



Agenda Attachments

23 October 2014

Attachment	Title
9.1	Risk Management August 2014 Minutes
12.1.1	Correspondence from applicant
12.1.2	Location plan
12.1.3	Special Use provisions – extract from Scheme
12.2.1	Recommended final adoption version of Policy No. 22 Outbuildings
12.2.2	Submissions
12.3.1	Information from applicant
12.3.2	Location plan
12.3.3	Submissions
12.4.1	Modified draft <i>Local Planning Policy No. 19 Heritage Conservation</i>
12.4.2	Current <i>Local Planning Policy No. 19: Heritage Conservation (2011)</i>
12.4.3	Extract of <i>Shire of Nannup Municipal Heritage Inventory (1996)</i>
12.4.4	Extract of <i>Shire of Nannup Local Planning Scheme No. 3</i>
12.5.1	Letter from Cancer Support group
12.6.1	Funding acknowledgement letter
12.7.1	Part A - Emergency Management Arrangements
12.7.2	Part B - Emergency Management Arrangements (Separate Cover: CONFIDENTIAL ITEM)
12.7.3	Part C&D - Emergency Management Arrangements (Separate Cover: CONFIDENTIAL ITEM)
12.7.4	Recovery Plan - Emergency Management Arrangements
12.7.5	Animal Welfare Plan

Shire of Nannup
Ordinary Council Meeting Agenda: 23 October 2014

12.8.1	AEC Proposal for Economic Analysis Data for the Shire of Nannup
12.8.2	Letter of Agreement from SWDC
12.10.1	Heavy Vehicle Cost Recovery Model – Worked Example 1
12.10.2	Heavy Vehicle Cost Recovery Model – Worked Example 2
12.12.1	Email from Mr K Dunnet
12.13.1	Visitor Services Draft MOU
12.13.2	Letter from the Community Resource Centre
12.14.1	Monthly Financial Statements for the period ending 31 August 2014
12.14.2	Monthly Financial Statements for the period ending 30 September 2014
12.14.3	Table Showing Detailed Variances for 2014/15
12.15.1	Accounts for Payment Schedule– August & September 2014
12.16.1	Draft Lease
12.16.2	Letter from Department of Housing
12.17.1	Financial Assessment
12.17.2	Submitted Development Proposals
12.17.3	Submitted Tenders (Separate Cover: CONFIDENTIAL ITEM)

MINUTES

Risk Management Advisory Committee

Minutes of a meeting of the
Shire of Nannup Risk Management Advisory Committee Meeting
held at 10.00 am, Thursday 28th August
in the Council Chambers

CONFIRMATION OF MINUTES

These minutes comprising pages 1 – 8 were confirmed by
Council on as a true and accurate record.

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Cr _____

1. DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

Councillor Bob Longmore declared the meeting open at 10:05 am and declared Shea Cullen as a visitor

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

Attendance

Bob Longmore – Council Representative
Vic Smith – Manager Corporate Services
Tracie Bishop – Office Representative
Neroli Logan – Regional Risk Coordinator
Bret Howson – Acting Manager of Infrastructure
Michael Merrit – Maintenance Hand-Operator

Apologies

Norm Steer – Council Representative

Leave of Absences (previously approved)

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

4. PUBLIC QUESTION TIME

Nil.

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

6. PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil.

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

BISHOP/SMITH

That the Minutes of the Risk Management Advisory Committee held on the 26th August, 2014 be confirmed as a true and correct record.

CARRIED 6/0

8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil.

9. REPORTS BY MEMBERS ATTENDING COMMITTEES

10. REPORTS OF OFFICERS

AGENDA NUMBER: 11.1
SUBJECT: RECEIPT OF ALL SITE CHECKLISTS AND INCIDENT/HAZARD FORMS
NAME OF APPLICANT: TRACIE BISHOP
FILE REFERENCE: ADM26
AUTHOR: TRACIE BISHOP
DISCLOSURE OF INTEREST:
DATE OF REPORT: 28 August 2014

ATTACHMENT:

BACKGROUND:

Hazard Identification Checklists, Site Checklists and Incident Reports are presented at each meeting as a way of identifying either areas of concern or areas that need work applied to.

COMMENT: Checklists are not available prior to the meeting and as such need to be addressed as the issues arise. Arising this meeting were:

- Repair Issues
 - Playground
 - Waiting on Handyman – Starting Sep 2014

STATUTORY ENVIRONMENT: Nil

POLICY IMPLICATIONS: Nil

FINANCIAL IMPLICATIONS: Nil

STRATEGIC IMPLICATIONS: Nil

VOTING REQUIREMENTS: Nil

RECOMMENDATION:

That the Checklists and Incident reports presented at this meeting be accepted.

SMITH / LOGAN

That the checklists and incident reports presented be accepted.

CARRIED 6/0

AGENDA NUMBER: 11.2
SUBJECT: Business from Previous Meeting
NAME OF APPLICANT: Tracie Bishop
FILE REFERENCE: ADM 26
AUTHOR: Tracie Bishop
DISCLOSURE OF INTEREST: N/A
DATE OF REPORT: 28 August 2014

ATTACHMENT:

BACKGROUND:

COMMENT: The following are the issues that had been carried forward from the previous meeting. These are:

1. Fire Hydrants – Increase Numbers. **Bret**
2. Business Mitigation Plan – Ongoing. **Vic**

STATUTORY ENVIRONMENT: Nil

POLICY IMPLICATIONS: Nil

FINANCIAL IMPLICATIONS: Nil

STRATEGIC IMPLICATIONS: Nil

VOTING REQUIREMENTS: Nil

RECOMMENDATION:

That items will be progressed to any further meetings until such time as they have been completed.

AGENDA NUMBER:	11.3
SUBJECT:	Review of Strategic Risks
LOCATION/ADDRESS:	Nannup
NAME OF APPLICANT:	Shire of Nannup
FILE REFERENCE:	ADM 22
AUTHOR:	Vic Smith – Manager Corporate Services
REPORTING OFFICER:	Vic Smith – Manager Corporate Services
DISCLOSURE OF INTEREST:	None
DATE OF REPORT	20 June 2014

- Attachment 1: Strategic Risk Report – With Adjustments
Attachment 2: Strategic Risks
Attachment 3: Strategic Risk Register

BACKGROUND:

The Risk Management Policy (RM1) requires that the Shire of Nannup will manage risks continuously using a process involving the identification, analysis, evaluation, treatment, monitoring and review of risks. In order to do this each risk must be identified, catalogued on the Risk Register, scored and monitored.

The Risk Management Policy states that:

“The Risk Management Advisory Committee will ensure that all risk management processes are fully recorded throughout the Shire and documented through the Shire’s records management system. This will include regular monitoring to ensure closeout of risks and identification of ongoing issues and trends.”

COMMENT:

The first step in this process is to establish the council’s Strategic Risk Register. The process was undertaken in two councillor risk workshops that sought to identify the key strategic risks to its objectives faced by the council and to rate those risks using a 5 x 5 scoring matrix.

The first workshop, held on 8 May 2014, was facilitated by the council’s insurers, LGIS. The output from this workshop was an assessment of the council’s top 10 strategic risks. The report from the workshop is appended at Attachment 1. The second workshop was held on 14 August 2014 and examined the risks from the first workshop, giving a risk score to each of them.

Each of the top 10 strategic risks has been summarised on an individual Risk Register Report sheet. These sheets provide a simple way of examining the risks and are intended for use by the Risk Management Committee in its risk monitoring role. The individual sheets are appended at Attachment 2.

The council has specified that any risks with a score of 12 or more on the risk matrix fall above the agreed risk tolerance for the council. This means that these

risks must be actively managed and strategies put in place to reduce the risk score to less than 12, where practical. Scoring is undertaken using the scoring matrix previously agreed and appended at Attachment 3.

The next task is to complete the Risk Register Report sheets for each risk by adding risk target scores for each risk above the tolerance line, and identifying the measures required to achieve those scores. These actions will then be allocated to the relevant officers within the council to action and this will form the council's Risk Mitigation Plan.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: The Strategic Risk Register forms part of the Integrated Reporting Framework.

FINANCIAL IMPLICATIONS: Nil

STRATEGIC IMPLICATIONS: The Strategic Risk Register summarises the key risks facing the council.

VOTING REQUIREMENTS: Simple Majority.

RECOMMENDATION:

That the Risk Management Advisory Committee review the Strategic Risk Reporting sheets at Attachment 2 and agree Risk Target Scores for each risk above the Risk Tolerance Line and the measures need to mitigate those risks.

LONGMORE / BISHOP

That the Risk Management Advisory Committee review the Strategic Risk Reporting sheets at Attachment 2 and agree Risk Target Scores for each risk above the Risk Tolerance Line and the measures need to mitigate those risks.

CARRIED 6/0

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

(a) OFFICERS

(b) ELECTED MEMBERS

12. GENERAL BUSINESS

12.1 Safety & Health Action Sheet – Attachment 4

12.2 Review – Emergency Preparedness and Response

8.1 Emergency Preparedness and Response – Attachment 5 – Carried Forward

8.1.1 Bomb Threat Checklist – Attachment 6 – Accepted

8.1.2 Building Evacuation Incident Report Form – Accepted

8.1.3 Emergency Evacuation Names Checklist – Attachment 8 – Accepted.

8.2 Critical Incident Management Procedure – Attachment 9 – Carried Forward.

8.3 First Aid Procedures – Attachment 10 – Accepted with adjustment.

8.4 Records Management – Attachment 11 – Accepted

8.4.1 Records Management Procedure – Attachment 12 – Accepted with adjustment.

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

Nil

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

Nil.

16. NEXT MEETING

06 November 2014 at 10:00am

17. CLOSURE OF MEETING

There being no further business to discuss Councillor Bob Longmore declared the meeting closed at 11.15am.

STRATEGIC RISK REGISTER REPORT

Risk:

Community Expectations - Inability to meet community expectations of Shire's services, levels of engagement and/or public infrastructure.

Risk Owner:

Chief Executive Officer

Likelihood	Impact				
	1	2	3	4	5
5					
4					
3					
2		C			
1					

C = Current Risk Score

T = Target Risk Score (if Current score above tolerance line)

Triggers. What could cause this risk to materialise?	Changing demographics, community communication and consultation, ageing population, mining industry changes, red tape, funding constraints, lack of expertise, structural reform, unrealistic expectations, lack of communication, reactive/squeaky wheel engagement, lack of IT and infrastructure security
Consequence/Impact:	Increased level of complaints. Lack of stakeholder and community trust and respect Disharmony Reduction in community involvement

Mitigating Actions/Controls Already in Place:

Community information, surveys, media releases, newspaper advertisements, mail drops, reference groups, newsletter
Council Action Plan, Reporting on Community Strategic Plan
Operational inspections and procedures, Rates book
Community aspirations and wish list.

Further Mitigating Actions Required to Reach Target Risk Score:

Set clearer standards and expectations for service levels
Inform community of what we don't do
Investigate alternative information channels (social media)
Cost and inform community of implications of meeting expectations
Analyse community feedback for trends

Responsibility for Action:	Action by:
CEO	
CEO	
CDO	
MCS	
CEO	

TOLERATE:

✓

TREAT:

TRANSFER:

TERMINATE:

STRATEGIC RISK REGISTER REPORT

Risk:

State Government Devolvement of Responsibilities - Inability to fund and fulfil additional requirements from State Government devolvement of responsibility.

Risk Owner:

Likelihood	5								
	4								
	3			C					
	2								
	1								
		1	2	3	4	5	Impact		

C = Current Risk Score

T = Target Risk Score (If Current score above tolerance line)

Mitigating Actions/Controls Already in Place:

Involvement in pilot projects
Lobbying at Local Government level and at WALGA level

Triggers. What could cause this risk to materialise?	Legislation change State Budget constraints State policy changes, change of Government
Consequence/Impact:	Service interruption Lack of certain services Additional funding requirements

Further Mitigating Actions Required to Reach Target Risk Score:

Responsibility for Action:

Action by:

TOLERATE: ✓

TREAT:

TRANSFER:

TERMINATE:

STRATEGIC RISK REGISTER REPORT

Risk: Reliance on External Funding - Inability to deliver expected services due to variation, change or withdrawal of Federal/State Government funding.

Risk Owner: Manager Corporate Services

Likelihood	5	4	3	2	1	Impact				
						1	2	3	4	5

C = Current Risk Score

T = Target Risk Score (if Current score above tolerance line)

Triggers. What could cause this risk to materialise?	Failure to align with region and sub region plans External funding declines through contraction of State budget, changing priorities, economic reasons, political agendas. Inability to deliver on grants. Perceptions of need from outside stakeholders. Global financial issues/constraints
Consequence/Impact:	Funding for ongoing expenditure is reduced leaving balance to be picked up by ratepayers. Cost reduction measures need to be implemented. Inability to deliver services Unsustainable Local Government

Mitigating Actions/Controls Already in Place:

Lobbying
Identification of available grants
Acquitting grants on time
Long Term Financial Planning

Further Mitigating Actions Required to Reach Target Risk Score:

Develop shared services and assets
Identify alternative income sources
Promote financial performance

Responsibility for Action:	Action by:
SMT	
MCS	
MCS	

TOLERATE:

TREAT: ✓

TRANSFER:

TERMINATE:

STRATEGIC RISK REGISTER REPORT

Risk: DPaW Land Management - Inability to influence Department of Parks and Wildlife activities, management and usage of their land that is 85% of the Shire

Risk Owner: Chief Executive Officer

Likelihood	Impact				
	1	2	3	4	5
5					
4					
3					
2					
1					

Triggers. What could cause this risk to materialise?	Inability to adhere to good neighbour policy, Differing expectations between State and Local Governments, Failure to manage fuel loads Decreasing front line personnel/operational staff
Consequence/Impact:	Poor neighbours to private landowners Fuel loads & consequent fire risk Increased reliance on community volunteers Increase of weeds and pests and associated management costs Barrier to development and revenue generation

C = Current Risk Score

T = Target Risk Score (if Current score above tolerance line)

Mitigating Actions/Controls Already in Place:

Lobbying
Meetings with local management
LEMC representation

Further Mitigating Actions Required to Reach Target Risk Score:

Investigate Biosecurity Act 2007 options
Increase political lobbying with local politicians
Work with WBAC & WALGA to promote action at State Government level
Meet with local DPaW managers
Lead by example – improve our own management of weeds

Responsibility for Action:

CEO
CEO Shire President
CEO Shire President
CEO/MI
MI

Action by:

TOLERATE:

TREAT: ✓

TRANSFER:

TERMINATE:

Risk: **Structural Reform of the Shire - Unknowns and uncertainties associated with Local Government structural reform resulting in impacts to the Shire's current and future identity.**

Risk Owner: Chief Executive Officer

	1	2	3	4	5
Likelihood				T	C
5					
4					
3					
2					
1					

C = Current Risk Score

T = Target Risk Score (if Current score above tolerance line)

Triggers. What could cause this risk to materialise?	The state government could reorganise this tier of government to force local governments to amalgamate.
Consequence/Impact:	Shire ceases to be an independent entity.

Mitigating Actions/Controls Already in Place:

Identified and working with strategic partners

Identified key relationships and influencing factors

Attend industry briefings

Further Mitigating Actions Required to Reach Target Risk Score:	Responsibility for Action:	Action by:
Determine preferred position/partners for structural reform	CEO/Council	

TOLERATE:

TREAT: ✓

TRANSFER:

TERMINATE:

STRATEGIC RISK REGISTER REPORT

Risk: Sustainability of the Shire – Shire is unable to secure the financial, material and human resources required to provide statutory services.

Risk Owner: Chief Executive Officer

Likelihood	Impact				
	1	2	3	4	5
5					
4					
3				C	
2				T	
1					

C = Current Risk Score

T = Target Risk Score (If Current score above tolerance line)

Triggers. What could cause this risk to materialise?	Failure to address long term financial position. Failure to deliver priorities.
Consequence/Impact:	Council forced into amalgamation or seeks voluntary amalgamation. Shire ceases to exist as an independent entity.

Mitigating Actions/Controls Already in Place:

Further Mitigating Actions Required to Reach Target Risk Score: Negotiate new EBA Review Long Term Financial Plan	Responsibility for Action: MCS MCS	Action by:
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TOLERATE:

TREAT: ✓

TRANSFER:

TERMINATE:

STRATEGIC RISK REGISTER REPORT

Risk: Workforce Capacity & Capability – Shire is unable to attract and retain sufficiently skilled employees, demand for services exceeds capacity of current workforce structure.

Risk Owner: Chief Executive Officer

Likelihood					
	5	4	3	2	1
5					
4					
3					
2			C		
1					
	1	2	3	4	5
Impact					

C = Current Risk Score

T = Target Risk Score (if Current score above tolerance line)

Triggers. What could cause this risk to materialise?	Increase in statutory responsibilities without sufficient additional funding Inability to compete for experienced staff.
Consequence/Impact:	Services reduced to align with capacity of staffing structure Errors and omissions in statutory processes result in liability claims, poor reputation and increased costs.

Mitigating Actions/Controls Already in Place:

Further Mitigating Actions Required to Reach Target Risk Score:		
	Responsibility for Action:	Action by:

TOLERATE: ✓

TREAT:

TRANSFER:

TERMINATE:

STRATEGIC RISK REGISTER REPORT

Risk: Economic Development - Inability to capitalise on economic development opportunities including agriculture, tourism, woodcraft, recreation, emergency management institute, Mowen Road.

Risk Owner: Chief Executive Officer

Likelihood	Impact				
	1	2	3	4	5
5					
4					
3				C	
2			T		
1					

C = Current Risk Score

T = Target Risk Score (if Current score above tolerance line)

Triggers. What could cause this risk to materialise?	Fractured industry, financial constraints, resource constraints, lack of iconic feature, lack of public transport options, lack of sustainable employment
Consequence/Impact:	Increased unemployment Greater demand for Shire support Reduced rate base More closed stores on main street

Mitigating Actions/Controls Already in Place:

Economic development workshops held.
Area being promoted as tourist destination
Support for festivals and events

Further Mitigating Actions Required to Reach Target Risk Score:

Trail development
Investigate a relationship with foreign town
Improve the occupancy of Main Street – discuss options with owners
Develop WAEMI
Produce Economic Development Strategy
Increase attractiveness of operating rural smallholdings

Responsibility for Action:

CDO
CDO
CEO
CEO
CDO
CDO

Action by:

TOLERATE:

TREAT:

TRANSFER:

TERMINATE:

STRATEGIC RISK REGISTER REPORT

Risk: Ineffective Governance - Failure to implement and adhere to effective corporate governance and management practices
Risk Owner: Chief Executive Officer

Likelihood	5								
	4								
	3								
	2								
	1								
		1	2	3	4	5	Impact		

C = Current Risk Score

T = Target Risk Score (If Current score above tolerance line)

Triggers. What could cause this risk to materialise?	Inconsistent project management, reliance on external expertise, inconsistent risk management practices
Consequence/Impact:	Legal liabilities and increased insurance claims. Budget overruns, higher running costs. Increased staff turnover.

Mitigating Actions/Controls Already in Place:

Further Mitigating Actions Required to Reach Target Risk Score:	Responsibility for Action:	Action by:

TOLERATE: ✓

TREAT:

TRANSFER:

TERMINATE:

STRATEGIC RISK REGISTER REPORT

Risk: Natural Disasters - Fail to meet legislative requirements and community expectation to prepare, prevent, respond to and recover from natural disasters, including community emergency management.

Risk Owner: Manager Infrastructure

Likelihood	Impact				
	1	2	3	4	5
5					
4					
3					
2					
1				C	

C = Current Risk Score

T = Target Risk Score (if Current score above tolerance line)

Triggers. What could cause this risk to materialise?	Climate variation, natural disasters, funding constraints, resource constraints, Department of Parks and Wildlife land.
Consequence/Impact:	Increase community and property exposures to disasters.

Mitigating Actions/Controls Already in Place:

Further Mitigating Actions Required to Reach Target Risk Score: Review and update emergency management plans.	Responsibility for Action: CDO	Action by:

TOLERATE: ✓

TREAT:

TRANSFER:

TERMINATE:

Phil & Tricia Hewitt
"Keladry Farm"
Lot 2008, Nursery Road, East Nannup, WA. 6275
Ph: 0451 995 927
7th September, 2014

Ms Jane Buckland,
Development Services Officer
Shire of Nannup
Adam Street
P.O. Box 11, Nannup WA 6275

Ref: Rezoning of Lot 2008 Nursery Road, East Nannup

Dear Jane.

Further to our discussions regarding the rezoning of Lot 2008, Nursery Road, East Nannup.

History:

The property was rezoned from State Forest Reserve to Special Use Zone on 27 November, 1997. This zoning was requested by the then owners of the property, Austcove Holdings Pty Ltd, for the purposes of developing 20 strata-titled chalets, which was thought would benefit the local economy with the increase of tourist/resident population.

This rezoning was granted subject to certain restrictions (Shire of Nannup TPS 1 Schedule VIII – Special Use Sites)

On 1st January, 2006, the owner entered a 25-year Profit A' Pendre with the Forest Products Commission of WA

The owner then applied on 13th September 2006 for the Shire to approve an amendment of the Special Use rezoning to:

- 1) Reconfigure the development to permit one (large) cluster
- 2) Provide for larger unit site areas of 8000sqm per chalet
- 3) Erect a caretakers dwelling and
- 4) Incorporation of a boutique style micro-brewery.

Other than providing a comprehensive geotechnical report supporting the original application, I can find no improvement that was done on the property in the years 1997 to 2009.

