine the extent of car parking required in each

case, having regard to the degree of extensions and the nature of the altered land use.

Where redevelopment of an existing approved building is proposed, then the gross floor area of the existing building will be deleted from the gross floor area of the new building for determining additional car parking requirements (i.e. provided that existing parking bay numbers are retained, additional parking is only required for new floor space established). This provision is therefore not intended as a control or means to achieve retrospective provision of car parking to service an existing development, provided the land use remains the same (there is no intensification of car parking and traffic).

An applicant shall have regard, as appropriate, for the on-site provision of parking for owners/operators, staff, customers, people with disabilities, in addition to loading spaces and special purpose bays.

The local government may through issuing planning approvals or making recommendations on subdivision applications, require applicants to provide reciprocal rights of access to facilitate parking and access arrangements with adjoining owners.

Where a Planning Application proposes access to a road under the control of Main Roads Western Australia (which means the State Government's lead agency that is responsible for managing highways and the primary road network should it be renamed), the location and standard of access are to be to the satisfaction of the local government and Main Roads Western Australia.

Stormwater from impervious surfaces is to be designed and managed in accordance with the *Decision process of stormwater management in Western Australia* (DoW 2009) using systems as outlined in the *Stormwater management manual for Western Australia* (DoW 2007-2009).

2. Location and Availability

In most situations, car parking will be provided on-site. On-site car parking should be situated in locations readily accessible to staff, clients, residents and visitors, as the case may be to the satisfaction of the local government.

The number of on-site car parking spaces required to be provided for a particular development/use is set out in Schedule 11 of LPS3 or in the R Codes. The local government reserves the right to define a car parking requirement for uses not detailed according to the merits of the particular development proposed.

Unless otherwise set out in LPS3, premises and/or proposals with more than one use will be determined on the basis of the floor area for the use.

Unless otherwise set out in LPS3, the car parking standard to be applied by the local government is gross floor area.