In hindsight, I believe that the chalet development may have been economically unviable and financially unsustainable, having noticed the difficulty of existing tourist-related businesses in the area in operating and finding new owners.

My wife and I purchased the property from Austcove Holdings P/L in November 2009, initially merely as an investment property, as we were at that time, working and living overseas.

However, the longer we owned the property, the more attractive it became as a possible

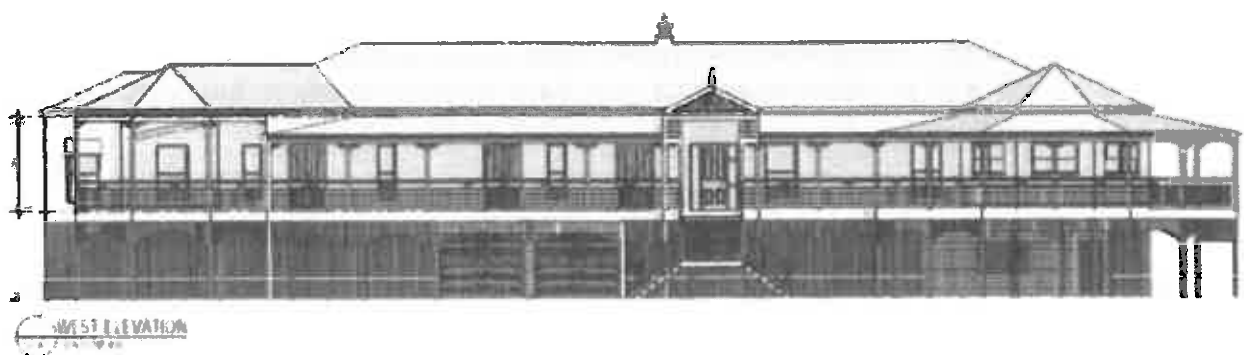
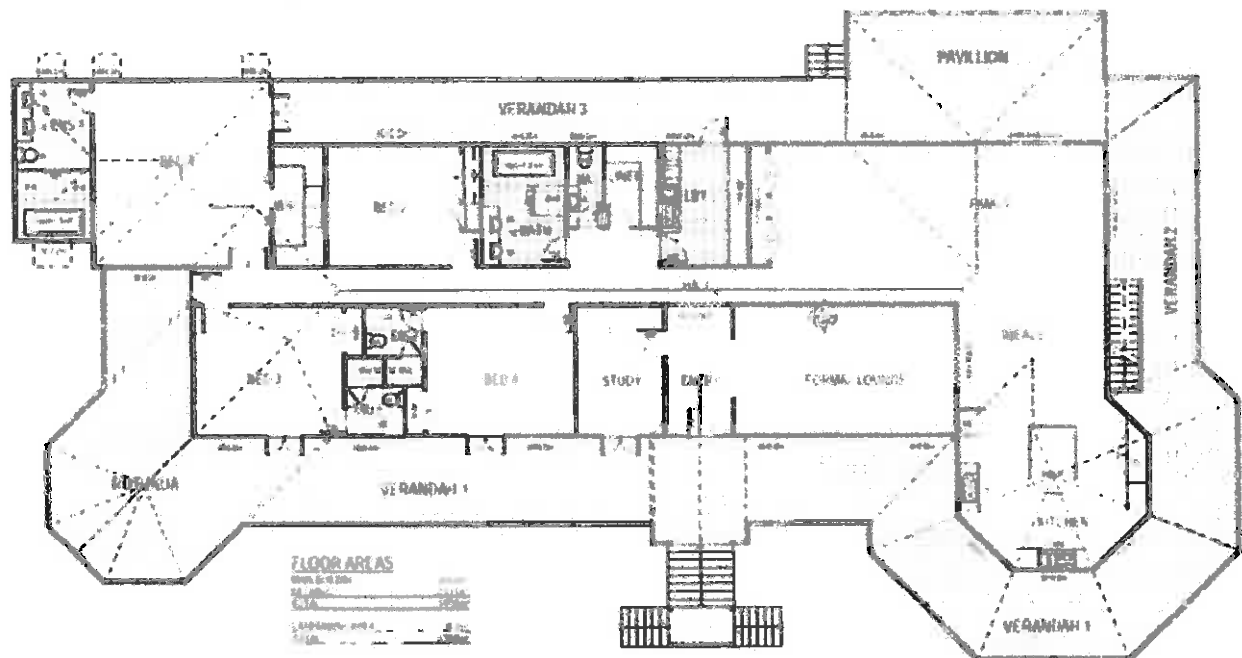
retirement location. Over the last few years, we have discovered a certain quiet beauty in Nannup and its environs.

Looking Forward:

We plan complete our "tree-change", moving to Nannup permanently in April/May, 2015 and become an energetic part of the local community.

In preparation for this event, we have submitted and had approved the erection of a 14m x 14m barn and the placement of a 14.4m x 3.3m transportable unit to be converted into temporary accommodation initially, but a workshop/cottage industry display centre later.

We have commissioned a Queensland company to design and engineer a traditional "Queenslander" house, which will also incorporate the possibility to have two rooms available for a Bed&Breakfast establishment.



We also plan to design and develop a 2.5Ha formal garden (requiring some hard landscaping), which in itself, may become a tourist attraction after some years.

Request:

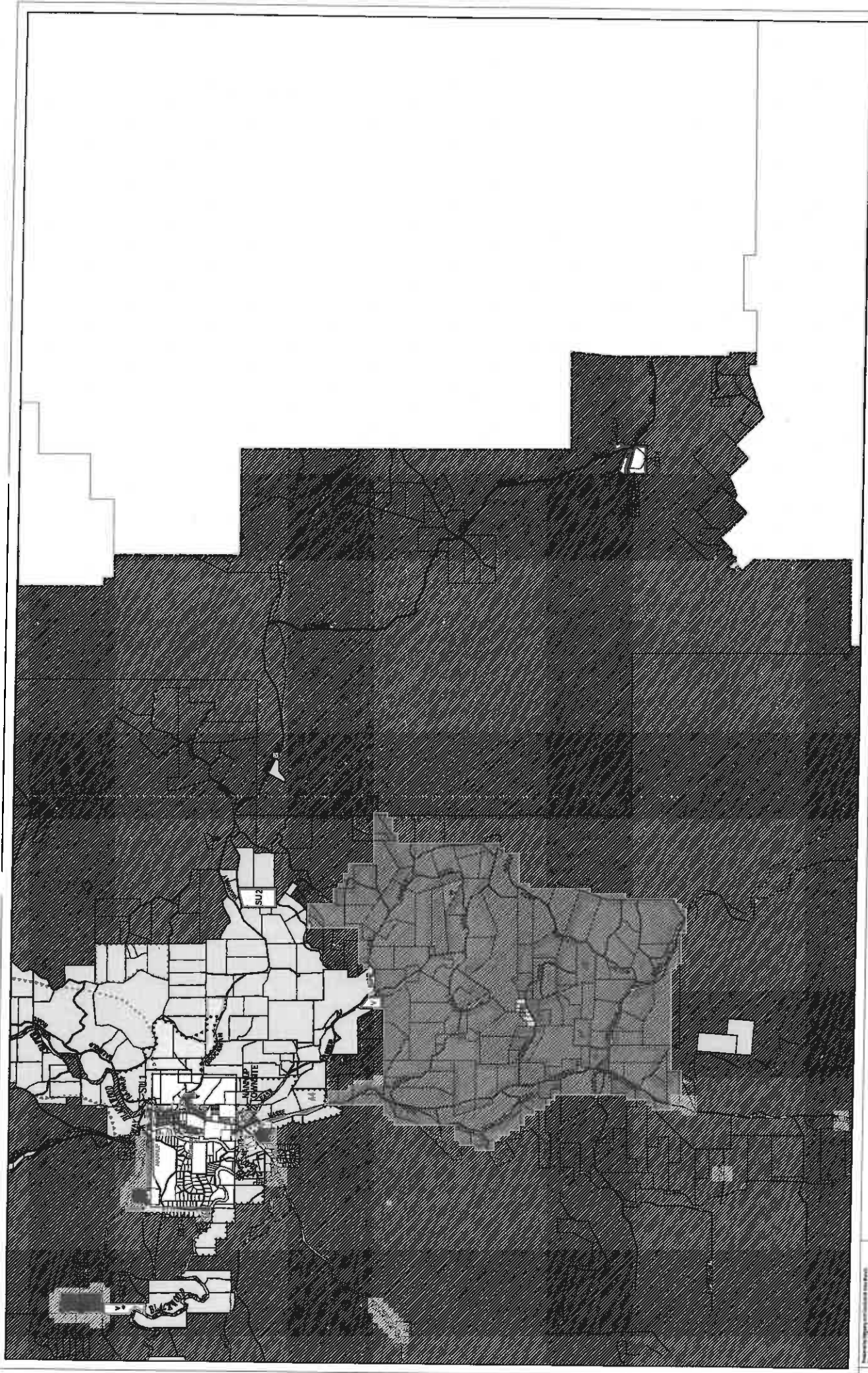
We wish the Shire to consider re-zoning Lot 2008 from Special Use to Agricultural Use; to remove the approval/application for a strata-titled chalet development and the restrictions thus imposed, but keep the approval for a limited B&B enterprise, using both the main house but possibly also in several (non-strata titled) chalets. And we would like to keep open the possibility of the micro-brewery, as approved in 2006.

We look forward to your response.

Yours sincerely.



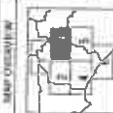
Phillip (Phil) Hewitt



Shire of Nannup
Local Planning Scheme No 3
(District Scheme)

SHIRE OF NANNUP
LOCAL PLANNING SCHEME NO 3
(DISTRICT SCHEME)

SCALE 1:100000
GDA
North Arrow



Authorised: Vicar Chow
Map Date: 10 Oct 2011
C. Quarter: 14 (December 2007)

SCHEDULE 4 – SPECIAL USE ZONES (CONT'D)

NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS/SPECIAL PROVISIONS
SU1.	Nelson Location 140, Vasse Highway, Nannup (Cont'd)	<ul style="list-style-type: none"> • Chalets • Motel Units • Restaurant • Administration & Service building • Recreation 	6. At the time of making application for development, the local government shall request the provision of suitable bush fire control mechanisms.
SU2.	Nelson Location 2008 Nursery Road, Nannup	<ul style="list-style-type: none"> • Holiday Cottages • Office • Private Timber Plantation • Rural Pursuit • Caretakers Dwelling 	<p>1. Development of the site is to be generally in accordance with the Structure Plan adopted by the local government and endorsed by the Chief Executive Officer.</p> <p>2. The subdivider shall develop a Management Statement in consultation with the local government, addressing but not limited to the following issues:</p> <ul style="list-style-type: none"> • Rubbish collection/disposal; • Keeping of domestic animals; • Maintenance of private roads; • Building design; • Clearing of vegetation; • Implementation of Bush Fire Management Program; and • Other issues as required by the local government. <p>3. All buildings shall be designed in accordance with the Australian Standard for Building in Bush Fire Prone Areas.</p> <p>4. All buildings shall be located:</p> <ul style="list-style-type: none"> • minimum 20 metres from any dam or stream on the property; • minimum 20 metres apart; and • minimum 100 metres from any boundary. <p>5. No cut and fill for the purpose of constructing the holiday cottages and caretakers dwelling shall be permitted.</p>

SCHEDULE 4 – SPECIAL USE ZONES (CONT'D)

NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS/SPECIAL PROVISIONS
SU2.	Nelson Location 2008 Nursery Road, Nannup (Cont'd)	<ul style="list-style-type: none"> • Holiday Cottages • Office • Private Timber Plantation • Rural Pursuit • Caretakers Dwelling 	<p>6. All dwellings, roads, stormwater and effluent disposal, dams and other infrastructure must be designed based upon appropriate geotechnical and engineering advice. Such advice shall be supplied to the satisfaction of the local government prior to development.</p> <p>7. Where required, specifications of the potable water supply and waste disposal systems to be installed are to be submitted to the local government with building plans. No building shall be considered fit for human habitation until the systems are installed and operating to the Health Department of Western Australian and the local government's satisfaction.</p> <p>8. No installation for the disposal of waste water or effluent shall be located, in the case of approved alternative effluent disposal systems, closer than 50 metres and, in the case of septic tank/leach drain systems, 100 metres to a definable water course, creek or water body unless otherwise determined by the local government, such requirement to be imposed as a condition of development approval.</p> <p>9. The minimum vertical clearance between the bottom of any approved on-site effluent disposal system and the highest known groundwater table or bedrock shall be 2.0 metres.</p> <p>10. Trees may be cleared on the site in accordance with the management requirements of the property for private tree plantation purposes.</p> <p>11. Notwithstanding Special Provision No. 10, no vegetation shall be permitted to be cleared north of the most northern dam site.</p>

SCHEDULE 4 – SPECIAL USE ZONES (CONT'D)

NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS/SPECIAL PROVISIONS
SU2.	Nelson Location 2008 Nursery Nannup (Cont'd)	<ul style="list-style-type: none"> • Holiday Cottages • Office • Private Timber Plantation • Rural Pursuit • Caretakers Dwelling 	<p>12. The local government shall either request at the time of subdivision or require at the time of development the planting of vegetation to appropriately screen proposed development from off-site.</p> <p>13. At the time of making application for development, the local government shall request the provision of a Bush Fire Management Program for the subject land which shall be prepared in consultation with appropriate Government agencies. The strata company shall implement requirements pertaining to the common property and strata lots under the adopted Bush Fires Management Program to the satisfaction of the local government. No development which would impede the Bush Fires Management Program will be permitted or undertaken.</p> <p>14. The Bush Fire Management Program referred to in Special Provision No. 13 shall address the following:</p> <ul style="list-style-type: none"> • retention of pines; • clearing of vegetation; • water points; • emergency escape routes; • internal road network; • weed management; and • firebreaks and fuel free areas. <p>15. With the intention of preventing overstocking and other practices detrimental to the amenity of the zone, intensive agricultural pursuits and the breeding of animals for commercial gain are not permitted.</p>

SCHEDULE 4 – SPECIAL USE ZONES (CONT'D)

NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS/SPECIAL PROVISIONS
SU2.	Nelson Location 2008 Nursery Road, Nannup (Cont'd)	<ul style="list-style-type: none"> • Holiday Cottages • Office • Private Timber Plantation • Rural Pursuit • Caretakers Dwelling 	<p>16. At the time of development the local government may require the upgrading of Nursery Road between the entrance of the property and Brockman Highway. The developer is to be responsible for any upgrading required.</p> <p>17 No person shall occupy a chalet (does not include the caretakers dwelling) for more than a total of three months in any one twelve month period.</p>
SU3.	Portion Lots 18 and 9231 Warren Road	<ul style="list-style-type: none"> • Sawmill • Industry – General • Industry – Light • Industry – Service • Civic Use • Car Park • Community Purpose • Dwelling – Single Dwelling • Bed & Breakfast Accommodation • Caretakers Dwelling • Child Care Centre • Office • Home Office • Home Occupation • Home Business • Cottage Industry • Motor Vehicle Wrecking • Public Utility • Research Centre • Salvage Yard • Storage Units or Yard • Telecommunications Infrastructure • Trade Display • Transport Depot • Warehouse 	<p>1. Prior to any subdivision of the land within the zone, a Structure Plan is to be prepared for the approval of the local government and Commission. The Structure Plan is to illustrate, but not be limited to, the following:</p> <ul style="list-style-type: none"> • identification of land required for general industry requirements based on the infrastructure of the established timber mill within the site; • identification of land suitable for light or service industrial subdivision and development; • suitable separation or buffering of residential enclave (former mill housing) and other nearby residential areas from industrial uses; • road access; • service infrastructure; and • public open space for residential enclave. <p>2. Upon approval of the Structure Plan development of the site is to be generally in accordance with the plan.</p>

Draft Attachment 1
Shire of Nannup – Local Planning Policy No. 22 – Outbuildings

Note 1: The Council will determine outbuilding floor areas based on the total combined gross floor area of outbuildings on the lot, which will include existing outbuildings proposed to be retained by the applicant along with the proposed outbuilding/s.

Note 2: There are limits to the number of dwellings on properties in different zones as set out in LPS3, the R Codes and other Local Planning Policies.

Note 3: Separate to Attachment 1, a Planning Application is required as set out in section 1 of the Policy.

Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of an outbuilding to a dwelling? ²
Zones						
Residential	<p>Outbuildings which do not exceed 60m² which do not exceed 10 per cent in gross area of the site area do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings above 60m² for which the applicant is required to provide a Planning Application are classified as "oversize" and require a Planning Application.</p> <p>Maximum floor area: 120m²</p>	<p>Outbuildings that have a wall height that does not exceed 2.4 metres and/or a ridge height that does not exceed 4.2 metres do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that have a wall height above 2.4 metres and/or a ridge height above 4.2 metres are classified as "over-height" and require a Planning Application.</p> <p>The maximum wall height is 5.0 metres and the maximum ridge height is 7.0 metres.</p>	<p>Outbuildings that comply with the setback requirements of the <i>Residential Design Codes of Western Australia</i> (R Codes) do not require a Planning Application, provided other considerations are met.</p> <p>Outbuildings that do not comply with the setback requirements of the R Codes require a Planning Application.</p>	<p>The Council supports colours that are compatible with the amenity of the area.</p> <p>The Council does not generally support the use of zincalume for outbuildings that are oversize and/or over-height. Applications proposing zincalume on outbuilding walls, for oversize and/or over-height outbuildings will be advertised for comment.</p>	<p>No Planning Application is required for outbuildings where a Building Permit has been issued and is valid for a dwelling provided other considerations are met.</p> <p>Proposals for an outbuilding on a vacant lot will require a Planning Application. The Council does not support an outbuilding on a vacant lot, but will entertain applications in limited circumstances as set out in the Policy.</p>	<p>The Council does not support an outbuilding being converted to a dwelling.</p>

Shire of Nannup – Local Planning Policy No. 22 – Outbuildings

Note 1: The Council will determine outbuilding floor areas based on the total combined gross floor area of outbuildings on the lot, which will include existing outbuildings proposed to be retained by the applicant along with the proposed outbuilding/s. Note 2: There are limits to the number of dwellings on properties in different zones as set out in LPS3, the R Codes and other Local Planning Policies. Note 3: Separate to Attachment 1, a Planning Application is required as set out in section 1 of the Policy.						
Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of an outbuilding to a dwelling? ²
Zones						
Special Residential	Outbuildings which do not exceed 60m ² and are not situated on a lot of less than 1000m ² do not require a Planning Application provided other considerations are met. Outbuildings above 60m ² are classified as "oversize" and require a Planning Application. Maximum floor area: 200m ²	Outbuildings that have a wall height that does not exceed 2.4 metres and/or a ridge height that does not exceed 4.2 metres do not require a Planning Application provided other considerations are met. Outbuildings that have a wall height above 2.4 metres and/or a ridge height above 4.2 metres are classified as "oversize" and require a Planning Application. The maximum wall height is 6.0 metres and the maximum ridge height is 8.0 metres.	Outbuildings that comply with the setback requirements of the <i>Residential Design Codes of Western Australia</i> (R Codes) do not require a Planning Application, provided other considerations are met. Outbuildings that do not comply with the setback requirements of the R Codes require a Planning Application.	The Council supports colours that are compatible with the amenity of the area. The Council does not generally support the use of zincalume for outbuilding walls on outbuildings that are oversize and/or over-height. Applications proposing zincalume on outbuilding walls, for oversize and/or over-height outbuildings will be advertised for comment.	No Planning Application is required for outbuildings where a Building Permit has been issued and is valid for a dwelling provided other considerations are met. Proposals for an outbuilding on a vacant lot will require a Planning Application. The Council does not support an outbuilding on a vacant lot, but will entertain applications in limited circumstances as set out in the Policy.	The Council does not support an outbuilding being converted to a dwelling.

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Shire of Nannup – Local Planning Policy No. 22 – Outbuildings

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Note 2: There are limits to the number of dwellings on properties in different zones as set out in LPS3, the R Codes and other Local Planning Policies.

Note 3: Separate to Attachment 1, a Planning Application is required as set out in section 1 of the Policy.

Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of an outbuilding to a dwelling? ²
Zones						
Special Rural	<p>Outbuildings which do not exceed 80m² do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings above 80m² are classified as "oversize" and require a Planning Application.</p> <p>Maximum floor area: 300m²</p>	<p>Outbuildings that have a wall height that does not exceed 5.0 metres and/or a ridge height that does not exceed 7.0 metres do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that have a wall height above 5.0 metres and/or a ridge height above 7.0 metres are classified as "over-height" and require a Planning Application.</p>	<p>Outbuildings that are located within designated building envelopes do not require a Planning Application provided other considerations are met.</p> <p>Outbuildings that are located outside of designated building envelopes require a Planning Application and will generally be advertised for comment.</p>	<p>The Council supports colours that are compatible with the amenity of the area.</p> <p>The Council does not generally support the use of zincalume for outbuilding wall on outbuildings that are oversize and/or over-height. Applications proposing zincalume on outbuilding walls for oversize and/or over-height outbuildings will be advertised for comment.</p>	<p>No Planning Application is required (only a Building Permit) provided the outbuilding is consistent with other considerations in this Policy.</p> <p>Where a Planning Application is required, the Council will consider each application on its merits.</p>	<p>The Council will consider an outbuilding being converted to a dwelling.</p>

Draft Attachment 1
Shire of Nannup – Local Planning Policy No. 22 – Outbuildings

Note 1: The Council will determine outbuilding floor areas based on the total combined gross floor area of outbuildings on the lot, which will include existing outbuildings proposed to be retained by the applicant along with the proposed outbuilding/s.

Note 2: There are limits to the number of dwellings on properties in different zones as set out in LPS3, the R Codes and other Local Planning Policies.

Note 3: Separate to Attachment 1, a Planning Application is required as set out in section 1 of the Policy.

Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of an outbuilding to a dwelling? ²
Zones						
Agriculture Priority 1 – Scott Coastal Plain	Outbuildings which do not exceed 300m ² do not require a Planning Application provided other considerations are met.	Outbuildings that have a wall height that does not exceed 9.0 metres and/or a ridge height that does not exceed 12.0 metres do not require a Planning Application provided other considerations are met.	Outbuildings that are located 20.0 metres or more from property boundaries do not require a Planning Application provided other considerations are met.	The Council supports colours that are compatible with the amenity of the area and will allow the use of zincalume.	No Planning Application is required (only a Building Permit) provided the outbuilding is consistent with other considerations in this Policy.	The Council will consider on its merits an outbuilding being converted to a dwelling.
Agriculture Priority 2 Coastal Landscape	Outbuildings above 300m ² are classified as "oversize" and require a Planning Application. Maximum floor area: No maximum limit	Outbuildings that have a wall height above 9.0 metres and/or a ridge height above 12.0 metres are classified as "over-height" and require a Planning Application. There is no maximum height limit.	Outbuildings that are up to 20 metres from property boundaries require a Planning Application and will generally be advertised for comment.		Where a Planning Application is required, the Council will consider each application on its merits.	

Draft Attachment 1
Shire of Nannup – Local Planning Policy No. 22 – Outbuildings

Note 1: The Council will determine outbuilding floor areas based on the total combined gross floor area of outbuildings on the lot, which will include existing outbuildings proposed to be retained by the applicant along with the proposed outbuilding/s.
Note 2: There are limits to the number of dwellings on properties in different zones as set out in LPS3, the R Codes and other Local Planning Policies.

Note 3: Separate to Attachment 1, a Planning Application is required as set out in section 1 of the Policy.

Considerations					
Zones	Floor Area	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot
Special Use Future Development	For areas classified as Residential, Special Residential and Special Rural on an endorsed Structure Plan, refer to relevant zones in Attachment 1 under the headings of "Residential", "Special Residential" and "Special Rural". Maximum floor area: Refer to related "zones" in Attachment 1.	For areas classified as Residential, Special Residential and Special Rural on an endorsed Structure Plan, refer to the headings of relevant zones under "Residential", "Special Residential" and "Special Rural" in Attachment 1.	Outbuildings that comply with the setback requirements of the R Codes, Building Code of Australia (BCA), Structure Plan and any relevant Local Development Plan do not require a Planning Application, provided other considerations are met. Outbuildings that do not comply with the setback requirements of the R Codes, BCA, Structure Plan and any relevant Local Development Plan require a Planning Application.	Unless set out in a Local Development Plan, for areas classified as Residential, Special Residential and Special Rural on an endorsed Structure Plan, refer to relevant zones under the headings of "Residential", "Special Residential" and "Special Rural" in Attachment 1.	No Planning Application is required for outbuildings where a Building Permit has been issued and is valid for a dwelling provided other considerations are met. Proposals for an outbuilding on a vacant lot will require a Planning Application. The Council does not support an outbuilding on a vacant lot, but will entertain applications in limited circumstances as set out in the Policy.
					Conversion of an outbuilding to a dwelling? ² For areas classified as Residential, Special Residential and Special Rural on an endorsed Structure Plan, refer to relevant zones under the headings of "Residential", "Special Residential" and "Special Rural" in Attachment 1.

Draft Attachment 1
Shire of Nannup – Local Planning Policy No. 22 – Outbuildings

Note 1: The Council will determine outbuilding floor areas based on the total combined gross floor area of outbuildings on the lot, which will include existing outbuildings proposed to be retained by the applicant along with the proposed outbuilding/s.

Note 2: There are limits to the number of dwellings on properties in different zones as set out in LPS3, the R Codes and other Local Planning Policies.

Note 3: Separate to Attachment 1, a Planning Application is required as set out in section 1 of the Policy.

Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of an outbuilding to a dwelling? ²
Zones						
Town Centre	Outbuildings which do not exceed 12m ² do not require a Planning Application	Outbuildings that have a wall height that does not exceed 2.4 metres and/or a ridge height that does not exceed 4.2 metres do not require a Planning Application provided other considerations are met.	Outbuildings are to be located in accordance with the BCA and to take account of required car parking bays and/or vehicle manoeuvring areas.	The Council supports colours that are compatible with the Main Street Heritage Area Guidelines.	A Planning Application is required.	The Council does not support an outbuilding being converted to a dwelling.
Mixed Use	Outbuildings above 12m ² require a Planning Application. Maximum floor area: No maximum limit	Outbuildings that have a wall height above 2.4 metres and/or a ridge height above 4.2 metres require a Planning Application. Outbuildings should be compatible with building heights in the town centre.			The Council will consider on its merits an outbuilding on a vacant lot provided relevant considerations, including the location/siting of development, have been appropriately addressed to the satisfaction of the Council.	

Draft Attachment 1
Shire of Nannup – Local Planning Policy No. 22 – Outbuildings

Note 1: The Council will determine outbuilding floor areas based on the total combined gross floor area of outbuildings on the lot, which will include existing outbuildings proposed to be retained by the applicant along with the proposed outbuilding/s.
Note 2: There are limits to the number of dwellings on properties in different zones as set out in LPS3, the R Codes and other Local Planning Policies.

Note 3: Separate to Attachment 1, a Planning Application is required as set out in section 1 of the Policy.

Considerations	Floor Area ¹	Height	Setbacks / Location	Colours	Outbuildings on a vacant lot	Conversion of an outbuilding to a dwelling? ²
Zones						
Industry	Outbuildings which do not exceed 12m ² do not require a Planning Application provided other considerations are met and there is no loss of car parking bays and/or vehicle manoeuvring areas. Outbuildings above 12m ² require a Planning Application. Maximum floor area: No maximum limit	Outbuildings that have a wall height that does not exceed 2.4 metres and/or a ridge height that does not exceed 4.2 metres do not require a Planning Application provided other considerations are met. Outbuildings that have a wall height above 2.4 metres and/or a ridge height above 4.2 metres require a Planning Application. There is no maximum height limit.	Outbuildings are to be located in accordance with LPS3 and the BCA.	The Council supports colours that are compatible with the amenity of the area and will allow the use of zincalume.	A Planning Application is required. The Council will support outbuildings being located on vacant land provided other considerations, planning and servicing matters have been appropriately addressed to the satisfaction of Council.	The Council will consider on its merits an outbuilding being converted to a caretaker's dwelling.



Government of Western Australia
Department of Planning

Your Ref: ADM9
Our Ref: DP/13/00253/1
Enquiries: Neil Fraser

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

ADM9 2014/250
18
10
planning

Dear Sir

RE: DRAFT LOCAL PLANNING POLICY NO. 22 - OUTBUILDINGS

Further to your letter dated 3 July 2014, thank you for the opportunity to comment on the above mentioned draft Local Planning Policy (LPP).

The Department notes that the LPP seeks to vary the outbuilding standards applicable to land in the Shire that is subject to the Residential Design Codes (R-Codes) (i.e. 'Residential' and 'Special Residential' zoned land).

Given the above, the Council will require formal endorsement of the LPP by the Western Australian Planning Commission, pursuant to Part 7, Clause 7.3.2 of the R-Codes. In seeking the WAPCs approval, it is requested that the Shire address the specific requirements specified in Clause 7.3.2, being the variation:

- Is warranted due to a specific locality or regional need;
- Is consistent with the objectives and design principles of the R-Codes; and
- can be implemented and audited as part of the on-going building approval process.

In considering the LPP, the Department also noted that the 'above 60m² floor area' trigger for a planning consent in 'Residential' and 'Special Residential' zones does not reflect the R-Codes requirement of '60m² or 10% in aggregate of the site area, whichever is the lesser'. It is recommended that the Shire review the LPP accordingly. Consideration should also be given to what might constitute an appropriate maximum percentage of site coverage for 'oversize' outbuildings.


The proposed maximum wall height of 4 metres and ridge height of 6 metres in 'Residential' and 'Special Residential' zones are higher than any variations previously approved by the WAPC (i.e. 3.6m & 5.1m). It is recommended that the Shire consider the potential amenity impacts associated with the proposed heights; consider reducing the proposed heights and include some assessment criteria, such as:

- any increase in height is warranted on the basis of a specific and demonstrated need;
- the increase in height, in the opinion of the local government, will not impact on the residential amenity of adjacent properties or cause undue overshadowing; and

- the applicant has consulted with the adjoining landowners and no reasonable objections have been received as determined by the local government.

If you have any queries regarding the above comments, please don't hesitate to contact me on 9791 0583.

Yours sincerely



Neil Fraser
Planning Manager, Statutory Planning
South West Planning

8 August 2014

14 August 2014

Mr Robert Jennings
CEO, Shire of Nannup
P.O. Box 11
NANNUP WA

SHIR	NUNUP
Ref: AD/14	No. 2014/283
18 AUG 2014	
CEO	AO
COO	LIB
CFO	PUB
	FMO
	YO
	RO
	Planning

Dear Mr Jennings

Ref - Draft Local Planning Policy No 22- Outbuildings
- With reference to Clause 7 of the proposed Policy – Outbuildings on Vacant Land

We believe that this is an onerous condition.

The Shire has adequate measures in place to discourage illegal use and do not need this.
With our diminishing or stagnant population growth the Shire should not be doing anything or putting any obstruction in the way of people wishing to invest in this community.

The further condition that an Owner must build within a certain timeframe is onerous, possibly unenforceable and is definitely contrary to fostering growth in our town.

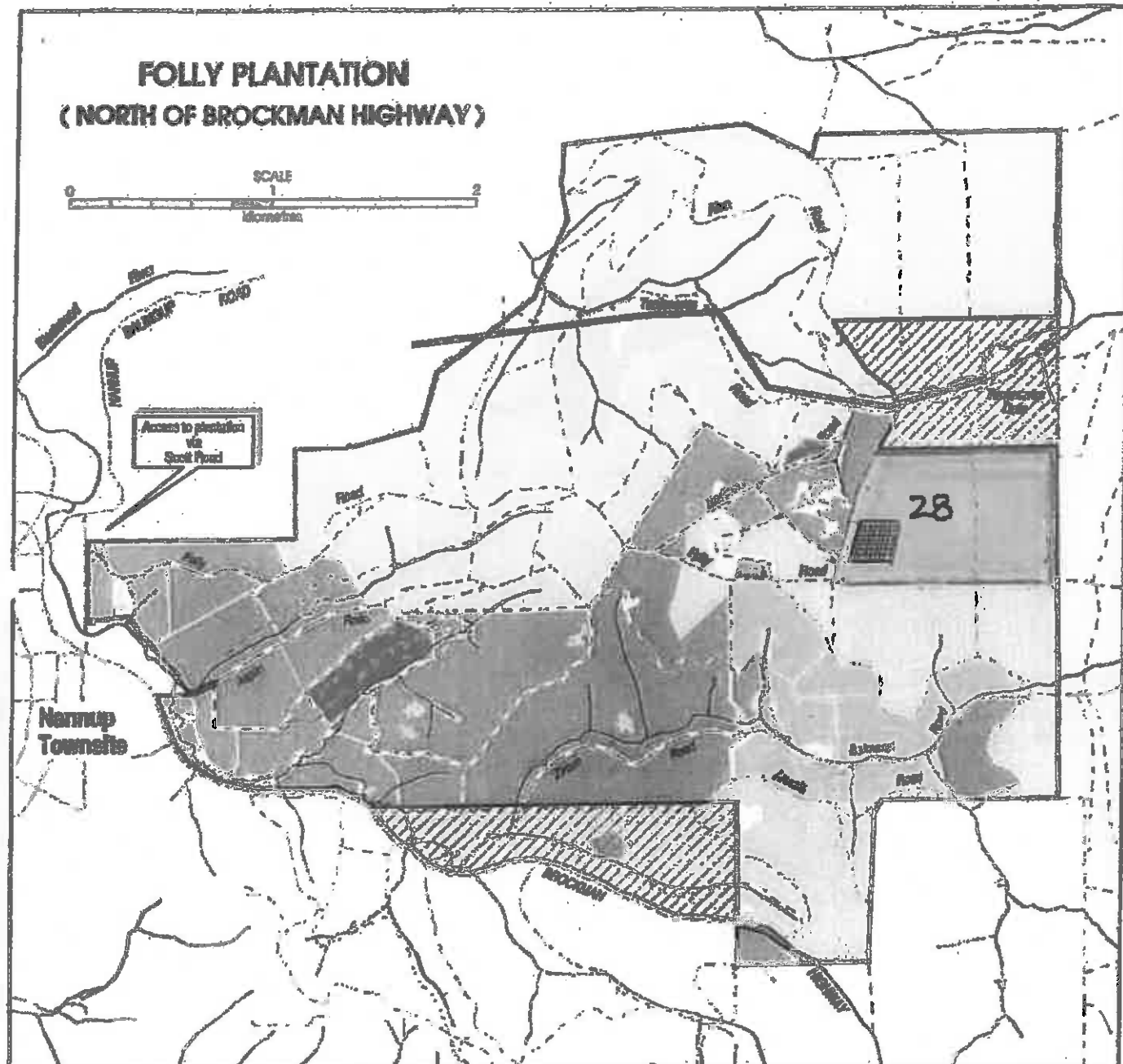
It takes away the possibility for someone to slowly invest in this community.

Yours sincerely



David Prater
69 Warren Road Nannup

FOLLY PLANTATION (NORTH OF BROCKMAN HIGHWAY)



LEGEND



The area contained within this boundary consists of approximately 1166 hectares of forest land on which a number of forest types occur - native vegetation, radiata pine, bluegum and other species. The balance consists of areas cleared or bare rock. The area is well wooded. Other features include a water supply pipeline.



These properties are not included in the sale, but the purchaser will be given the option to buy should they become available.

— Road - Sealed

--- Road - Unsealed

--- Vehicle Track

--- Hydrography

--- Water Supply Pipeline (approx. location)

□ State Forest



This area contains 329.6 hectares of mature radiata pine planted between 1956 and 1973. These pines are due for clearance between 2000 and 2002.



This area contains 303.6 hectares of young radiata pine planted between 1971 and 1976. These pines are due for clearance between 2001 and 2004.



This area contains 37.4 hectares of original pine plantation that has been clearfelled in 1966 and 1967. It will not be replanted prior to the sale.



This is an area of approximately 17 hectares of 2 arborea which was planted in the 1960's and 1970's. Purpose of the arborea was to determine potential of tree growth.



This area contains 66.9 hectares of bluegum owned by Burbury Foresters, who are currently paying CALM on a basis of \$180 / ha, under a Shortfall Agreement.

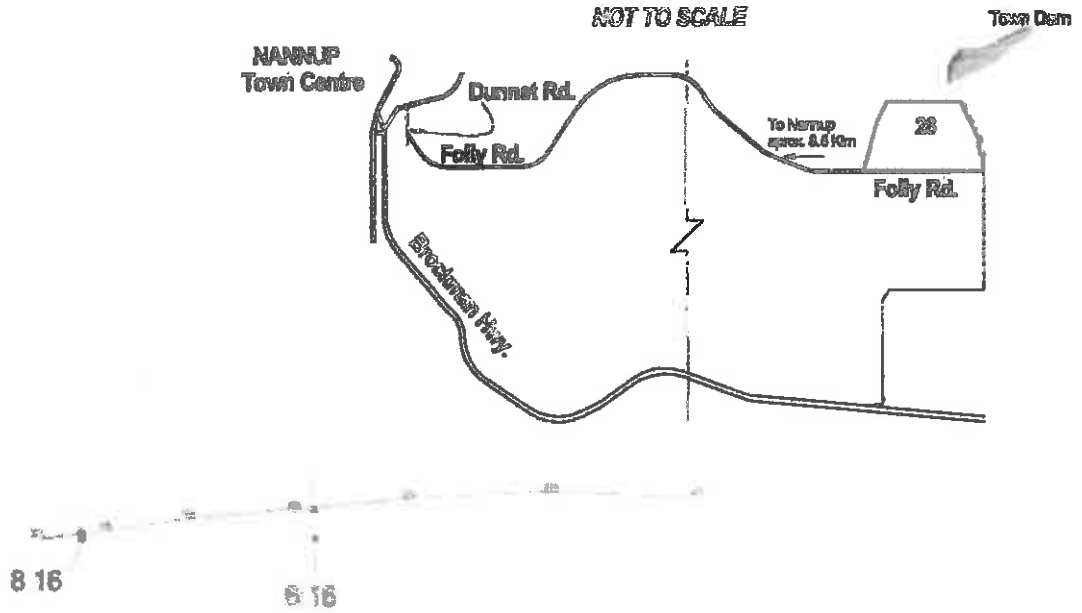


This is an area of approximately 406 hectares of native vegetation. It has been heavily cut over and is now predominantly covered with regrowth stands.

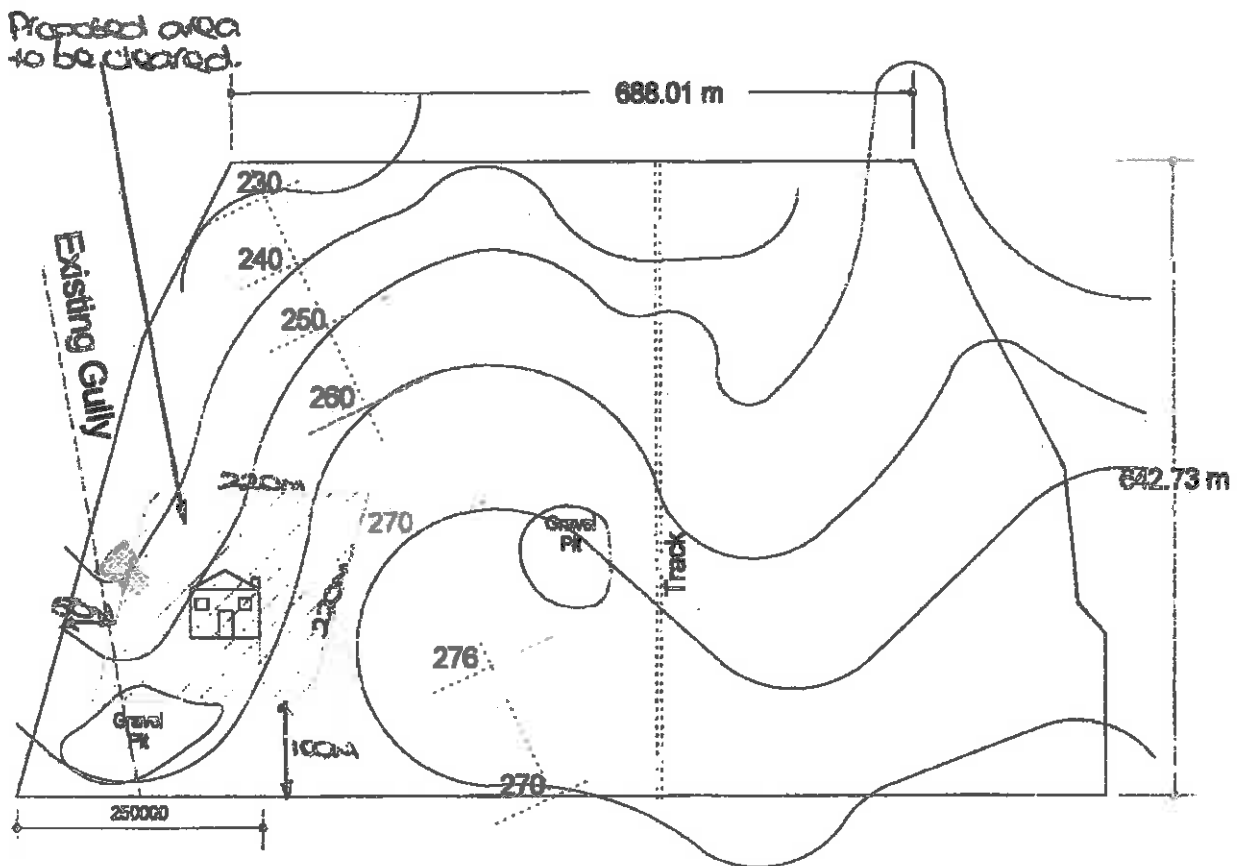


Proposed area to be cleared

NOT TO SCALE



Lot 28



Lot 281
Volume 2794
Folio 875
Deposited Plan 45092

House Drain Mt 2

Job

Land Clearance
Building Area
18x5 Ha

TF ©
Sheet 1 of 1 Sheets
Date May 15 2014
Scale 1:7000
NE.











ORIGINAL Notice is received from the Department of Land Administration

Transfer H143831

Volume 2089 Folio 328

WESTERN



AUSTRALIA

VOLUME FOLIO
2173 896

IN THE REGISTER



CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1975" AS AMENDED

The person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements, encumbrances and notices shown in the Second Schedule hereto.

Dated 22nd June, 1999

 REGISTRAR OF TITLES

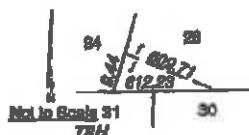

ESTATE AND LAND REFERRED TO

Estate in fee simple in Tanjenerup Agricultural Area Lot 28, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 80.98 metres, together with a right of carriageway over the portion of each of Tanjenerup Agricultural Area Lots 31, 32, 41, 42, 43 and Lot 6 on Plan 6824 marked 'A' on the said map hereon as set out in Transfer H143831.