SHIRE OF NANNUP ACCOUNTS FOR PAYMENT March 2020				
* Please note that most Fire, Road and Community Expenditure are externally funded.				
Chq/EFT	Date	Name	Description	Amount
EFT12407	17/03/2020	NANNUP CARAVAN PARK T/AS MAY LEECE PTY LTD	RATES REFUND	\$ 1,287.54
EFT12408	19/03/2020	AUSTRALIA POST	POSTAGE	\$ 134.00
EFT12409	19/03/2020	NANNUP VALLEY CHALETs	CATERING	\$ 570.00
EFT12410	19/03/2020	B & B STREET SWEEPING PTY LTD	STREET SWEEPING	\$ 1,430.00
EFT12411	19/03/2020	BP NANNUP	CONSUMABLES	\$ 12.50
EFT12413	19/03/2020	SOUTH WEST ISUZU	VEHICLE REPAIRS AND MAINTENANCE	\$ 215.38
EFT12414	19/03/2020	BRANDINO PTY LTD	BLACKWOOD CATCHMENT	\$ 742.50
EFT12415	19/03/2020	BUSSELTON BEARING SERVICES	VEHICLE REPAIRS AND MAINTENANCE	\$ 28.60
EFT12416	19/03/2020	CITY & REGIONAL FUELS	DIESEL	\$ 6,369.23
EFT12417	19/03/2020	SOS OFFICE EQUIPMENT	PHOTOCOPIER MONTHLY COST	\$ 178.16
EFT12418	19/03/2020	BROOKS HIRE	ROAD TIP MAINTENANCE	\$ 1,936.00
EFT12419	19/03/2020	OFFICEWORKS	MINOR OFFICE EQUIPMENT	\$ 413.87
EFT12420	19/03/2020	INTERIA SYSTEMS	MINOR OFFICE FURNITURE	\$ 452.99
EFT12421	19/03/2020	AMPAC	LEGAL FEES - RATES	\$ 204.00
EFT12422	19/03/2020	WA RANGERS ASSOCIATION INC.	2 YEAR MEMBERSHIP	\$ 120.00
EFT12423	19/03/2020	REDGATE LIME	LIMESTONE ROAD RUBBLE	\$ 4,406.25
EFT12424	19/03/2020	COMMON GROUND TRAILS	CYCLE MASTER PLAN	\$ 5,500.00
EFT12425	19/03/2020	AW ROADWORKS PTY LTD	TRAFFICE MANAGEMENT	\$ 1,287.00
EFT12426	19/03/2020	FAIRTEL PTY LTD	SES BROADBAND NBN MONTHLY ACCESS	\$ 784.70
EFT12427	19/03/2020	BRIDGETOWN BOARDING KENNELS & CATTERY	BOARDING FEES	\$ 960.00
EFT12428	19/03/2020	LIONS CANCER INSTITUTE (INC.)	DONATION TO SUPPORT LIONS CANCER INSTITUTE	\$ 700.00
EFT12429	19/03/2020	WA ASSOCIATION OF CARAVAN CLUBS INC.	ADVERTISING	\$ 495.00
EFT12430	19/03/2020	NICOLE BOTICA	REIMBURSEMENT	\$ 36.00
EFT12431	19/03/2020	HASTIE WASTE	BIN HIRE	\$ 375.00
EFT12432	19/03/2020	BRIDGETOWN GLASS SERVICE	NANNUP RECREATION CENTRE	\$ 1,025.60
EFT12433	19/03/2020	SUSAN FITCHAT	REIMBURSEMENT	\$ 23.22
EFT12434	19/03/2020	MARKETRADE	SCOTT RIVER ECONOMIC STRATEGY	\$ 13,761.00
EFT12435	19/03/2020	MDC CONTRACTING	SLASHING - FIRE MITIGATION	\$ 37,818.00
EFT12436	19/03/2020	AUSTRALIAN TAXATION OFFICE - BAS	FEBRUARY BAS	\$ 11,101.64
EFT12437	19/03/2020	BUSSELTON PEST & WEED CONTROL	TERMITE TREATMENT	\$ 528.00
EFT12438	19/03/2020	MOORE STEPHENS (WA) PTY LTD	2020 FBT WORKSHOP	\$ 770.00
EFT12439	19/03/2020	JASON SIGNMAKERS	SIGNAGE	\$ 168.78
EFT12440	19/03/2020	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	PROJECT MANAGEMENT ESSENTIAL COURSE	\$ 1,370.00
EFT12441	19/03/2020	NANNUP HARDWARE & AGENCIES	PAINT	\$ 2,028.69
EFT12442	19/03/2020	NANNUP NEWSAGENCY	STATIONARY	\$ 529.55
EFT12443	19/03/2020	NANNUP HOTEL	REFRESHMENTS & FUNCTIONS	\$ 747.50
EFT12444	19/03/2020	NANNUP COMMUNITY RESOURCE CENTRE	PROMOTIONS FAMILY FUN DAY	\$ 1,008.70
EFT12445	19/03/2020	NICHOLLS MACHINERY	CONSUMABLES	\$ 84.07
EFT12446	19/03/2020	PRESTIGE PRODUCTS	CONSUMABLES	\$ 289.08
EFT12447	19/03/2020	SW PRECISION PRINT	STATIONARY	\$ 482.00
EFT12448	19/03/2020	SUGAR MOUNTAIN ELECTRICAL SERVICES	ELECTRICAL FITTINGS	\$ 1,539.32
EFT12449	19/03/2020	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	MAINTENANCE OF WEBSITE	\$ 7,800.00
EFT12452	03/04/2020	MJB INDUSTRIES	BUSHFIRE MITIGATION WORKS	\$ 9,075.00
EFT12453	03/04/2020	BP NANNUP	DIESEL	\$ 1,139.66
EFT12454	03/04/2020	NANNUP PHARMACY	SANITISER	\$ 25.75
EFT12456	03/04/2020	EDGE PLANNING & PROPERTY	PLANNING SERVICES	\$ 3,589.85
EFT12458	03/04/2020	DEAN GUJA	EHO CONTRACT	\$ 3,388.00
EFT12459	03/04/2020	COVS PARTS PTY LTD	VEHICLE REPAIRS AND MAINTENANCE	\$ 784.40
EFT12460	03/04/2020	BLUESTEEL ENTERPRISES PTY LTD	FIRE FIGHTER CLOTHING	\$ 1,320.00
EFT12461	03/04/2020	LEWIS HORNE	YOUTH ZONE WORKSHOP	\$ 1,000.00
EFT12462	03/04/2020	SOS OFFICE EQUIPMENT	SCAN KIT FOR COPIER	\$ 1,056.00
EFT12463	03/04/2020	NANNUP DELI	REFRESHMENTS FOR FIRE VOLUNTEERS	\$ 1,140.85
EFT12464	03/04/2020	CG & LJ GRIFFIN	TULIPS	\$ 8,674.60
EFT12465	03/04/2020	AVANTGARDE TECHNOLOGIES PTY LTD	IT SUPPORT	\$ 2,420.00
EFT12466	03/04/2020	INTERIA SYSTEMS	STORAGE	\$ 1,412.49
EFT12467	03/04/2020	NANNUP HOT BREAD SHOP	CATERING	\$ 70.00
EFT12468	03/04/2020	CHUBB FIRE & SECURITY	MONTHLY CHECK	\$ 164.97
EFT12469	03/04/2020	NANNUP LIQUOR STORE	REFRESHMENTS & FUNCTIONS	\$ 230.43
EFT12470	03/04/2020	FAIRTEL PTY LTD	SES BROADBAND NBN MONTHLY ACCESS	\$ 169.01
EFT12471	03/04/2020	CHRISTINE EDWARDS	BUS DRIVER	\$ 56.00
EFT12472	03/04/2020	SWAT SOUTH WEST ALARM TECHNICIANS	NANNUP WASTE SITE	\$ 979.00