FIRST SCHEDULE (continued overleaf)

City Crest Pty. Ltd. 

SECOND SCHEDULE (continued overleaf)



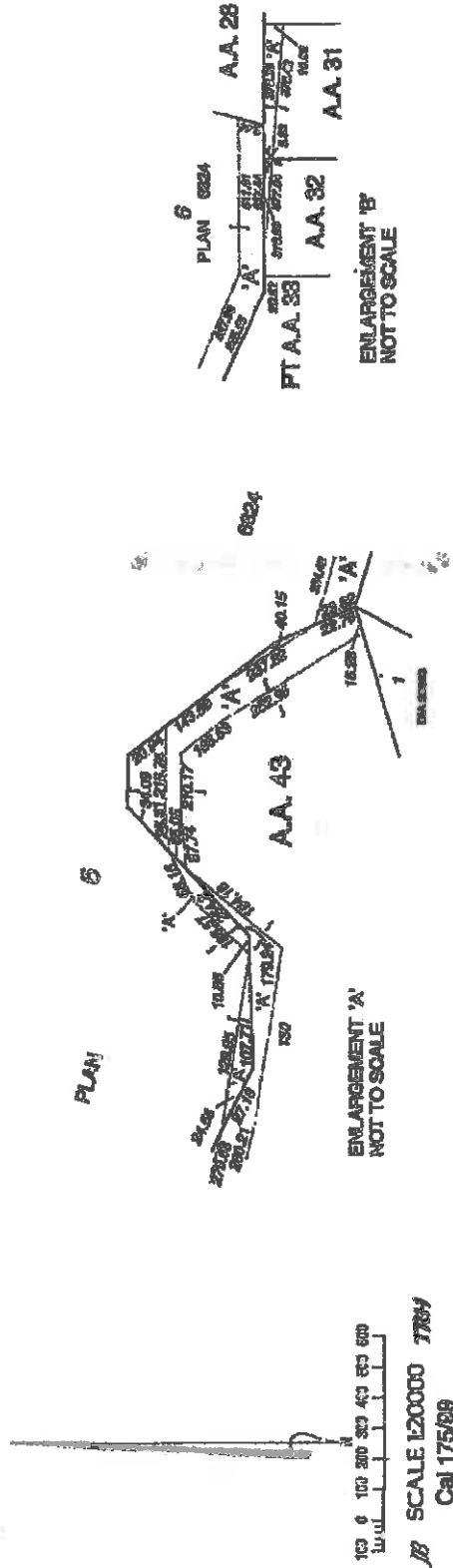
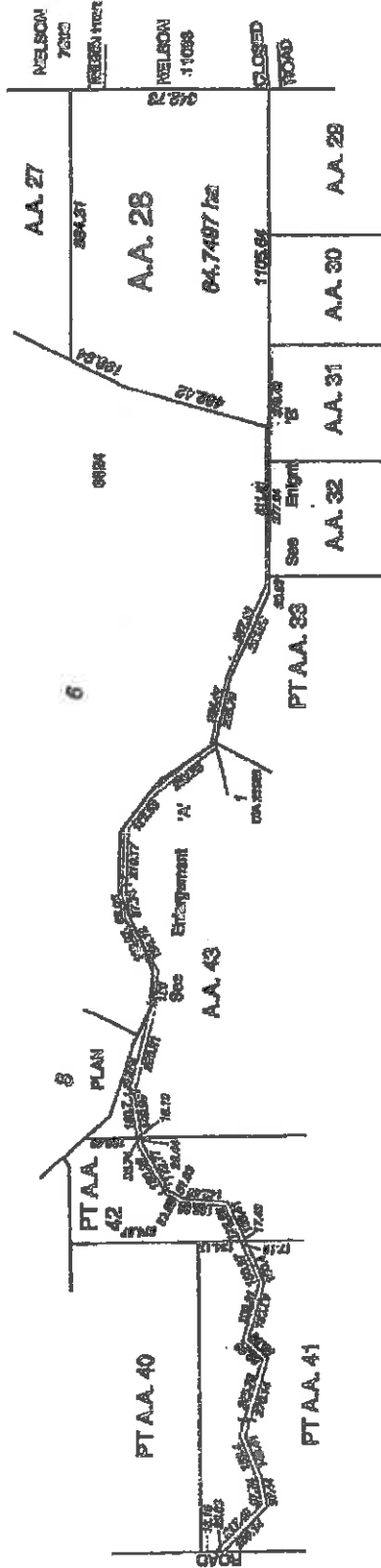
1. EASEMENT G841413. A right of carriageway over the portion of the within land marked 'A' on the map in the margin as set out in the said Easement is granted to Executive Director of the Department of Conservation and Land Management. Registered 6.7.98 at 8.51 hrs.

THIRD SCHEDULE (see overleaf)

NOTE: Entirely subject to subsequent encumbrances

VOLUME FOLIO
2173 896
IN THE REGISTER

THIRD SCHEDULE



Fire Management Plan

Landowner property details:

Name Citycrest Pty. Ltd.

Address

Email

Surrounding Vegetation:

Predominantly native re-growth, Marri and Jarrah over entire block

- o Proposed 5ha area Parkland Cleared surrounding house.

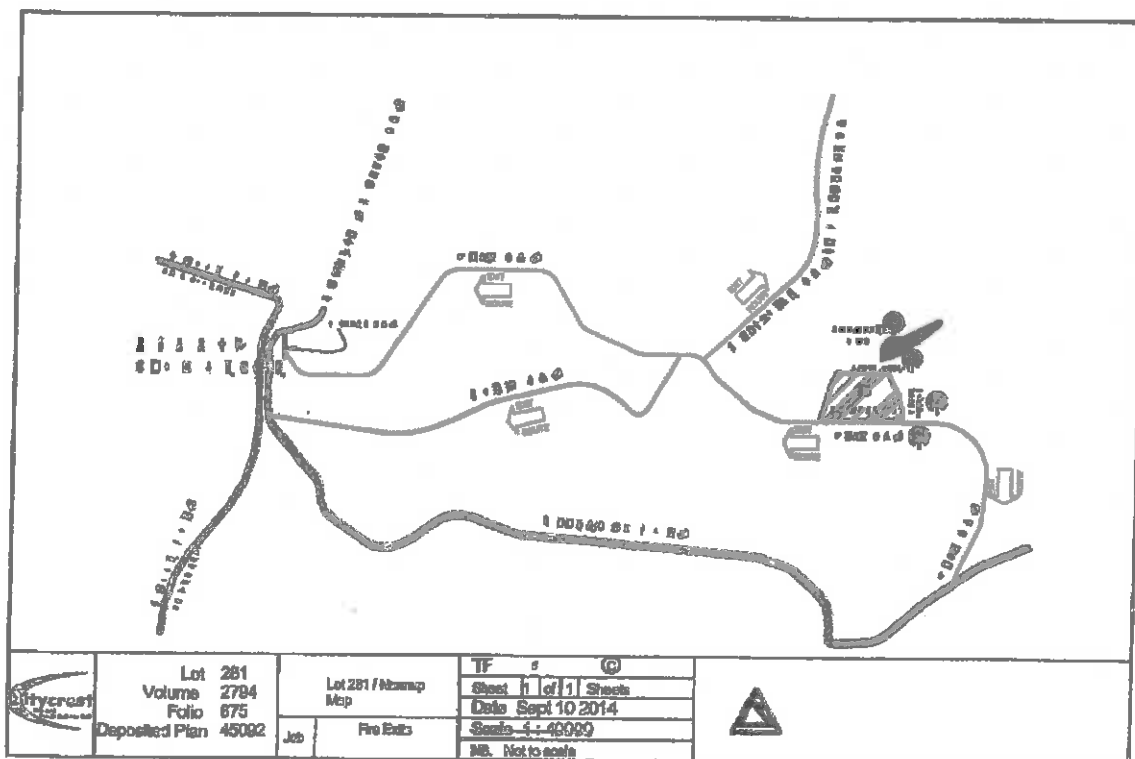
Access to and around property:

Road access exists

- o South via Folly Road
- o West via 10 - 15 mtr clear boundary/road
- o East via 5 - 10 mtr clear boundary/road

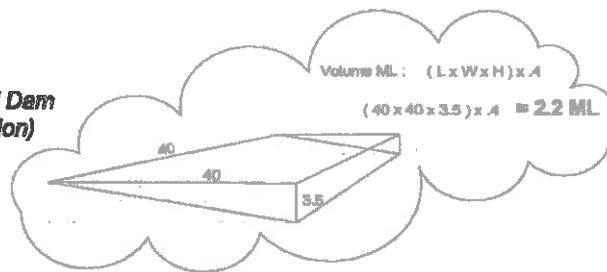
Escape Routes:

- o North Northside Rd. to Gerardhi Rd.
- o South/East Folly Rd to Brockman Hwy.
- o West Folly Rd direct to town site.
- o West Aspen Rd. to Brockman hwy



Water Supplies:

(Please see Proposed Dam Submission)



- Proposed dam [40 x 40 x 3.5 x .4 will hold aprox 2.2 ML] on boundary of 5ha parkland cleared area.
- 350 mtrs from rear boundary is Tanjanerup Dam.
- Rainwater tank capacity 90,000 – 110,000 ltrs

Exit Strategy:

In case of fire, after ascertaining the location and direction of the fire the safest escape route will be determined, and at the earliest stage the property is to be evacuated.

- Locate people in immediate danger
- Turn off all gas tanks
- Set sprinkler / hoses on roof to pump from dam and water tank.
- Evacuate property.

Proposed Dam

Landowner property details:

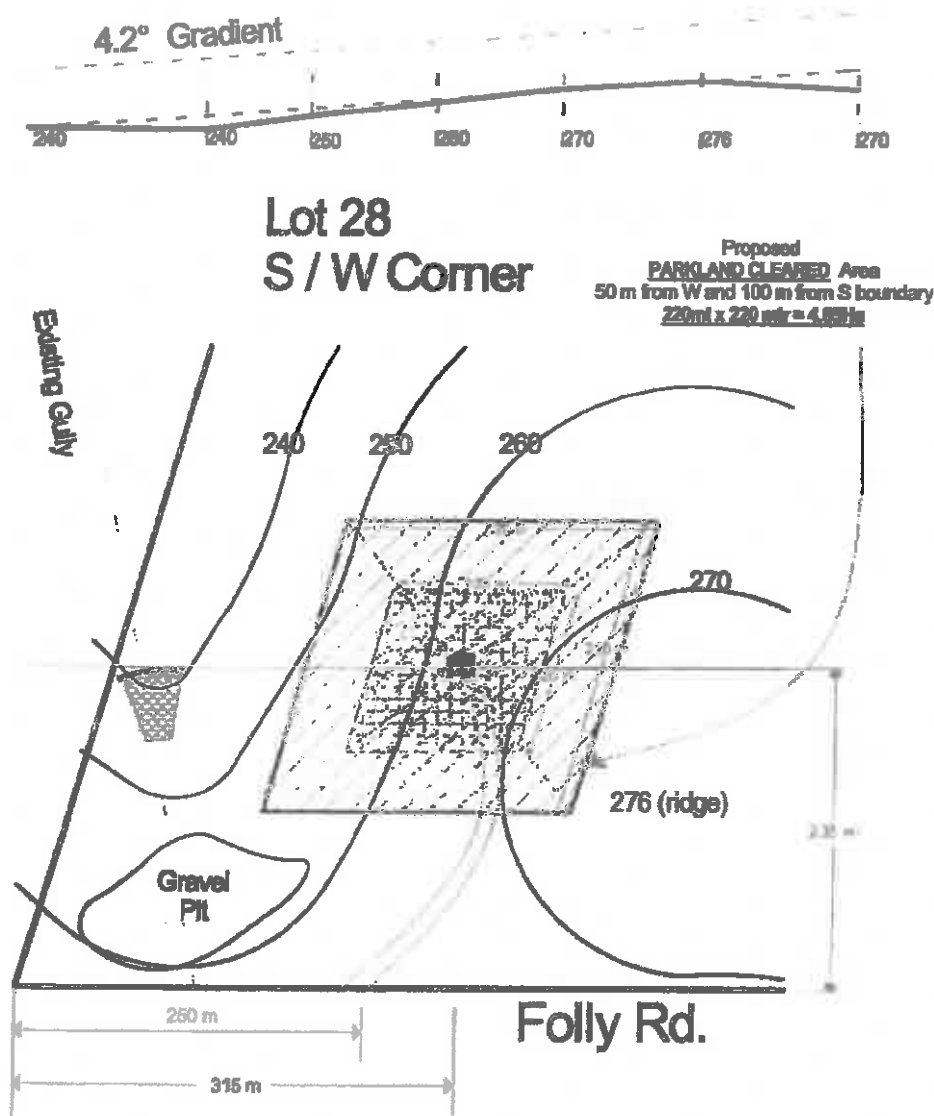
Name Citycrest Pty. Ltd.

Address

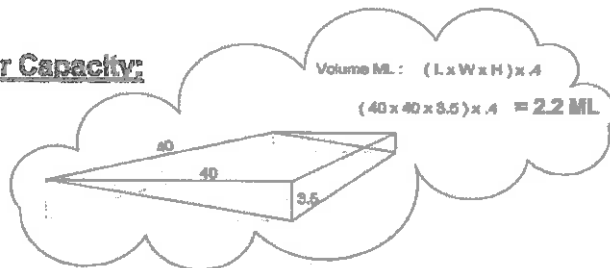
Email

Location:

South/west of property in existing gully
(Aprox Location Below)

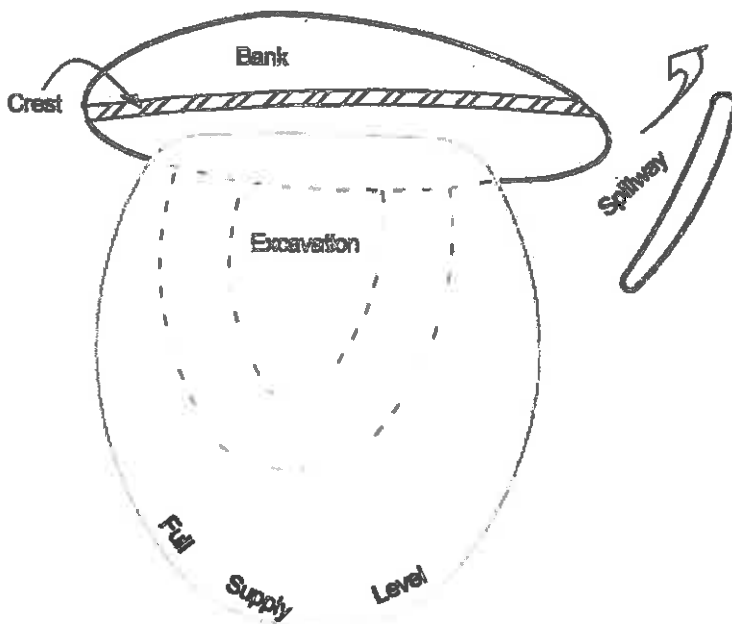
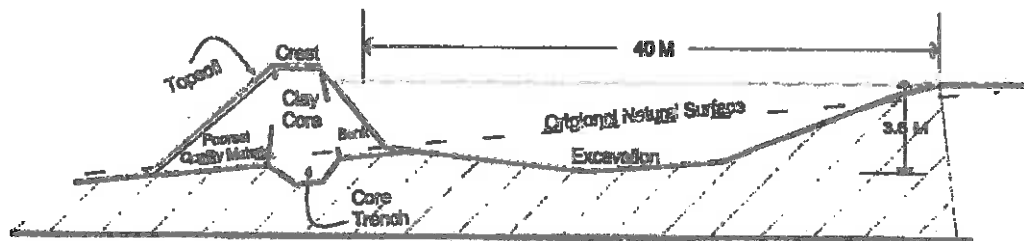


Water Capacity:



- Proposed dam [40 x 40 x 3.5 x .4 will hold aprox 2.2 ML] on boundary of 5ha parkland cleared area.
- 350 mtrs from rear boundary is Tanjanerup Dam.

Dam Details:



Please Note! The spillway will discharge back onto lot 28 and follow the existing gully

The diagrams above are examples of construction methods only.

It is important to note the final construction will be determined by a professional earthmoving contractor who has experience and a good work record.



Government of Western Australia
Department of Water

looking after all our water needs

Your ref:

Our ref: RF12759

Enquiries: Sophie Sparkes

Tel: (08) 9781 0111

Glycrest Pty Ltd
Terry Foley

Dear Mr Foley

Re: Licence not required
Property: Lot 261 on Plan 45692, Nannup

The Department of Water refers to your applications dated 12/05/2014 in which you applied for a '5C Licence to Take Water' and '26D Licence to Construct a Well' on the above property.

Under the *Rights in Water and Irrigation Act 1914* your proposed project/works do not require licences as the property is located within an unproclaimed groundwater area.

Please find enclosed your returned '5C Licence to Take Water' and '26D Licence to Construct a Well' applications.

If you have any queries, please contact Sophie Sparkes on telephone 9781 0111.

Yours sincerely

James Thomas
Compliance Officer
Geographic-Capes District Office

21/5/2014

TP

From: TP [REDACTED]
Sent: Tuesday, 13 May 2014 2:25 PM
To: TP
Subject: lot 28 Folly Rd. Nannup
Attachments: Nannup Lot 28 Dam - House Appendix A.pdf

From: WILLIS John [REDACTED]
Sent: Thursday, 8 May 2014 11:38 AM
To: [REDACTED]
Cc: COSTELLO Mark; AMBROSINI Cale
Subject: FW: lot 28 Folly Rd. Nannup

Good morning Mr Foley,

The Water Source Protection Planning of the DoW has added a proviso to the DoW no objection

That is you may/will need

- To apply for a clearing of native vegetation from the Department of Environmental Regulation
- Planning approval from the Shire of Nannup and a
- Rights In Water and Irrigation application, from the DoW South West Regional Office, for the proposed dam.

Regards,
John.

From: WILLIS John
Sent: Thursday, 8 May 2014 11:21 AM
To: [REDACTED]; COSTELLO Mark; AMBROSINI Cale
Cc: BUEHRIG Kathryn; OWENS Mick
Subject: FW: lot 28 Folly Rd. Nannup

Citycrest Pty. Ltd.,
C/-
Terry Foley,
[REDACTED]
[REDACTED]
8 May 2014.

Dear Mr Foley,

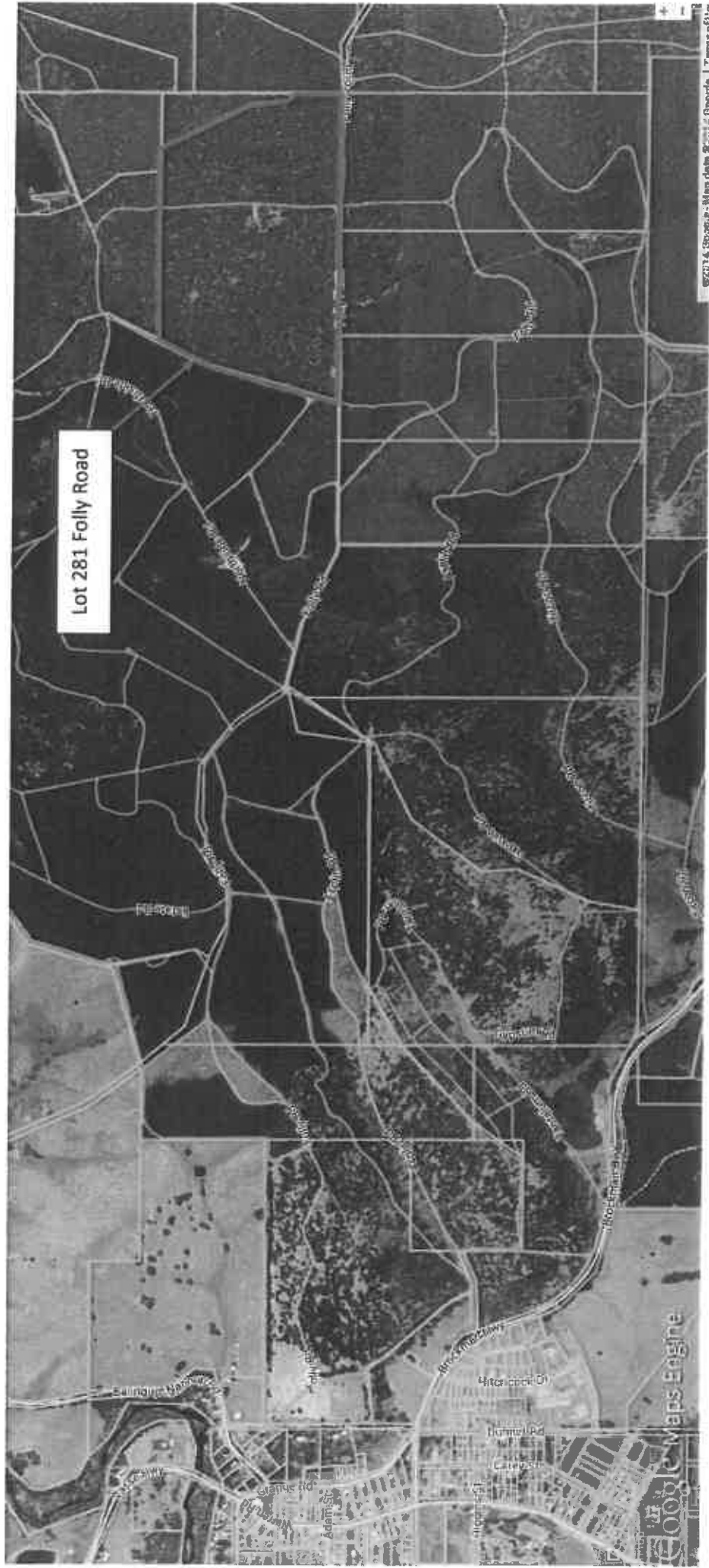
Lot 28 Folly Road, Folly Plantation Nannup, CT2794/875.