EFT12473	03/04/2020	HASTIE WASTE	WASTE SERVICE	\$ 25.00
EFT12475	03/04/2020	JOHN EDWARD THOMPSON	REIMBURSEMENT	\$ 108.40
EFT12476	03/04/2020	CAROLYN JOY SIM	PROTECTIVE WORK CLOTHS	\$ 500.00
EFT12477	03/04/2020	BUSSELTON PEST & WEED CONTROL	TERMITE TREATMENT	\$ 3,520.00
EFT12478	03/04/2020	WAYNE JOLLY	REIMBURSEMENT	\$ 250.00
EFT12479	03/04/2020	JASON SIGNSMAKERS	TRAFFICE MANAGEMENT	\$ 378.40
EFT12480	03/04/2020	K & C HARPER	PLANT MAINTENANCE	\$ 9,620.60
EFT12481	03/04/2020	ROBIN MELLEMA	MEETING ALLOWANCE	\$ 4,530.00
EFT12482	03/04/2020	NANNUP NEWSAGENCY	POSTAGE	\$ 548.65
EFT12483	03/04/2020	NANNUP EZIWAY SELF SERVICE STORE	GAS BOTTLES	\$ 873.12
EFT12484	03/04/2020	NANNUP COMMUNITY RESOURCE CENTRE	BUS HIRE	\$ 55.00
EFT12485	03/04/2020	PRESTIGE PRODUCTS	CONSUMABLES	\$ 2,437.12
EFT12486	03/04/2020	ROD'S AUTO ELECTRICS	BATTERIES	\$ 469.00
EFT12487	03/04/2020	ST. JOHN AMBULANCE - NANNUP	MEMBERSHIP	\$ 149.00
EFT12488	03/04/2020	TRACIE BISHOP	SUBSIDY UTILITY CLAIM.	\$ 2,200.00
			Total EFT payments - March 2020	\$ 172,074.17

20449	19/03/2020	CITY OF BUSSELTON	LONG SERVICE LEAVE REIMBURSEMENT	\$ 4,292.67
20450	19/03/2020	BUSSELTON TELEPHONES & TECHNOLOGY	CONSUMABLES	\$ 30.00
20451	19/03/2020	NANNUP BOWLING CLUB	YOUR ZONE EXPENDITURE	\$ 50.00
			Total Cheque payments - March 2020	\$ 4,372.67

DD10700.1	11/03/2020	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	\$ 8,927.03
DD10700.2	11/03/2020	FIRST WRAP PLUS SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	\$ 327.02
DD10700.3	11/03/2020	AMG SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 230.37
DD10700.4	11/03/2020	ASGARD INFINITY EWRAP SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 413.48
DD10700.5	11/03/2020	HOSTPLUS SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 502.12
DD10700.6	11/03/2020	JOLLEY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	\$ 49.40
DD10700.7	11/03/2020	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 418.08
DD10700.8	11/03/2020	MARITIME SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 41.56
DD10701.1	11/03/2020	ASGARD INFINITY EWRAP SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 93.12
DD10716.1	11/03/2020	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	\$ 436.45
DD10701.2	12/03/2020	ASGARD INFINITY EWRAP SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 32.11
DD10715.1	25/03/2020	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	\$ 7,839.60
DD10715.2	25/03/2020	FIRST WRAP PLUS SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	\$ 327.02
DD10715.3	25/03/2020	SUNSUPER SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	\$ 102.60
DD10715.4	25/03/2020	AMG SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 235.83
DD10715.5	25/03/2020	ASGARD INFINITY EWRAP SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 420.92
DD10715.6	25/03/2020	HOSTPLUS SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 724.91
DD10715.7	25/03/2020	JOLLEY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	\$ 9.26
DD10715.8	25/03/2020	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 418.08
DD10716.2	25/03/2020	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	\$ 526.74
DD10718.1	25/03/2020	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	\$ 436.45
DD10725.6	31/03/2020	BP AUSTRALIA	FLEET FUEL	\$ 453.23
DD10725.1 0	31/03/2020	WESTERN AUSTRALIAN TREASURY CORPORATION	LOAN 39A AND LOAN 37	\$ 4,535.51
DD10725.1 2	31/03/2020	CALTEX AUSTRALIA	FLEET FUEL	\$ 636.26