The Department of Water has no objection to your proposed development on Lot 28, as detailed in your attachment above.

Yours sincerely,

John Willis- DoW Contractor,

For Mark Costello-MAanager,
Land Management .
Department of Water.



Jane Buckland

From: Chris Wade
Sent: Tuesday, 23 September 2014 12:02 PM
To: Jane Buckland
Subject: RE: Planning Application - Lot 281 Folly Rd (Terry Foley)
Categories: Follow Up

Hi Jane,

As discussed, this is a large dam and given the topography and existing ground/soil conditions, I believe the shire should ask for certification of the structure by a Certified Practicing Engineer (CPEng)

Kind regards
Bret Howson
Acting Manager Infrastructure
0429 312264

REGARDS

CHRIS WADE
MANAGER INFRASTRUCTURE



Ph. 97561018
PO Box 11
Nannup WA 6275

Jane Buckland

From: health
Sent: Wednesday, 24 September 2014 12:58 PM
To: Jane Buckland
Subject: RE: Planning Application - Lot 281 Folly Rd (Terry Foley)

Hi Jane

Health conditions for the above planning approval are as follows:

- Comply with Health Act 1911
- Comply with Health Act (Laundries and Bathroom) Regulations
- Comply with Health Act (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974
- Comply with Country Sewerage Policy
- Comply with Shire of Nannup Health Local Laws 2003
- Comply with the Building Code of Australia (National Construction Code)

Regards,

Dean Guja

Environmental Health Officer



Adam Street PO Box 11 Nannup WA 6275

P: 9756 1018 F: 9756 1275

www.nannup.wa.gov.au



Your Ref: A1308
Our Ref: D14/13890
Enquiries: Mr. Richard Hartwell
Phone: (08) 9725 5288
Fax: (08) 9725 5270



Head Office

Level 1
117 Great Eastern Highway
Rivervale
Western Australia 6103

Postal Address

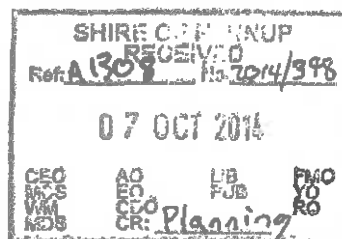
Locked Bag 888
Perth Business Centre
Western Australia 6849

Phone: (08) 9475 8888
Facsimile: (08) 9475 8899

www.fpc.wa.gov.au

ABN 69 101 683 074

Robert Jennings
Chief Executive Officer
Shire of Nannup
PO Box 11 Nannup
WA 6275



Dear Sir

PLANNING APPLICATION – LOT 281 FOLLY ROAD, NANNUP

The Forest Products Commission (FPC) has reviewed the Correspondence dated 19th September 2014 and has no objection to the proposed planning application on Lot 281 Folly Road, Nannup.

FPC would like to clarify that the dam could be used as a water source for fire protection purposes under the *Bush Fires Act 1954*.

Please liaise with Mr Richard Hartwell at the FPC's Nannup Office on (08) 9756 3788 for any further enquiries on this matter.

Yours sincerely

Henry Hausen
A/Operations Planner

02/10/2014



Jane Buckland

From: WONG Daniel [Daniel.WONG@water.wa.gov.au]
Sent: Monday, 6 October 2014 9:33 AM
To: Jane Buckland
Co: Robert Jennings
Subject: RE: Ref A1308 - Planning Application - Lot 281 Folly Road, Nannup
Attachments: Attachment 1 - Property location in Map 3 of Shire of Nannup Local Plann....jpg;
Attachment 2.jpg; WQPN 70.pdf; ATT02240.txt; ATT02241.htm

Dear Jane,

RE: Ref A1308 - Planning Application - Lot 281 Folly Road, Nannup – Proposed house, building envelope and dam

We note that Map 3 (last updated: Friday, 30 May 2014) of the 'Shire of Nannup Local Planning Scheme No.3' (LPS3) shows the subject lot (see attachment 1) to be located in a Public Drinking Water Source Area – SCA (Special Control Areas).

In response to your email alerting us to the requirement (under Part 6.2.4 of LPS3) that all development/rezoning applications within the PDWSA are to be referred to the Department of Water for comment, we hereby provide our advice:-

The subject planning application (your ref: A1308) is for a house, associated building envelope and dam. This development area and most of the subject lot (with the exception of the extreme eastern side) is actually located outside the Public Drinking Water Source Area (PDWSA) as shown on our GIS (see attachment 2).

As such, the DoW has no objection to the proposal, however, we note that the development occurs in the vicinity of a waterway.

To protect the waterway from the potential impacts of household wastewater disposal, the Department's 'Water quality protection note 70 - Wastewater treatment and disposal – domestic systems (June 2010)' recommends a minimum buffer of 100 metres for soils with a Phosphorus Retention Index (PRI) of up to 5; or 30 metres if the PRI is greater than 5. Therefore sensitive placement of the wastewater disposal system to achieve the recommended 100 metres buffer distance to the waterway may be required if the soils have a PRI of 5 or less. We have attached this protection note for your convenience.

If wish to discuss this matter and the anomaly between the Shires TPS No. 3 and the Department's understanding of the PDWSA, please contact me.

Thank you.

Regards,

Daniel Wong

Environmental Officer
Department of Water
South West Region

Email: daniel.wong@water.wa.gov.au
Phone: 08 9726 4113
Fax: 08 9726 4100
Postal: PO Box 261, Bunbury, WA 6231
Location: 35-39 McCombe Road, Bunbury, WA 6230



Water quality protection note 70

June 2010

Looking after all our water needs

Wastewater treatment and disposal - domestic systems

Background

Domestic wastewater is derived from bathrooms, kitchens, laundries and toilets. It contains human waste (containing pathogens), paper, soap, detergent residues and food scraps suspended in 150 to 200 litres of wastewater daily for each person in a household.

The *Government sewerage policy – Perth metropolitan region 1996* and the *Draft country sewerage policy 2003* (references 4g, 4h) were prepared to help with sewage management services. They define the minimum acceptable development density/ lot size and water source buffers for subdivision or development without a reticulated sewerage scheme connection. Where properties cannot be connected to a reticulated sewer scheme, domestic wastewater is normally treated and disposed of onsite. This wastewater, commonly termed sewage effluent, when discharged may pose a contamination risk to water resources.

Depending on the type of treatment, sewage effluent may contain:

- disease causing organisms (bacteria, viruses, intestinal worms and protozoa)
- degradable organic matter that depletes dissolved oxygen in water and can cause foul odours
- suspended solids and sediment
- nutrients such as nitrogen and phosphorus, that foster algae blooms in waterways and wetlands
- household chemical residues such as cleansers and disinfectants
- detergent residues (which can harm aquatic plants and animals)
- trace metals and organics from plumbing fittings
- any substance flushed into the waste management system.

Wastewater treatment is normally designed to remove gross solids, stabilise degradable organic material and settle out solids as sludge. Disinfection is required if the effluent discharge could contact food crops, people or water supplies.

Some treatment systems are also designed to reduce phosphate levels. Phosphate removal systems may be needed where local soils are poor at absorbing phosphate and where runoff or groundwater may move this nutrient into a surface water body at risk of algae blooms.

In some locations, natural soils (such as loam) are rich in iron and aluminium oxides and have an ability to bind phosphates. Phosphate removing systems are generally not necessary in these locations. Currently, there are no domestic wastewater treatment systems approved as nitrogen-removing systems in WA. Excessive nitrate-nitrogen poses a health risk to drinking water and contributes to algal blooms in surface waters.

The Department of Water is responsible for managing and protecting the state's water resources. It is also a lead agency for water conservation and reuse. This note offers:

- our current views on domestic wastewater management near sensitive water resources
- guidance on acceptable practices used to protect the quality of Western Australian water resources
- a basis for the development of a multi-agency code or guideline designed to balance the views of industry, government and the community, while sustaining a healthy environment.

The note has been produced to inform land owners, government officers, environmental consultants and community members of our views on domestic wastewater treatment; from initial planning, through construction, operation and replacement with a reticulated sewer connection.

Scope

This note applies only to onsite wastewater treatment and effluent disposal systems servicing up to ten people in a single dwelling or workplace and located near sensitive water resources (see Appendix A). This note provides advice in separate sections on conventional septic tank systems and alternative wastewater treatment and disposal systems.

The most common types of domestic wastewater treatment systems used in Western Australia are described and recommendations provided for their location and maintenance. Detailed information about the design, function, maintenance and operation of the systems may be obtained from the environmental health section of local government councils, equipment suppliers or online from the Department of Health's wastewater management branch (reference 4). All wastewater systems must be approved by the Department of Health (WA).

The note is not intended to cover wastewater facilities servicing connected groups of dwellings, such as mining camps, holiday resorts, remote communities, or municipal or industrial wastewater treatment from reticulated sewerage schemes.

Conventional wastewater treatment and effluent disposal systems

These systems generally consist of watertight cylindrical tanks (septic tanks) followed by one or two sets of effluent soakage wells that have holes in their sides and no base (soak-wells) or horizontal leach drains. Septic tank systems treat domestic wastewater by sedimentation and anaerobic decomposition of sludge. This reduces the degradable organic content (measured as biochemical oxygen demand), suspended solids and grease levels prior to the effluent entering the soil surrounding the soakage modules.

Septic tank systems do not significantly reduce micro-organisms or nutrient concentrations; however these may be reduced by movement through the natural soil. Contaminant reduction depends on the soil properties, wastewater travel time and the local environmental conditions surrounding the leach drain/ soak well. For more information, see the Department of Health's *Environmental health guide: understanding septic tank systems* (reference 4d).

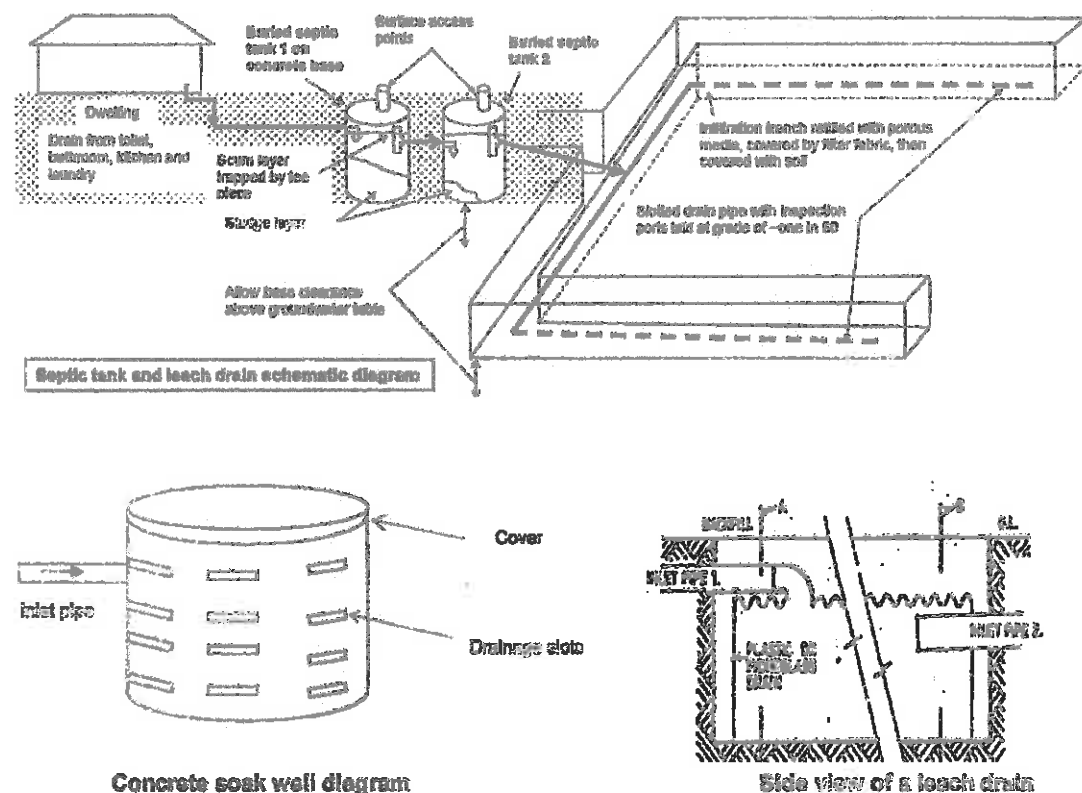


Figure 1 Alternative wastewater treatment and effluent disposal systems

Alternative systems that have received the approval of the Department of Health (WA) in addition to septic tank and subsoil effluent drainage systems include:

- aerobic treatment units (ATU) using the activated sludge process or fixed biological film filtration, followed by irrigation or subsoil disposal.
- split treatment systems involving composting toilets (non flush) and grey water management systems
- septic tanks with an alternative to leach drains, such as amended soil infiltration systems to reduce phosphates in discharged effluent.

For a list of currently approved systems, see Appendix C.

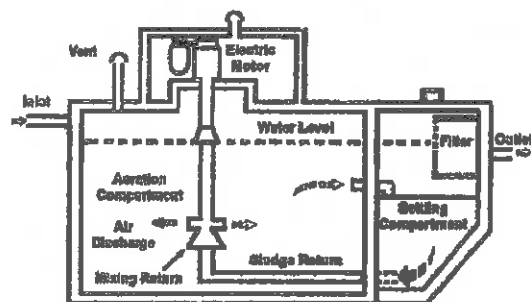


Figure 2 Diagram of typical aerobic treatment unit (ATU without effluent disinfection)

Advice and recommendations

Conventional wastewater treatment systems

These recommendations apply to septic tanks with soak wells or leach drains.

- 1 The soil characteristics at the disposal site should allow effective soakage of treated wastewater in accordance with the *Health (Treatment of sewage and disposal of effluent and liquid waste) Regulations 1974* (Appendix B).

Information on soil permeability and suitability for liquid waste disposal for the Perth metropolitan region (Yanchep to Serpentine) is shown on the Metropolitan environmental geology map series produced in the 1980s by the Geological Survey division of the Department of Mines, and on the Department of Agriculture and Food (WA) land resources mapping series (reference 3).

Within proclaimed public drinking water source areas (PDWSA)

The locations of PDWSA, priority areas (P1, P2 and P3), and wellhead or reservoir protection zones are shown:

- In drinking water source protection plans available online at www.water.wa.gov.au select *publications* > *find a publication* > *series browse* > *water source protection plan*
 - in land use and water management strategies published by the Western Australian Planning Commission (see www.planning.wa.gov.au)
 - online at www.water.wa.gov.au select *tools and data* > *maps and atlases* > *Geographic data atlas*; then select *Environment* > *public drinking water areas*.
- 2 Tables 1 and 2 (overleaf) show the constraints that apply to the location of conventional wastewater treatment systems in proclaimed public drinking water source areas. For more information on subdivision and land use in PDWSA, see our water quality protection note 25 *Land use compatibility in public drinking water source areas* (reference 6a).

Table 1 Buffers within PDWSA for conventional wastewater treatment systems

Feature	Recommended minimum buffer ^a	Comments
Wellhead Protection Zone (WHPZ)	Outside the defined WHPZ; or 100 metres minimum buffer to well (if no WHPZ defined)	WHPZ normally have a 500 metre radius around wellheads in P1 areas and 300 metres in P2 and P3 areas. A 100 metre buffer from wellheads is a requirement of source protection bylaws (Appendix B).
Reservoir Protection Zone (RPZ)	Outside the defined RPZ; or 100 metres minimum buffer to reservoir HWM or feeder stream edge (if no RPZ defined)	RPZ are defined up to two kilometres from the reservoir high water mark (HWM) for state controlled land (upstream side of the dam wall only). Lesser RPZ may be defined on freehold land.
Wetlands and enduring flow waterways (outside defined WHPZ or RPZ)	100 metres ^c from the outer edge of damp land vegetation fringing the waterway or wetland	Conventional systems for new developments will normally be opposed, especially within the buffer. Site soil conditions should be investigated and soil found suited to linking water contamination risk
Ephemeral flow waterways/ drains	30 metres	Measured from the channel edge or otherwise from the flood fringe ^d
Groundwater table in sedimentary soils	Two metres vertical clearance	Measured from the base of facilities to the top of the maximum (end of wet season) water table.

Foot notes for tables 1, 2, 3, 4 and 5

- a Unless otherwise specified in applicable environmental protection policies, state planning policies, approved local planning scheme or relevant statutory document.
 - b Soil tested for phosphorus retention index (PRI) or phosphorus buffering index (PBI) must be collected from the location in which effluent disposal will occur. Sampling and testing should comply with Department of Health (WA) guidelines.
 - c Measured from the wetland boundary or the outer edge of riparian vegetation around waterways. Where fringing vegetation no longer exists, measured from the high water mark (HWM) of estuaries or reservoirs.
 - d The extent of flooding is the area where floodwaters will rise to during a ten year average return interval flood event when calculated in accordance with the recommendations in *Australian rainfall and runoff* (reference 9).
 - e Wetlands are an area of seasonal, intermittent or permanently waterlogged soils or flooded land that may be fresh or saline and identified as described in Appendix A. For more information, contact the Department of Environment and Conservation (see <www.dec.wa.gov.au>).
 - f To obtain available water quality information for water bodies, contact the nearest Department of Water regional office (see <www.water.wa.gov.au> Contact us).
- 3 This department may approve the use of alternative wastewater treatment and effluent disposal systems with reduced buffer distances where they are demonstrated to lower

the pre-existing water contamination risk (see *Alternative wastewater treatment systems* below).

Table 2 Land subdivision constraints within PDWSA

Feature	Minimum lot size ^a	Comments
Within designated P1 areas	Subdivision will be opposed as incompatible with source protection objectives, due to increased contamination risk	
Within designated P2 areas	Four hectares	Within rural zones
	Two hectares	Only within special rural/ rural residential zones
Within designated P3 areas	One hectare	Connection to a reticulated sewerage scheme required
	Urban lot (less than one hectare in area)	

Note: One onsite domestic wastewater treatment and effluent disposal system is normally accepted per lot.

Near natural waterways and wetlands

- 4 Limitations should be applied to the location of conventional systems near sensitive water resources, as described in tables 3 and 4.

Table 3 Sensitive water resource buffers for conventional wastewater treatment or alternative systems without phosphate removal (and outside proclaimed PDWSA)

Feature	Soil type	Recommended minimum buffer ^a	Comments
Waterways, estuaries or wetlands	PRI ^b up to 5, (such as Bassendean sand)	100 metres ^c	If floodplain mapping information (peak historical flood level) is not available, the wastewater disposal area buffer should be measured from the edge of the damp land vegetation or by default, the waterway channel.
		Outside the flooded area resulting from a ten year average recurrence interval storm event ^d	
Wetlands	PRI ^b more than 5 (such as sandy loam)	50 metres ^c from edge of damp land vegetation	Buffer in accordance with Department of Environment and Conservation and Environmental Protection Authority policies on the minimum buffer required for development near a wetland.
Waterways estuaries or or private water supply sources	PRI ^b more than 5 (such as sandy loam)	30 metres ^c	Buffer in accordance with Department of Water policy on foreshore protection for waterways (reference 6c).
		Outside the flooded area resulting from a ten year (average recurrence interval) storm event ^d	

Table 4 Subdivision limitations near sensitive waters (outside proclaimed PDWSA)

Feature	Minimum lot size *	Comments
Near waterways and estuaries	2000 square metres, and lot densities as defined in the <i>Perth metropolitan sewerage policy</i> and <i>draft country sewerage policy</i> (references 4g, 4h)	Demonstrate that water body values are not at risk via nitrogen [†] input from wastewater systems
Wetlands	One hectare	Unless otherwise approved in government policy or local planning scheme

Approved alternative wastewater treatment and effluent disposal systems

A summary list of currently approved systems is provided in Appendix C

Aerobic treatment units (ATU)

ATU are electrically driven units that rely on aerobic microbes to degrade sewage in the presence of excess air. They consist of a series of treatment chambers (including an aeration chamber and a solids settling chamber – see earlier diagram).

Treated sewage effluent is disposed of by irrigation (if adequately disinfected) or otherwise via an underground soakage system. These systems normally reduce degradable organic matter, sediment, suspended solids and grease to concentrations significantly less than conventional septic tank treatment systems.

The removal of pathogens (microbes that cause disease) by ATU without disinfection is not well documented. Microbe removal (express as logarithmic reductions) can be highly variable. Reports suggest that pathogen values can be two orders of magnitude lower than in septic tank effluent. If the effluent is disposed of by above-ground spray irrigation, it must also be effectively disinfected (using chlorine or other Department of Health approved disinfection system).

Some ATU are also approved by the Department of Health as phosphate reduction systems. These systems may achieve phosphate removal by:

- soakage through an approved amended soil mix (that retains phosphate on fine soil particles) in an effluent disposal area. The amended soil has a finite operational life before becoming saturated with phosphate and will need replacing when phosphate breakthrough occurs
- treatment system removal, where alkali dosing or microbial controls precipitate phosphate and it settles out with biosolids for later removal.

For more information, see the Department of Health (WA) environmental health guide *Aerobic treatment units* and the *Code of practice for the design, manufacture, installation and operation of aerobic treatment units* (reference 4f).

Septic tanks with amended soil effluent disposal systems

This type of system consists of two conventional septic tanks in series, followed by leach drains surrounded by a permeable amended soil blend that removes phosphate. One

approved soil amendment material is a by-product of alumina processing known as *red mud* and *red sand*). This type of system reduces concentrations of biochemical oxygen demand, suspended solids, micro-organisms and phosphate in effluent.

5 The buffers recommended in Table 5 should be used near waterways and wetlands.

Table 5 *Wastewater systems with phosphate removal near sensitive waterways or wetlands*

Feature	Minimum buffer distance ^a	Comments
Wetlands ^a	50 metres ^c	Buffer in accordance with the Department of Environment and Conservation and Environmental Protection Authority policies on the minimum buffer required for any type of development near a wetland.
Waterways and estuaries	30 metres ^a	Buffer in accordance with Department of Water policy on foreshore protection for waterways (reference 6c).
	Outside the flooded area resulting from a ten year (average recurrence interval) storm event ^d	

Other approved domestic waste treatment systems

Some onsite sewerage systems are designed to separately treat toilet waste and grey water (wastewater from the bathroom, laundry and kitchen). Composting toilets are commonly used to treat toilet waste without bowl flushing. For information about the requirements for composting toilets and grey water systems, contact the environmental health section of your local government council.

6 For ATU, composting toilets, grey water systems and septic tanks with amended soil in proclaimed public drinking water source areas:

- a the recommended minimum buffer distances and lot sizes are given in tables 1 and 2
- b lesser buffer distances may be occasionally accepted by this department if a developer demonstrates that site factors (such as soil type, permeability, vegetation cover) and system design have been investigated and proven to have a low risk of contamination to public water supply sources
- c composting toilet stabilised solid waste may be buried onsite beyond the buffers to waters recommended in Table 1
- d all grey water systems should be operated and maintained as recommended by the Department of Health (WA) and the equipment supplier.

7 For periods of up to 12 months, chemical toilets may be used at construction sites and occasional entertainment venues. All wastewater should be regularly removed for disposal at a local government approved waste disposal facility.

Operation and maintenance

- 8 All wastewater should undergo effective treatment before release to the environment. This involves operating the systems as recommended by the supplier (such as preventing disposal of inappropriate items in the toilet such as non degradable materials and chemicals) and maintaining the systems to achieve optimum treatment performance.**
- 9 Septic tanks and biosolids settling vessels should undergo regular pump out by licensed waste contractors to remove accumulated sediment.**
- 10 ATU should undergo maintenance servicing by a provider approved by the Department of Health at minimum three monthly intervals. For more information, see the Department of Health's environmental health guides (references 4c, 4d).**

Replacement of onsite systems with connection to reticulated sewerage

- 11 Where a reticulated sewer scheme is provided to service subdivided or rezoned land, all dwellings should be connected as soon as practicable to the scheme sewer in accordance with plumbing standards and bylaws. The onsite wastewater system should be decommissioned and removed. Where approved, the landowner may connect outlets from bathrooms and laundries to a grey water system accepted by the Department of Health.**

Appendix A - Key supporting information

Sensitive water resources

Water resources are used for drinking and sustaining ecological systems, industry and aesthetic values. Along with breathable air, uncontaminated water is essential for viable communities.

Natural water resources must remain within specific quality limits to retain their ecological, social and economic values. They therefore require stringent and conservative protection measures to minimise contamination.

Information on water quality parameters and processes to maintain water values are published in the Australian Government's National Water Quality Management Strategy papers. These papers are available online at <www.environment.gov.au> select *water* > *water policy and programs* > *water quality*.

The Department of Water strives to improve community awareness of catchment protection measures (for both surface water and groundwater), as part of a multi-barrier protection approach to sustain acceptable water resource quality. Human activity and many land uses pose a risk to water quality if contaminants are washed or leached into sensitive water resources in significant quantities.

Sensitive waters include estuaries, natural waterways, wetlands and unconfined groundwater. These waters support one or more of the environmental values described below.

1 Public drinking water sources

Public drinking water source area (PDWSA) is the collective name given to any area proclaimed to manage and protect a water source used for community drinking water supplies. PDWSA include *underground water pollution control areas*, *water reserves* and *catchment areas* administered under the provisions of the *Metropolitan Water Supply, Sewerage and Drainage Act 1909 (WA)* or the *Country Areas Water Supply Act 1947 (WA)*. For online information on the location of PDWSA, see www.water.wa.gov.au select *tools and data* > *maps and atlases* > *geographic data atlas*, then open *environment* > *public drinking water source areas*.

For land planning and development purposes, three priority areas (P1, P2 and P3) have been defined for use within PDWSA. They are assigned based on present land use, tenure, planning scheme zoning and the vulnerability of the water body to harm. These areas are each managed with a different strategy to provide for effective water resource protection. P1, P2 and P3 areas are assigned in drinking water source protection plans or land use and water management strategies. These documents are prepared by this department in consultation with other government agencies, landowners, industry and the community.

P1 areas are defined to ensure that there is *no degradation* of the water source. These areas are declared over land where the provision of the high quality drinking water for public use is the prime beneficial land value. P1 areas typically cover land under state agency control. P1 areas are managed in accordance with the principle of *risk avoidance* and so most land development and activity is normally opposed.

P2 areas are defined to ensure that there is *no increased risk of pollution* to the water source once a source protection plan has been published. These areas are declared over land where low intensity development (such as rural use) already exists. Protection of public water supply sources is a high priority in these areas. P2 areas are managed in accordance with the principle of *risk minimisation*, and so restricted intensity development (with management conditions) and activities with a low contamination risk are accepted.

P3 areas are defined to *manage the risk of pollution* to the water source. These areas are declared over land where public water supply sources must coexist with other land uses such as residential, commercial and light industrial development. Protection of P3 areas is achieved through management measures defined via environmental guidelines (such as these notes) or via site-specific conditions that limit the contamination risk to water resources from the land use or activity. If, however, the water source becomes significantly contaminated, then water supplied from P3 sources may need to be treated or an alternative water source found.

Protection zones are also defined close to the point where drinking water is harvested or stored. These zones are known as wellhead protection zones (WHPZ) and reservoir protection zones (RPZ). Additional constraints apply to activities in these zones to safeguard the area immediately surrounding these vulnerable water sources.

WHPZ are assigned within the immediate surrounds of water production wells and special land use restrictions apply. In these zones, groundwater moves rapidly towards

wells due to aquifer depressurisation from pumping. Any contamination leeching from the ground surface could rapidly migrate into scheme water supplies (before effective remedial action can occur). In sedimentary basins, WHPZ are usually circular, with a radius of 500 metres in P1 areas and 300 metres in P2 and P3 areas. These zones do not extend outside PDWSA boundaries.

RPZ are defined over and around public water supply reservoirs or pipe-heads. Special access and land use restrictions apply. The aim is to restrict the likelihood of contaminants being deposited or washing into water sources following rainfall. RPZ within state controlled land cover an area of up to two kilometres from the reservoir top water level.

For additional explanatory information on PDWSA, see this department's water quality protection note 25 *Land use compatibility in public drinking water source areas* and note 36 *Protecting of public drinking water source areas*.

Buffers to water supply sources

Vegetation buffers should separate compatible land use operation areas from the full supply level of reservoirs, their primary feeder streams and production bores used as a source of drinking water. Advice is provided on buffer form and dimensions in our water quality protection note 6 *Vegetated buffers to sensitive water resources*.

Clearing control catchments

Special controls on vegetation clearing for salinity management purposes are provided under part IIA of the *Country Areas Water Supply Act 1947 (WA)*. These controls apply in the Wellington Dam, Harris River Dam, Mundaring Weir and Denmark River catchment areas and the Kent River and Warren River water reserves.

Details on clearing controls may be obtained from our local regional office, see www.water.wa.gov.au, select *Controls* us.

Established activities in PDWSA

Many land use activities were approved and established before publication of a source protection plan or strategy. We encourage the operators of all land use activities to progressively improve their environmental management facilities and practices so the risk to water resources is minimised (factoring in practical and economic constraints).

New or expanded activities in PDWSA

Any proposed new or expanded activities that could affect drinking water sources should be referred to this department's regional office for assessment and written response. The development proposal may be approved (with or without conditions); additional relevant information sought prior to making a decision; or rejected due to a policy conflict or inadequate protective measures to safeguard the water source. To facilitate environmental approval, operators should demonstrate that under all operating conditions the materials and processes used on site do not pose a significant contamination risk to the local waters.

2 Private water supply sources

These water sources include:

- a human or stock (animal) drinking water sources
- b commercial or industrial water sources (requiring specific qualities that support activities such as aquaculture, cooling, food or mineral processing or crop irrigation)
- c urban or municipal irrigation sources (where water quality may affect vegetation performance or people's health or wellbeing).

3 Underground ecological functions

Important underground ecological functions that may be at risk include stygofauna and microorganisms in aquifers (within sand, gravel and karst soils).

4 Waterway ecological and social values

- a Maintenance of waterways of high conservation significance described in the WA Environmental Protection Authority's guidance statement 33 *Environmental guidance for planning and development* (section B5.2.2). This statement is available online at <www.epa.wa.gov.au> select *EIA* > *guidance statements*.
- b Waterways managed by the Department of Water under the *Waterways Conservation Act 1976* (WA). These including the Avon River, Peel-Harvey Inlet, Leschenault Inlet, Wilson Inlet and Albany waterways.
- c Waterways managed under Section 9 of the *Water Agencies (Powers) Act 1984* (WA). For online advice, see <www.water.wa.gov.au> select *waterways health* > *looking after our waterways*.
- d Waterways managed by the Swan River Trust under the *Swan and Canning Rivers Management Act 2006* (WA). For online advice, refer to <www.swanrivertrust.wa.gov.au>.
- e Social values in natural waterways include their aesthetic appeal, use of watercraft, fishing, tourism, swimming and other aquatic activities.

Engineered drains and constructed water features are normally not assigned ecological values because their function and operational factors override these water values.

5 Wetland ecology

- a Ramsar wetlands, described online at <www.ramsar.org>.
- b Wetlands defined by the Australian government in the *Directory of Important wetlands in Australia*, available online at <www.environment.gov.au> select *water* > *water topics* > *wetlands*.
- c Wetlands of high conservation significance described in the Environmental Protection Authority (WA) guidance statement 33 *Environmental guidance for planning and development* (section B4.2.2). This is available online at <www.epa.wa.gov.au> select *Environmental impact assessment* > *guidance statements*.
- d Wetlands identified for conservation value or for resource enhancement via:

- *Geomorphic wetlands of the Swan coastal plain dataset*
- *South coast significant wetlands dataset*
- *Geomorphic wetlands Augusta to Walpole dataset.*

The *Geomorphic wetlands Augusta to Walpole dataset* awaits detailed evaluation.

The Department of Environment and Conservation (DEC) is the custodian of state wetland datasets, and is responsible for maintaining and updating the information. These datasets are available online at <www.dec.wa.gov.au> search *maps wetlands*, or select *management and protection > wetlands > wetlands data*. Guidance on viewing the wetlands is provided on the same site at *water > wetlands > data*; or by phoning DEC's nature conservation division on 08 8334 0333.

Wetlands that are highly disturbed by rural land use, or have been landscaped to provide a social amenity or drainage control function in urban settings, may not have ecological conservation values unless they are being actively managed to restore these values.

Many aquifers, waterways and wetlands in Western Australia require detailed scientific evaluation and their values remain unclassified. Unless proven otherwise, any natural waters that are slightly disturbed by human activity are considered to have sensitive values.

Community support for water values, the setting of practical management objectives, providing sustainable protection strategies and effective implementation are vital to protecting or restoring our water resources for current needs and those of future generations.

Note interpretation

This note provides a general guide on issues of environmental concern, and offers solutions based on professional judgement and precedent. Recommendations made in this note do not override any statutory obligation or government policy statement. Alternative practical environmental solutions suited to local conditions may be considered.

This note shall not be used as this department's policy position on a specific matter, unless confirmed in writing. The note may be amended as needed, when new data is available. Regulatory agencies should not use recommendations made in this note in place of site-specific conditions based on a project's environmental risks. Any regulatory conditions should consider the values of the surrounding environment, the safeguards in place and take a precautionary approach.

Where a conflict arises between recommendations made in this note and any proposed activity that may affect a sensitive water resource, this note may be used to assist negotiations with stakeholders. The negotiated outcome should not result in a greater risk to water quality than would apply if our recommended protection measures were used.

This note will be updated as new information is received or industry/activity standards change. The currently approved version is available online at <www.water.wa.gov.au> select *publications > find a publication > series browse > water quality protection notes*.

Appendix B - Statutory approvals relevant to this note

Domestic wastewater treatment systems are controlled under the *Health Act 1911* and associated regulations. They are administered by local government authorities, under the guidance of the Department of Health (WA). Any application for approval to install a domestic wastewater treatment system must be initially made to the local government council.

What's regulated?	Statute	Regulatory body/ agency
Management of human wastes and community health issues	<i>Health Act 1911</i> (WA) Health (Treatment of sewage and disposal of effluent and liquid waste) regulations 1974 Health (Temporary sanitary conveniences) regulations 1997 Health (Underground water supply) regulations 1959	Local government authority Department of Health www.health.wa.gov.au
Subdivision of land Land zoning and development approval	<i>Planning and Development Act, 2005</i> (WA)	Western Australian Planning Commission Department of Planning www.planning.wa.gov.au Local government (council)
Impact of significant development proposals on the values and ecology of land or natural waters	<i>Environmental Protection Act 1986</i> (WA) - Part III Environmental protection policies Part IV Environmental impact assessment	Minister for the Environment advised by the Environmental Protection Authority www.epa.wa.gov.au
Land subdivision and development approvals within proclaimed public drinking water source areas	<i>Metropolitan Water Supply Sewerage and Drainage Act 1909</i> (WA) <i>Country Areas Water Supply Act 1947</i> (WA)	Department of Water www.water.wa.gov.au

Relevant statutes are available from the State Law Publisher at < www.slp.wa.gov.au >.

Appendix C - Alternative treatment and onsite disposal systems approved by the Department of Health (WA) (November 2009)

Form of treatment	System name	Contaminants reduced	Supplier details
Aerobic treatment units, with sub surface effluent disposal only	Aquarius 0-3 (10 EP)	BOD, NFR, (P)	Western Wastewater treatments Pty Ltd, Osborne Park WA <www.westernwastewater.com.au>
	Biolytic filter BF-3 aerated (10 EP)	BOD, NFR	Biolytic Technologies, Qld <www.biolytic.com>
	Envirocycle 10NR (10 EP)	BOD, NFR	Envirocycle Water, Radcliffe WA <www.envirocycle.com.au>
	Everhard Aqua-Nova 2000 (5 EP)	BOD, NFR	Allied Pumps Wetherpool WA <www.alliedpumps.com.au>
	Nova clear (10 EP)	BOD, NFR	Water Gurus Pty Ltd <www.watergurus.com.au>
Aerobic treatment units, with spray irrigation or sub surface effluent disposal	Blomax P10-M (10 EP)	BOD, NFR, (P), PM	Blomax Pty Ltd, Midland WA <www.blomax.com.au>
	Blocycle 6600 (10 EP)	BOD, NFR, PM	Jowa Group Pty Ltd <www.blocyclejowagroup.com.au>
	Blocycle 2000 (10 EP)	BOD, NFR, PM	Blocycle 2000 Pty Ltd, Waterford WA <Blocycle2000@yahoo.com.au>
	Galvin - Taylax Clearwater 80 compact (10 EP)	BOD, NFR, PM	Galvin Concrete and Sheet-metal Pty Ltd, Wangara WA <www.galvins.com.au>
	Septech Turbojet 2000 (10 EP)	BOD, NFR, PM	Icon-Septech Pty Ltd Maddington WA <www.icon-septech.com.au>
	Taylax CMS and Taylax ABS	BOD, NFR, PM	Taylax Industries Pty, Qld Email: <Taylax@bigpond.com.au>
Aerobic sands & textile filter systems	AX-20 (10EP)	BOD, NFR, PM	Oranco Systems Inc (Innoflow Australia Pty Ltd) Qld <www.innoflowtechnologies.com>
Septic tanks plus amended soil leach drain	Ecomax	NFR, (P)	Ecomax waste management systems, Hamilton Hill WA <www.ecomax.com.au>
	Fitrex Wastewater	NFR, (P)	Fitrex innovative wastewater solutions, Bunbury WA <www.fitrex.com.au>
Composting toilets	Downus CT4 (3EP)	Toilet wastes only (no flush)	Downus Resource Recovery Pty Ltd Qld PO Box 203 GEEBUNG QLD 4034 Ph: 07 3265 2765; Fax: 07 3265 4800
	CM6, CM10, CM14, CM20, CM40, CM 60 (rated uses/day)		Clivus Multrum Australia/ Composting Toilet Systems WA <www.clivusmultrum.com.au>

Table legend

BOD = biochemical oxygen demand (unstable organic material subject to microbial decay)

EP = equivalent people contributing wastewater

NFR = non filterable residue (formerly described as *suspended solids*)

PM = pathogenic microbes (controlled by disinfection processes)

(P) = capable of the reducing phosphate concentration.

For up to date online information on the alternative treatment system approvals list, see
<www.public.health.wa.gov.au>.

> select *water* > *wastewater management*.

Appendix D - Key information needed to assess wastewater proposals

Where domestic wastewater management facilities are to be constructed or upgraded near sensitive waters, proponents should supply a notice of intent to this department, including the following details:

- 1 site owner or operating tenant's name and address and relevant contact details
- 2 a site plan showing the location of infrastructure relative to surrounding lots, roads and vegetation cover and water features
- 3 the present local government land use zoning and land use history. Data on any site contamination history and its remediation should be included
- 4 description of nature and scale of the activities planned for the project site
- 5 the number of residents or employees contributing to the onsite wastewater management system (permanent, during working hours and/or seasonal)
- 6 description of the types and quantities of any liquid waste that will be treated at the facility apart from domestic sewage
- 7 proposals for any chemical containment, environmental management processes and waste disposal (with design sketches)
- 8 details of any contingency measures proposed to minimise the impacts of chemical spills, and disposal of contaminated waters that may result from fire, flood or other emergency.

References and further reading

- 1 Australian Government Department of Environment, Water, Heritage and the Arts, national water quality management strategy papers available online at
<www.environment.gov.au> select *water* > *water policy and programs* > *water quality* > *national water quality management strategy*
 - a Paper 2 - *Policies and principles*, 1994
 - b Paper 3 - *Implementation guidelines*, 1998
 - c Paper 4 - *Australian and New Zealand guidelines for fresh and marine water quality*, 2000
 - d Paper 6 - *Australian drinking water guidelines*, 2004
 - e Paper 7 - *Australian guidelines for water quality monitoring and reporting*, 2000
 - f Paper 9 - *Rural land uses and water quality - a community resource*, 2000
 - g Paper 21 - *Australian guidelines for water recycling: Managing health and Environmental risks (phase1)*, 2006

- h Paper 23 – Australian guidelines for water recycling: Managing health and Environmental risks (phase2), Stormwater harvesting and reuse, 2008**

To obtain copies of paper 9, see internet site <www.awa.asn.au>, request by email at <bookshop@awa.asn.au> or obtain from a library services.

- 2 Burns and Roe Worley Pty Ltd**
Evaluation of Alternative Wastewater Treatment Systems, desktop study and report to the Water and Rivers Commission, 1999.
- 3 Department of Agriculture and Food (WA) publication available online at <www.agric.wa.gov.au> search land resources mapping or soil characteristics mapping**
Technical report 260 Soil –landscape mapping in south western Australia.
- 4 Department of Health (Western Australia) publications available online at <www.public.health.wa.gov.au> select water > wastewater management**
 - a *Standard for the installation and operation of aerobic treatment units serving single households, 1992***
 - b *Standard for dripper irrigation effluent disposal system - For use with aerobic treatment units (ATU) serving single dwelling units, 1994***
 - c *Environmental health guide- Aerobic Treatment Units***
 - d *Environmental health guide- Understanding septic tank systems***
 - e *Code of practice for reuse of grey water in Western Australia, 2005***
 - f *Code of practice for the design, manufacture, installation and operation of aerobic treatment units, 2001***
 - g *Government sewerage policy – Perth metropolitan region, 1996***
 - h *Country sewerage policy – draft for public comment, 2003.***
- 5 Department of Mines and Petroleum (Western Australia) publication available**
Information Centre for viewing or sale, phone 9222 3459
Gozzard, JR, *Geological Survey of Western Australia, 1986, 1 map colour, 56 x 73 cm,*
Perth, Western Australia
- 6 Department of Water (Western Australia) publications available online at <www.water.wa.gov.au>**
 - a *Water quality protection notes, select publications > find a publication > series browse***
 - *WQPN 25 Land use compatibility in public drinking water source areas***
 - *WQPN 41 Private drinking water supplies***
 - *WQPN 54 Rezoning and subdivision of land in public drinking water source areas.***
 - b *Water facts, select publications > find a publication > series browse***
Water facts 1: Water words, 1998.
 - c *Water resource management policies, available online at <www.water.wa.gov.au> select policies; Foreshore policy 1 – Identifying the foreshore area, WRC 2002.***

- 7 Environmental Protection Agency (United States of America) publication available online at <www.epa.gov> search <topic title>
Decentralized systems technology fact sheet – Aerobic treatment, Office of Water
Washington D.C. September 2000.
- 8 Environmental Protection Authority (Western Australia) publication available online at <www.epa.wa.gov.au>select *guidance statements* or *environmental protection policies*
 - a Guidance statement 33 *Environmental guidance for planning and development*, June 2005
 - b *Environmental Protection (Swan coastal plain lakes) Policy 1992*
 - c *Environmental Protection (South West agricultural zone wetlands) Policy 2002*.
- 9 Engineers Australia publication available for purchase at <www.engineersmedia.com.au> search *EA books*
Australian rainfall and runoff (current edition).
- 10 Gerritse, R. *Movement of Nutrients from Wastewater Systems in Soils*, Geoprocc Pty Ltd. July 2001
- 11 Standards Australia publication available for purchase at <www.saiglobal.com> select *publications*
 - a AS/NZS 1546.1. 1998 *Onsite domestic wastewater treatment units – septic tanks*
 - b AS/NZS 1547. 2000 *Onsite domestic wastewater management*
 - c AS/NZS 1546.3. 2001 *Onsite domestic wastewater treatment units – aerated wastewater treatment systems*
 - d AS 5667 *Water Quality – Sampling*.
- 12 Western Australian Planning Commission publication available online at <www.planning.wa.gov.au> select *plans and policies* > *publications*
Guideline for determination of wetland buffer requirements, Essential Environmental Services, 2005.