DD10725.1	31/03/2020	AUSSIE BROADBAND - DIRECT DEBIT	NBN FIXED WIRELESS	\$ 99.00
DD10725.2	31/03/2020	SYNERGY	ELECTRICITY	\$ 3,776.75
DD10725.3	31/03/2020	TELSTRA	TELEPHONE USAGE	\$ 1,459.15
DD10725.4	31/03/2020	TOLL TRANSPORT PTY LTD	FREIGHT	\$ 154.01
DD10725.5	31/03/2020	GEO SPATIAL EXPERTS	SUBSCRIPTION	\$ 579.43
DD10725.7	31/03/2020	WATER CORPORATION	WATER CHARGES	\$ 8,444.30
DD10725.8	31/03/2020	WESTNET	ADSL	\$ 258.90
DD10725.9	31/03/2020	CALL ASSOCIATES PTY LTD - INSIGHT & CONNECT	MONTHLY CALL ASSOCIATES	\$ 160.88
DD10725.1 1	31/03/2020	BOC LIMITED	MONTHLY GAS USAGE	\$ 72.61
DD10725.1 3	31/03/2020	CLEANAWAY	DOMESTIC AND RECYCLCLE BINS	\$ 10,227.97
DD10725.1 4	31/03/2020	GO GO MEDIA * DIRECT DEBIT*	MONTHLY ON HOLD MESSAGES	\$ 75.90
DD10725.1 5	31/03/2020	SG FLEET AUSTRALIA P/L	MOTHLY FLEET USAGE	\$ 1,762.16
			Total Direct Debit payment -March 2020	\$ 55,208.21

Shire of Nannup Trust Fund

EFT12450	19/03/2020	BUILDING CONSTRUCTION INDUSTRY TRAINING FUND	BCITF FEBRUARY 2020	\$ 1,143.50
EFT12451	19/03/2020	BUILDING COMMISSION	BSL LEVY FOR FEBRUARY 2020	\$ 1,564.20
EFT12406	03/03/2020	ENABLE WA	REFUND OF BOND	\$ 200.00
Transfer	31/03/2020	SHIRE OF NANNUP	Admin Fees	\$ 46.50
			Total Trust payments - March 2020	\$ 2,954.20

TOTAL PAYMENTS MARCH 2020	
Municipal Payments	\$ 231,655.05
Trust Payments	\$ 2,954.20
	\$ 234,609.25

SHIRE OF NANNUP			
CREDIT CARD PAYMENTS - MARCH 2020			
Date	Supplier	Description	Amount
CEO CREDIT CARD			
02/03/2020	Puma Busselton	Fuel	\$ 95.62
06/03/2020	Melo Velo Café	DFES Super Intendent Meeting	\$ 13.60
11/03/2020	Melo Velo Café	Shire President Meeting	\$ 10.20
15/03/2020	Liberty Oil Albany	Fuel	\$ 64.40
16/03/2020	Melo Velo Café	Shire President Meeting	\$ 9.60
27/03/2020	Rationale Group Pty Ltd	Manager Corporate Services Leaving Gift	\$ 200.00
30/03/2020	Shire of Nannup	Vehicle Licensing	\$ 101.50
30/03/2020	Shire of Nannup	Vehicle Licensing	\$ 79.35
			\$ 574.27

MCS CREDIT CARD			
29/02/2020	Caltex Forrest Highway	Fuel	\$ 42.78
29/02/2020	Puma Busselton	Fuel	\$ 50.41
05/05/2020	Puma Busselton	Fuel	\$ 84.58
06/03/2020	Local Government	Consumable	\$ 55.00
11/03/2020	Caltex Busselton	Fuel	\$ 78.76
11/03/202	Callow Corner News	Stationery	\$ 17.95
11/03/2020	Kmart Online	Yoga mat and bean bags for LDAG	\$ 189.00
18/03/2020	Caltex Busselton	Fuel	\$ 75.78
19/03/2020	Dyson Appliances	Replacement of part	\$ 15.00
20/03/2020	Local Government	refund refer to 06/03/2020	-\$ 55.00
25/03/2020	Nannup Deli	Morning tea refreshments - CESO	\$ 77.43
25/03/2020	The Good Guys	Samsung phone and consumbles	\$ 1,427.95
26/03/2020	Melo Velo Café	Morning tea refreshments - M CCS	\$ 65.50
			\$ 2,125.14