More information

We welcome your views on this note. All feedback is retained on our file 13184.
To comment on this note or for more information, please contact our water source protection branch as shown below, citing the note topic and version.

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Policy Number:	LPP 019
Policy Type:	Local Planning Policy
Policy Name:	Heritage Conservation
Policy Owner:	Chief Executive Officer

Authority: Shire of Nannup Local Planning Scheme No.3 (LPS No. 3)
Heritage of Western Australia Act 1990

BACKGROUND

The Shire of Nannup Local Government Inventory, also commonly known as a "municipal heritage inventory", identifies places within the district that have cultural heritage significance. The compilation of a Local Government Inventory is a requirement of Clause 45 of the *Heritage of Western Australia Act 1990*.

Heritage places on the Shire of Nannup Local Government Inventory have been classified with a Management Category either as 'A', 'B', 'C' or 'D'. Those places with the greatest heritage significance have also been identified for inclusion on the Heritage List pursuant to the *Shire of Nannup Local Planning Scheme No.3* ("the Scheme"). Heritage places with Management Categories 'A', 'B' and 'C' are included on the Heritage List, while places with a Management Category of 'D' are not included on the Heritage List.

Places that are considered to be of significant heritage value and worthy of conservation are identified on the Heritage List set out in Attachment 4 of this Policy.

Aboriginal heritage is protected by the *Aboriginal Heritage Act 1972*. This Policy does not apply to the conservation of Aboriginal heritage except where Aboriginal heritage is included within the Heritage List or is within a designated Heritage Area.

The Scheme establishes a Heritage Area over a portion of the Nannup town centre. Clause 7.2 of the Scheme also enables additional Heritage Areas to be established.

OBJECTIVES

The purpose of this Policy is to:

1. Set out development control principles for places on the Heritage List established pursuant to the Scheme, for other places on the *Shire of Nannup Local Government Inventory* and for development within a Heritage Area.
2. Provide further direction on the development control principles contained within *State Planning Policy 3.5 Historic Heritage Conservation*.
3. Provide increased certainty to landowners and the community about the development control principles for heritage conservation and protection.

The objectives of this Policy are:

1. To ensure that works, including conservation, restoration, alterations, additions, changes of use and new development, respect the cultural heritage significance associated with places listed on the Heritage List and for development within a Heritage Area.

2. To encourage opportunities for interpretation where it can enhance understanding and enjoyment of heritage places and strengthen the relationships between the community and its heritage.
3. To conserve and protect places and areas of heritage significance within the district.
4. To provide information that assists property owners and/or managers to understand and appreciate the cultural heritage significance of heritage properties and areas.

APPLICATION

This Policy applies to places entered on the Heritage List, pursuant to the Scheme, which are outlined in Attachment 1 along with development within a Heritage Area. General guidance is also provided to heritage places with a Management Category D in Attachment 2. Attachment 2 sets out additional policy provisions for places with Management Categories 'A', 'B', 'C' and 'D' with a particular focus for places on the Heritage List.

DEFINITIONS

Adaptation means the modification of a place to suit proposed compatible use or uses.

Archival Record means a document containing drawings, photographs and written information prepared in order to record the state of a place at a given time, usually prior to demolition or major change. The Heritage Council of Western Australia has prepared standards for archival recording.

Conservation means all the processes of looking after a place so as to retain its cultural heritage significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation. Conservation will commonly involve a combination of more than one of these.

Conservation Plan means a document that details how to identify and look after the significant cultural values of a place. Its preparation involves a systematic way of considering, recording and monitoring actions and decisions relating to all aspects of managing a place. The Heritage Council of WA provides guidelines for the preparation of conservation plans to ensure that all important matters are considered.

Cultural Heritage Significance means the aesthetic, historic, social and scientific values of a place for past, present or future generations.

Heritage Area means an area of land that has identified cultural heritage significance and character which is desirable to conserve.

Heritage Agreement means a contract under section 29 of the *Heritage of Western Australia Act 1990* which is undertaken on a voluntary basis by the owners of a heritage place. The agreement binds current and successive owners to a set of conservation conditions and may provide compensating benefits in some circumstances. The purpose of a Heritage Agreement is to secure the long-term conservation of a heritage place. A Heritage Agreement attaches to the land and is confirmed through a Memorial placed on the land title.

Heritage Impact Statement means a report that evaluates the likely impact of proposed development on the significance of a heritage place and its setting, or on the heritage area within which it is situated. The report may also outline measures, through which any detrimental impact may be minimised. The Heritage Impact Statement should address:

- How will the proposed works affect the cultural heritage significance of the place?

- What alternatives have been considered to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that may offset any adverse impacts?

Note: The Heritage Council of WA has produced a guide and form for the preparation of Heritage Impact Statements. This information is available on the Heritage Council's website.

Heritage List means a list of places that has been adopted under the Local Planning Scheme (outlined in Attachment 1 of this Policy).

Heritage Place means a building, structure, site, area of land or other physical element valued for its cultural (or historic) heritage significance, together with associated contents and surrounds.

Interpretation means all the ways of presenting the significance of a heritage place. Interpretation can include the use of colour, lighting, furnishings, historic material or signage or a combination of these to tell the story of the building or place.

Interpretation Plan is a document that explains the ways in which a place could be interpreted. Interpretation Plans should aim to increase both our understanding and our enjoyment of heritage places.

Local Heritage Contract means a contract between the owners of a heritage place and the local government undertaken on a voluntary basis by the owners in return for planning concessions or a rate rebate agreed to by the local government. The agreement binds the current owner to a set of conservation conditions in return for identified and agreed compensating benefits.

Significant Fabric means all the physical material of the place including components, fixtures, contents, and objects that contribute to the heritage significance of the place.

Significant Trees means trees that have been identified in the Heritage List for their heritage significance, which includes characteristics such as outstanding aesthetic significance, horticultural value, historic value, and/or unique location and context.

Structural Condition Assessment means a report prepared by a qualified structural engineer that assesses the structural state of a building or element.

POLICY PROVISIONS

1. Assessing Applications

When considering applications for planning approval for places entered in the Heritage List and for development within a Heritage Area, the local government will have due regard to the following:

- the conservation and protection of any place or area;
- whether proposed development or demolition will adversely affect the heritage value of a place or area including adverse effects resulting from the location, bulk, form or appearance (including design, materials, construction) of the proposed development;
- the level of heritage significance as outlined in Attachment 2 and the cultural heritage significance of the place or area;
- measures proposed to conserve or enhance the heritage significance of the place and its setting;

- the structural condition of the place (including associated structural condition assessment) and associated safety issues in relation to conservation;
- possible adaptation to a new use which will allow for its retention and conservation;
- *State Planning Policy 3.5 - Historic Heritage Conservation*; and
- any Conservation Plan and associated provisions relating to the property.

2. Variations to Scheme provisions for a Heritage Place and Heritage Area

Clause 7.5 of the Scheme provides the local government with the ability to vary any site or development requirement specified in the Scheme or the *Residential Design Codes* to facilitate the conservation of a place listed in the Heritage List, within a Heritage Area or for places entered on the Heritage Council of WA's Register of Heritage Places.

The local government will consider the flexible application of the Scheme and the *Residential Design Codes* requirements in relation to places on the Heritage List, within a Heritage Area or for places entered on the Heritage Council of WA's Register of Heritage Places. The local government will consider variations to certain development standards including, but not limited to, the following:

- minimum lot sizes;
- average lot sizes;
- plot ratio;
- setbacks;
- variations to car parking and landscaping; and
- other development standards.

The local government will:

- consider applications for variations of development standards on their merits;
- consider the effect of any variation of development standards on the amenity of adjoining lots;
- ensure that the proposed variation is consistent with the general and specific objectives of the Scheme and the objectives of the zone;
- only support variations where there is a beneficial conservation outcome for the heritage place or Heritage Area; and
- require applicants to provide sufficient justification to enable consideration of any variations.

3. Heritage Agreements

Clause 7.3 of the Scheme allows the local government to enter into a Heritage Agreement with an owner or occupier of land or building, pertaining to a heritage place. Heritage Agreements will generally be required where a development proposal seeks to improve a heritage place, particularly where a site or development standard is varied under section 2 of this Policy.

Where a caveatable agreement is proposed, it shall be prepared by the local government's solicitors at no cost to the local government. The agreement is usually binding to successors in Title.

4. Structural Condition Assessment in the Case of Demolition

If structural failure is cited as a justification for the demolition of a place in the Heritage List or within a Heritage Area, evidence is required be provided from a registered structural

engineer that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or prohibitive costs.

5. Significant Trees

Planning approval is required prior to the removal, destruction of and/or interference with any tree included on the Heritage List and as such the following policy provisions apply:

- a) Trees identified on the Heritage List may be pruned as part of routine maintenance in accordance with the International Society of Arboriculture standards, provided the pruning does not alter the trees general appearance, increase the tree's susceptibility to insects or disease, or otherwise increase its risk of mortality.
- b) Proposals for substantial pruning to a significant tree may require the submission of an arborist report demonstrating that the pruning is acceptable.
- c) The removal of significant trees will only be supported where it is necessary to protect public safety or private or public property from imminent danger. The onus is on the applicant to demonstrate that this is the case. This may require the submission of a report prepared by a suitably qualified arborist.

6. Structure Plans and Subdivision Applications

- a) Structure Plans and subdivision applications that relate to heritage places should be designed to retain an appropriate setting for the heritage place. This includes, for example, the retention of the original gardens, landscaping features or other features that are considered essential to the setting of the heritage place or its heritage significance.
- b) Subdivision proposals that indicate the required demolition, partial demolition or modification to a place on the Heritage List or State Register of Heritage Places will not be supported without a Heritage Impact Statement accompanying the subdivision proposal. This is to be prepared in accordance with the Heritage Council of WA guidelines.
- c) Where a structure plan is proposed for land that includes a heritage place(s) the structure plan should demonstrate how matters of heritage significance will be addressed.

The local government may require the preparation of an overall heritage strategy to be included with the structure plan report which demonstrates how heritage issues will be addressed, outlining principles to be addressed in later planning stages and including recommendations for interpretation.

- d) Consideration should also be given to how future development of the subdivided land is likely to affect the identified significance of the heritage place, particularly its setting.

7. Applications for Planning Approval for Places on the Heritage List and within Heritage Areas

In addition to the information required by the Scheme, the following provides a guide for accompanying material and information that may be required to be submitted with planning applications for places on the Heritage List and for development within a Heritage Area:

- a) For larger and more complex development proposals, a Heritage Impact Statement should be submitted that identifies how the cultural heritage significance of the place will be affected by the proposed works or future use. The statement should be prepared by a heritage professional, and should be consistent with the Heritage Council of WA's guidelines.
- b) If a proposal affects a place that is entered on the State Register of Heritage Places the local government may require the applicant to arrange for the preparation of a Conservation Plan, which is to be prepared by a qualified heritage professional, and consistent with the Heritage Council of WA's guidelines.
- c) Where proposed changes involve modifications to landscape elements of a place that form part of its heritage significance or are important to its setting a landscaping plan may be required which demonstrates how the impact will be managed and this should be included in the Heritage Impact Statement where relevant.
- d) Where a Conservation Plan exists for a Heritage Place, the planning application should include information regarding how the conservation policies and any urgent works identified in the Conservation Plan will be addressed.

8. Interpretation and Interpretation Plans

Interpretation can enhance understanding and enjoyment of heritage places and it can strengthen and sustain the relationships between the community and its heritage. Interpretation can be an integral part of the experience of a heritage place, particularly where the cultural significance of the place is not readily apparent. Opportunities for the interpretation, commemoration and celebration of significant associations between people and a place should be investigated and implemented wherever possible. In particular, the local government may require the preparation of interpretative material as a condition of development approval for the following proposals:

- major redevelopment that involves substantial modifications to a heritage place, or modifications that will substantially impact on the heritage significance of the place;
- changes of use for a heritage place, particularly where the original use will no longer be readily apparent;
- proposals where there is the opportunity for the re-use of hardware or artefacts that are associated with the former use in interpretative material; or
- demolition (full or partial) of a heritage place.

9. Incentives for Heritage Conservation

Incentives for not-for-profit clubs, groups, organisations, individuals and businesses that have ownership of places included on the Heritage List may be eligible for various incentives from the Heritage Council of WA, National Trust, other bodies or the local government.

The local government will refund Planning Application fees charged by the local government for places on the Heritage List where the applicant/owner proposes development that will enhance or maintain the heritage aspects of the place.

The local government may provide a rate's rebate for places on the Heritage List as determined through Council's adopted budget. Should a rate rebate be agreed by Council, it will usually require a Local Heritage Contract to be entered into.

Related Policies:	LPP008 Nannup Main Street Heritage Precinct LPP018 Signs and Advertisements
Related Procedures/ Documents	Local Planning Scheme No. 3 State Planning Policy No. 3.5
Delegation Level:	Chief Executive Officer, Executive Officer, Building Surveyor
Adopted:	
Resolution	
Reviewed:	

DRAFT

Attachment 1 - Heritage List

(made under clause 7.1 of Local Planning Scheme No. 3)

Place No.	Name	Address	Management Category	Reason for entry
3	Barrabup Strongroom & Townsite	Cnr Mowen & Barrabup Pool Rds, Nannup	A	Has historic and social value, and is representative of the development of the timber industry in the South West (SW).
4	Biddella Homestead	Lot 3 Vasey Hwy, Biddella	A	Has historic value, and is representative of early settlement in the SW.
5	Black Point Reserve	Black Point Rd, Black Point	A	Has aesthetic and scientific value.
14	Darradup House	Nelson Loc 270, Longbottom Rd, Darradup	A	Has historic value, and is representative of early settlement in the SW.
17	Donnelly River Mill	Cnr Andrew & Spence Rds, Woorkeley	A	Has historic, scientific and social value, and is representative of the early timber industry in the SW.
18	Donnelly River Townsite	Cnr Andrew & Spence Rds, Woorkeley	A	Heritage Area. Has aesthetic, historic and social value, and is representative of the development of the timber industry in the SW.
22	Ellis Creek Timber Mill Site	Cnr Glacier & Ellis Creek Rds, Nannup	A	Has historic and social value, and is representative of the development of the timber industry in the SW.
51	Nannup Cemetery	RES9313 Vasey Hwy, Nannup	A	Has historic and social value.
54	Nannup Hotel	Warren Rd, Nannup	A	Has aesthetic, historic and social value, and is representative of early country hotels in the SW.
59	Nannup Road Board Office	Warren Rd, Nannup	A	Has aesthetic and historic value.
62	Nannup Town Centre Precinct	Warren Rd between Brockman & Vasey Sts, Nannup	A	Heritage Area. Has historic and social value, and is representative of early settlement in the SW.
63	Nannup Town Hall & Supper Room	Warren Rd, Nannup	A	Has historic and social value.
81	Tathra Cottage	Nelson Loc. 780 Balingup Rd, Nannup	A	Has historic value, and is representative of early settlement in the SW.
82	Templemore	Lot 2 Warren Rd, Nannup	A	Has historic value.
1	All Saints Anglican Church	Warren Rd, Nannup	B	Has aesthetic, historic and social value.
2	Ammon's Store (Ray White)	Lot 12(39) Warren Rd, Nannup	B	Has historic value.
13	Cundinup House	Nelson Loc. 8000, Cundinup-Kirup Rd, Cundinup	B	Has historic value, and is representative of early settlement in the SW.
15	Darradup School	Cnr Longbottom Rd & Brockman Hwy, Darradup	B	Has historic and social value.
35	Grocer's Shop 1905 (CRC)	Lot 13 Warren Rd, Nannup	B	Has historic value.
41	Jalbarragup Bridge Site	Jalbarragup Rd, Jalbarragup	B	Has historic value, and is representative of early settlement in the SW.
42	Jalbarragup House	Lot 1 Jalbarragup Rd, Jalbarragup	B	Has historic value, and is representative of early settlement in the SW.
45	Linden	Lot 84 East Nannup Rd, Nannup	B	Has historic and scientific value, and is rare. It is representative of early settlement in the SW.
46	Marinko Thomas Memorial	Warren Rd, Nannup	B	Has aesthetic, historic and social value.
47	Masonic Lodge	Lot 188 Dunnet Rd, Nannup	B	Has historic and social value.
55	Nannup Police Station (Caravan Park)	Brockman St, Nannup	B	Has historic and social value.

Office)	Heritage List			
Made under clause 7.1 of Local Planning Scheme No. 3)				
	Name	Address	Management Category	Reason for entry
58	Nannup Pre-Primary Centre	Cnr Adam St & Grange Rd, Nannup	B	Has historic and social value, and is representative of early rural schools in the SW.
60	Nannup Shire Office	Adam St, Nannup	B	Has historic and social value.
61	Nannup Timber Mill Precinct	Valley Hwy, Nannup	B	Has historic, scientific and social value, and is representative of the early timber industry in the SW.
64	Nannup Uniting Church	Warren Rd, Nannup	B	Has aesthetic, historic and social value.
65	Nannup War Memorial	Cnr Warren Rd & Adam St, Nannup	B	Has historic and social value.
69	Police Quarters (Op Shop)	Cnr Warren Rd & Brockman St, Nannup	B	Has historic and social value.
71	Railway Bridge	Brockman St, Nannup	B	Has historic value.
72	Revelly Bridge	Adam St, Nannup	B	Has historic value.
77	St Thomas More RC Church	Cnr Warren Rd & Coast St, Nannup	B	Has aesthetic, historic and social value.
78	Suda's Shops (Taste of Nannup & Pickle 'n' O)	Lot 500 Warren Rd, Nannup	B	Has historic value.
83	Westpac Building (Magic Movies, Blackwood Cafe & Store)	24 Warren Rd, Nannup	B	Has historic and social value.
8	Bull's House	101 Warren Rd, Nannup	C	Has historic value.
12	Clarke's House	Lot 31 Forrest St, Nannup	C	Has historic value.
19	Dudinalup	Nelson Loc. 6, Cundalup-Dudinalup Rd, Nannup	C	Has historic value, and is representative of the earliest settlement in the SW.
20	Dunnet Road Precinct	13-35 Dunnet Rd, Nannup	C	Has historic value, and is representative of the development of the timber industry in the SW.
21	Eileen Higgins' House & Swamp	Cnr Higgins St & Warren Rd, Nannup	C	Has historic value.
23	Forestry Cottage 629	22 Dunnet Rd, Nannup	C	Has historic value.
24	Forestry Cottage 649	25 Dunnet Rd, Nannup	C	Has historic value.
25	Forestry Cottage L847	27 Dunnet Rd, Nannup	C	Has historic value.
30	Forestry Cottage 2301	29 Dunnet Rd, Nannup	C	Has historic value.
31	Forestry Cottage L2309	31 Dunnet Rd, Nannup	C	Has historic value.
32	Forestry Cottage 2315	15 Dunnet Rd, Nannup	C	Has historic value.
33	Forestry Cottage 2387	35 Dunnet Rd, Nannup	C	Has historic value.
39	House 44 Dunnet Rd	44 Dunnet Rd, Nannup	C	Has historic value.
40	Inkster's House	Lot 5 Forrest St, Nannup	C	Has historic value.
44	Killerby's Building (Post Office)	Lot 20(37) Warren Rd, Nannup	C	Has historic and social value.
48	McMahon's Cottage	Lot 701 Gold Gully Rd, East Nannup	C	Has historic value.
50	Milveannup Stock Waterwell	RES10242 Milveannup Coast Rd, Scott River	C	Has historic value.
53	Nannup Hospital	Carey St, Nannup	C	Has historic and social value.
66	Newsagent, Barber & Billiard Room	Cnr Warren Rd & Adam St, Nannup	C	Has historic and social value.
67	Old Bakehouse	Lot 160 Warren Rd, Nannup	C	Has historic value.
68	Old Higgins Homestead	18 North St, Nannup	C	Has historic value.
70	Quannup House	Nelson Loc. 149, Balingup-Nannup Rd, Nannup	C	Has historic value, and is representative of early

					settlement in the SW.
Heritage List					
made under clause 7.1 of Local Planning Scheme No. 3)					
	Name	Address	Management Category	Reason for entry	
73	RSL Hall	Cross St, Nannup	C	Has historic and social value.	
74	Sexton's House	Lot 92 Wilson St, Nannup	C	Has historic value.	

Attachment 2 – Development Control Principles

	Management Category "A", Management Category "B" and Management Category "C" places included on the Heritage List	Management Category "C" (not included on Heritage List) and Management Category "D"
External Alterations and Additions	<p><u>General Provisions</u></p> <p>Alterations and additions to a heritage place should not detract from the heritage significance and should be compatible with the siting, scale, architectural style and form, materials, colours and external finishes of the place.</p> <p>Alterations and additions should involve the least possible change to the significant fabric.</p> <p>Alterations and additions should sit well within the original fabric rather than simply copying it, and new work that mimics the original should be avoided.</p> <p>New work should be easily distinguishable from the original fabric, except where the proposal constitutes restoration work of original fabric.</p> <p>Alterations and additions should respect the original roof pitch and roof form.</p> <p>Alterations and additions should not obscure or alter elements that contribute to the heritage significance of the place.</p> <p>Walls and fences in the front setback should be complementary to the heritage place in terms of materials, finishes, textures and colours and appropriate to its architectural style.</p> <p>Where there is a Conservation Plan for a heritage place all proposed development should address the policies contained within the Conservation Plan.</p> <p>Substantial modifications to the place may require an archival record (as a condition of development approval), to be prepared in accordance with the Heritage Council of WA guidelines.</p>	<p>The local government will encourage proponents to sensitively undertake external alterations and additions.</p> <p>The local government will encourage proponents to arrange an archival record should substantial modifications to the place be proposed.</p>

	<p><u>Upper Storey Additions and Alterations</u></p> <p>Upper storey additions should generally be sited and massed so they are visually recessive from the place's main frontage to ensure that the scale of the heritage place is the dominant element in the streetscape. On corner sites, the visibility and impact of additions will be assessed from both streets.</p> <p>Upper storey additions or modifications should be designed to minimise the impact on the original roofline, and to retain an appreciation for the original form of the building</p> <p><u>Openings and Doors</u></p> <p>New openings in the principal elevation (crossing the primary street) that will be visible from the street should be avoided. If openings are proposed they should be proportional in size relative to original openings of the heritage place and consistent in terms of materials, finishes, textures and colours (appropriate to its architectural style).</p> <p><u>Landscaping Elements</u></p> <p>Where landscape elements such as plantings or hard landscape treatments form part of the heritage significance of a place, or are important to its setting, all proposed extensions should be designed and sited to minimise the impact on these elements.</p> <p>All new landscaping should be well considered and respectful to the heritage significance of the place.</p>	
Internal Alterations	<p>Alterations to the interior of a heritage place to suit a current and compatible future use will be supported where the proposal does not compromise the heritage significance of the place</p> <p>Ideally the original internal layout should be retained, however where original internal walls or features are proposed to be removed or modified these changes should be managed to allow evidence of the original layout to be read (for example by retention of wall "nibs" as evidence of the location of a former wall) so retain a sense of the original use of the space(s).</p> <p>Where new internal finishes are proposed there should be careful consideration given to retaining evidence of original materials and finishes.</p> <p>Internal alterations that are reversible without compromising the heritage significance of the place will generally be acceptable, and the onus is on the applicant to demonstrate this.</p>	<p>The local government will encourage proponents to sensitively undertake internal alterations.</p>

<p>Change of use</p>	<p>Adaptive reuse of heritage places may be supported provided:</p> <ul style="list-style-type: none"> the proposed use(s) will not impact negatively on the amenity of the surrounding area; any required modifications do not substantially detract from the heritage significance of the place and are consistent with the provisions of this Policy; and the use is consistent with the Scheme and other relevant Council Local Planning Policies. <p>Where there is a Conservation Plan for a heritage place, any proposed new use(s) will be assessed on the basis of the recommendations contained within the Conservation Plan.</p> <p>Where possible, evidence of the original use of a building should be retained, and in some circumstances interpretation may be appropriate to help understand the former use where it is not readily apparent.</p>	<p>The local government will encourage proponents to undertake sensitive reuse.</p>
<p>New Buildings and Structures</p>	<p>New buildings, structures and other features that are located within the curtilage of a heritage place have the potential to impact on the heritage significance. Accordingly the following provisions are applicable.</p> <p>Any proposed buildings, structures or hard standing (including car parking) should not detract from the setting of the heritage place.</p> <p>Where new buildings or structures are proposed and they are visible from the street and/or other public places, they should take into account the character of the existing streetscape by having regard to the rhythm, orientation, setbacks, height, and proportions of existing buildings.</p> <p>Where possible existing views of a heritage building(s) from the street should be preserved to acknowledge the contribution heritage places make to the streetscape.</p> <p>New buildings or structures should be designed and located in a way that does not overwhelm or dominate the heritage building(s) which should remain the dominant building(s) on the site and they should be understated relative to the existing heritage building(s).</p> <p>Wherever possible, new buildings, structures or hard standing areas (including car parking) should be designed and sited to avoid having a negative impact on original mature landscaping, garden areas, driveways and other landscaping features where they are considered to form part of the setting of the heritage place, and/or contribute to the heritage significance.</p> <p>New buildings should not directly copy the style and design of the heritage buildings, and should not attempt to look like old buildings. Rather they should complement the original fabric and design characteristics of the heritage building(s) in terms of its bulk, style, materials, colour scheme and form, which could include</p>	<p>The local government will encourage proponents to sensitively undertake new nearby new buildings and structures.</p>

	contrasting, contemporary buildings).	
	Where there is a Conservation Plan for a heritage place any proposals for new buildings, structures or hard standing areas (including car parking) should address the policies contained within the Conservation Plan.	
Demolition	<p>Demolition of a whole building on the Heritage List will generally not be supported.</p> <p>Consideration of a demolition proposal for a place on the Heritage List will be based on the following:</p> <ul style="list-style-type: none"> the significance of the place; the feasibility of restoring or adapting it or incorporating it into new development; and the extent to which the community would benefit from the proposed redevelopment. <p>Where structural failure is cited as justification for demolition, the onus rests with the applicant to provide a clear justification for demolition, and evidence should be provided from a registered structural engineer that the structural integrity of the building has failed to the point where it cannot be rectified without the removal of a majority of its significant fabric and/or prohibitive costs.</p> <p>Partial demolition of a building on the Heritage List may be supported provided that:</p> <ul style="list-style-type: none"> the part(s) to be demolished do not contribute to the cultural heritage significance of the place; the proposed demolition will not have a negative impact on the significant fabric of the place; and sufficient fabric is retained to ensure structural integrity during and after development works. <p>If demolition of a heritage place is considered appropriate an archival record will be required as a condition of development approval, to be prepared in accordance with the Heritage Council of WA guidelines.</p> <p>Demolition of ancillary buildings or structures that do not relate to the heritage significance of the place will generally be acceptable.</p> <p>Where full or partial demolition is supported, this may be subject to appropriate interpretation to acknowledge the cultural heritage significance of the heritage place.</p>	<p>The local government will encourage proponents to retain heritage places.</p> <p>The local government will encourage proponents to arrange an archival record should demolition be proposed.</p> <p>Proposed demolition is subject to obtaining a demolition permit.</p>
Relocation of Buildings and Structures	<p>In the majority of cases the physical location of a place is an important part of its cultural heritage significance, therefore the relocation of a building or other component of a place on the Heritage List is generally unacceptable except in the following circumstances:</p> <ul style="list-style-type: none"> this is the sole practical means of ensuring its survival; it can be demonstrated that these components of the place already have a history of relocation, or 	The local government will encourage proponents to retain heritage places in their original location.

	<ul style="list-style-type: none"> were designed to be readily relocated, and its relocation forms part of a proposal for a new use or development on the site, and is fundamental to retention of the place on the same site. 	
Minor Works, Repairs and Restoration	<p>Pursuant to the Scheme, all development affecting a place on the Heritage List requires development approval which includes minor works such as replacement of roofing, gutters, and downpipes. This is to ensure that these works do not have a negative impact on the heritage significance of the place, and accordingly the following policy provisions apply.</p> <p>Where there is a Conservation Plan for a heritage place, all restoration works will be guided by the Conservation Plan.</p> <p>Where proposals include the replacement of materials, it should be "like for like", matching the original as closely as possible with regard to the materials, colours, and textures.</p> <p>External repainting should match the original paint colours wherever possible, or should reflect a complementary palette of colours from the same era.</p> <p>Replacement of materials should take into consideration the original method of fixing.</p> <p>Where restoration is being carried out, works should be based on historic photographs, plans or other material that shows the former state of the building or place.</p> <p>Routine maintenance does not require development approval. This includes the following:</p> <ul style="list-style-type: none"> cleaning gutters and downpipes (as opposed to replacing perforated gutters and downpipes); repainting previously painted surfaces in the same colour scheme; and refixing existing loose roof sheeting using a "like for like" method of fixing (as opposed to installing new or different roof sheeting), with the exception of emergency repairs that are temporary in nature. 	The local government supports landowners undertaking minor works, repairs and restoration.

Policy Number:	LPP 019
Policy Type:	Local Planning Policy
Policy Name:	Heritage Conservation
Policy Owner:	Manager Development Services

Authority: Shire of Nannup Local Planning Scheme No.3 (LPS No3)
Heritage of Western Australia Act 1990

BACKGROUND

The Shire of Nannup Local Government Inventory ("LGI") identifies places within the Shire of Nannup that have cultural heritage significance. The compilation of a Local Government Inventory is a requirement of Clause 45 of the *Heritage of Western Australia Act 1990*.

Those places with the greatest heritage significance have also been identified for inclusion on the Heritage List pursuant to the Shire of Nannup Local Planning Scheme No.3 ("the Scheme").

OBJECTIVES

The purpose of this Policy is to:

1. Set out development control principles for places on the Heritage List established pursuant to the Scheme, and the Shire of Nannup Local Government Inventory;
2. Provide further direction on the development control principles contained within *State Planning Policy 3.5 Historic Heritage Conservation (2007)*;
3. Provide improved certainty to landowners and the community about the development control principles for heritage conservation and protection

The key objectives of this Policy are:

1. To ensure that works, including conservation, restoration, alterations, additions, changes of use and new development, respect the cultural heritage significance associated with places listed on the Heritage list.
2. To encourage opportunities for interpretation where it can enhance understanding and enjoyment of heritage places, and strengthen the relationships between the community and its heritage.
3. To conserve and protect places and areas of heritage significance within the Shire of Nannup.

4. To provide information that assists property owners and/or managers to understand and appreciate the cultural heritage significance of heritage properties and areas.

APPLICATION

This policy applies to places entered on the Heritage List pursuant to the Scheme, and places on the Shire of Nannup LGI where specified.

DEFINITIONS

Adaptation

Means the modification of a place to suit proposed compatible use or uses.

Archival Record means a document containing drawings, photographs and written information prepared in order to record the state of a place at a given time, usually prior to demolition or major change. The Heritage Council of Western Australia (HCWA) has prepared standards for archival recording.

Burra Charter means the Australian ICOMOS Charter for the conservation of places of cultural heritage significance. The charter has been generally accepted as the standard for heritage practitioners in Australia.

Conservation means all the processes of looking after a place so as to retain its cultural heritage significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation. Conservation will commonly involve a combination of more than one of these.

Conservation Plan means a document that details how to identify and look after the significant cultural values of a place. Its preparation involves a systematic way of considering, recording and monitoring actions and decisions relating to all aspects of managing a place. The Heritage Council of WA provides guidelines for the preparation of conservation plans to ensure that all important matters are considered.

Cultural Heritage Significance means the aesthetic, historic, social and scientific values of a place for past, present or future generations.

Heritage Area means an area of land that has identified cultural heritage significance and character which is desirable to conserve.

Heritage Agreement means a contract under section 29 of the *Heritage of Western Australia Act 1990* which is undertaken on a voluntary basis by the owners of a heritage place. The agreement binds current and successive owners to a set of conservation conditions and may provide compensating benefits in some circumstances. Essentially, the purpose of a Heritage Agreement is to secure the long-term conservation of a heritage place. A Heritage Agreement attaches to the land and is confirmed through a Memorial placed on the land title.

Heritage Assessment means a systematic assessment that describes a place and its setting and states its significant heritage values in terms of the criteria adopted by the

Heritage Council of WA. These criteria are the aesthetic, historic, social and scientific values of the place.

Heritage Impact Statement means a report that evaluates the likely impact of proposed development on the significance of a heritage place and its setting, or on the heritage area within which it is situated. The report may also outline measures, which any detrimental impact may be minimised. The Heritage Impact Statement should address:

- How will the proposed works affect the cultural heritage significance of the place?
- What alternatives have been considered to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that may offset any adverse impacts?

Note: The Heritage Council of WA has produced a guide and form for the preparation of Heritage Impact Statements. This information is available on the Heritage Council's website.

Heritage List means a list of places that has been adopted under the Local Planning Scheme.

Heritage Place means a building, structure, site, area of land or other physical element valued for its cultural (or historic) heritage significance, together with associated contents and surrounds.

Interpretation means all the ways of presenting the significance of a heritage place. Interpretation can include the use of colour, lighting, furnishings, historic material or signage or a combination of these to tell the story of the building or place.

Interpretation Plan is a document that explains the ways in which a place could be interpreted. Interpretation Plans should aim to increase both our understanding and our enjoyment of heritage places.

Local Heritage Contract means a contract between the owners of a heritage place and the local government undertaken on a voluntary basis by the owners in return for planning concessions or a rate rebate agreed to by the local government. The agreement binds the current owner to a set of conservation conditions in return for identified and agreed compensating benefits.

Significant Fabric means all the physical material of the place including components, fixtures, contents, and objects that contribute to the heritage significance of the place.

Significant Trees means trees that have been identified on the Shire of Nannup LGI for their heritage significance, which includes characteristics such as outstanding aesthetic significance, horticultural value, historic value, and/or unique location and context.

Structural Condition Assessment means a report prepared by a qualified structural engineer that assesses the structural state of a building or element.

The Heritage of Western Australia Act 1990 is the statutory framework for the identification and conservation of places which have significance to the cultural heritage of Western Australia. The Act also describes the composition and powers of the

Heritage Council of Western Australia (HCWA) and requires Local Governments to prepare Municipal Heritage Inventories.

1.0 Development Control Principles for Places on the Heritage List (Management Category A and B).

Places on the Shire of Nannup Heritage List are those of highest heritage value, and the following policy provisions shall apply to these places:

1.1 External Alterations and Extensions

1.1.1 *General Provisions*

- a) Alterations and additions to a heritage place should not detract from the heritage significance and should be compatible with the siting, scale, architectural style and form, materials, colours and external finishes of the place.
- b) Alterations and additions to a heritage place should involve the least possible change to the significant fabric.
- c) Alterations and additions should sit well within the original fabric rather than simply copying it, and new work that mimics the original should be avoided.
- d) New work should be easily distinguishable from the original fabric, except where the proposal constitutes restoration work of original fabric.
- e) Alterations and additions should respect the original roof pitch and roof form.
- f) Alterations and additions should not obscure or alter elements that contribute to the heritage significance of the place.
- g) Walls and fences in the front setback should be complementary to the heritage place in terms of materials, finishes, textures and colours and appropriate to its architectural style.
- h) Where there is a Conservation Plan for a heritage place all proposed development should address the policies contained within the Conservation Plan.
- i) Substantial modifications to the place may require an archival record (as a condition of development approval), to be prepared in accordance with the Heritage Council of WA guidelines.

1.1.2 *Upper Storey Additions and Modifications*

- a) Upper storey additions should generally be sited and massed so they are visually recessive from the place's main frontage to ensure that the scale of the heritage

place is the dominant element in the streetscape. On corner sites the visibility and impact of additions will be assessed from both streets.

- b) Upper storey additions or modifications should be designed to minimise the impact on the original roofline, and to retain an appreciation for the original form of the building

1.1.3 Openings and Doors

- a) New openings in the principal elevation (addressing the primary street) that will be visible from the street should be avoided. If openings are proposed they should be proportional in size relative to original openings of the heritage place and consistent in terms of materials, finishes, textures and colours (appropriate to its architectural style).

1.1.4 Landscaping Elements

- a) Where landscape elements such as plantings or hard landscape treatments form part of the heritage significance of a place, or are important to its setting, all proposed extensions should be designed and sited to minimise the impact on these elements.
- b) All new landscaping should be well considered and respectful to the heritage significance of the place.

1.2 Internal Alterations

- a) Alterations to the interior of a heritage place to suit a current and compatible future use will be supported where the proposal does not compromise the heritage significance of the place, as follows:
 - i. Ideally the original internal layout should be retained, however where original internal walls or features are proposed to be removed or modified these changes should be managed to allow evidence of the original layout to be read (for example by retention of wall "nibs" as evidence of the location of a former wall), to retain a sense of the original use of the space(s).
 - ii. Where new internal finishes are proposed there should be careful consideration given to retaining evidence of original materials and finishes.
- b) Internal alterations that are reversible without compromising the heritage significance of the place will generally be acceptable, and the onus is on the applicant to demonstrate this.

1.3 Change of Use

- a) Adaptive reuse of heritage places may be supported provided:

- the proposed use(s) will not impact negatively on the amenity of the surrounding area;
 - any required modifications do not substantially detract from the heritage significance of the place and are consistent with the provisions of this policy; and
 - the use is consistent with the Scheme and other relevant Council policies.
- b) Where there is a Conservation Plan for a heritage place any proposed new use(s) will be assessed on the basis of the recommendations contained within the Conservation Plan.
- c) Where possible, evidence of the original use of a building should be retained, and in some circumstances interpretation may be appropriate to help understand the former use where it is not readily apparent (refer to 7.0).

1.4 New Buildings/Structures

New buildings, structures and other features that are located within the curtilage of a heritage place have the potential to impact on the heritage significance. Accordingly the following provisions are applicable:

- a) Any proposed buildings, structures or hard standing (including car parking) should not detract from the setting of the heritage place.
- b) Where new buildings or structures are proposed and they are visible from the street and/or other public places, they should take into account the character of the existing streetscape by having regard to the rhythm, orientation, setbacks, height, and proportions of existing buildings.
- c) Where possible existing views of a heritage building(s) from the street should be preserved to acknowledge the contribution heritage places make to the streetscape.
- d) New buildings or structures should be designed and located in a way that does not overwhelm or dominate the heritage building(s) which should remain the dominant building(s) on the site, and they should be understated relative to the existing heritage building(s).
- e) Wherever possible, new buildings, structures or hard standing areas (including car parking) should be designed and sited to avoid having a negative impact on original mature landscaping, garden areas, driveways and other landscaping features where they are considered to form part of the setting of the heritage place, and/or contribute to the heritage significance.

- f) New buildings should not directly copy the style and design of the heritage buildings, and should not attempt to look like old buildings. Rather they should complement the original fabric and design characteristics of the heritage building(s) in terms of its bulk, style, materials, colour scheme and form, which could include contrasting, contemporary building(s).
- g) Where there is a Conservation Plan for a heritage place any proposals for new buildings, structures or hard standing areas (including car parking) should address the policies contained within the Conservation Plan.

1.5 Demolition

- a) Demolition of a whole building on the Heritage List will generally not be supported.
- b) Consideration of a demolition proposal for a place on the Heritage List will be based on the following:
 - The significance of the place;
 - The feasibility of restoring or adapting it, or incorporating it into new development; and
 - The extent to which the community would benefit from the proposed redevelopment.
- c) Where structural failure is cited as justification for demolition the onus rests with the applicant to provide a clear justification for demolition, and evidence should be provided from a registered structural engineer that the structural integrity of the building has failed to the point where it cannot be rectified without the removal of a majority of its significant fabric and/or prohibitive costs.
- d) Partial demolition of a building on the Heritage List may be supported provided that:
 - The part(s) to be demolished do not contribute to the cultural heritage significance of the place;
 - The proposed demolition will not have a negative impact on the significant fabric of the place; and
 - Sufficient fabric is retained to ensure structural integrity during and after development works.

- e) If demolition of a heritage place is considered appropriate an archival record will be required as a condition of development approval, to be prepared in accordance with the Heritage Council of WA guidelines.
- f) Demolition of ancillary buildings or structures that do not relate to the heritage significance of the place will generally be acceptable.
- g) Where full or partial demolition is supported this may be subject to appropriate interpretation to acknowledge the cultural heritage significance of the heritage place (refer to 7.0).

1.6 Relocation of Buildings / Structures

- a) In the majority of cases the physical location of a place is an important part of its cultural heritage significance, therefore the relocation of a building or other component of a place on the Heritage List is generally unacceptable except in the following circumstances:
 - This is the sole practical means of ensuring its survival;
 - It can be demonstrated that these components of the place already have a history of relocation, or were designed to be readily relocated;
 - Its relocation forms part of a proposal for a new use or development on the site, and is fundamental to retention of the place on the same site.

1.7 Minor Works, Repairs and Restoration

Pursuant to the Scheme all development affecting a place on the Heritage List requires development approval, and this includes minor works such as replacement of roofing, gutters, downpipes. This is to ensure that these works do not have a negative impact on the heritage significance of the place, and accordingly the following policy provisions apply:

- a) Where there is a Conservation Plan for a heritage place all restoration works will be guided by the Conservation Plan.
- b) Where proposals include the replacement of materials it should be “like for like”, matching the original as closely as possible with regard to the materials, colours, and textures.
- c) External repainting should match the original paint colours wherever possible, or should reflect a complementary palette of colours from the same era.
- d) Replacement of materials should take into consideration the original method of fixing.

- e) Where restoration is being carried out, works should be based on historic photographs, plans or other material that shows the former state of the building or place.
- f) Routine maintenance does not require development approval. This includes the following:
 - Cleaning gutters and downpipes (as opposed to replacing deteriorated gutters and downpipes).
 - Repainting previously painted surfaces in the same colour scheme.
 - Refixing existing loose roof sheeting using a "like for like" method of fixing (as opposed to installing new or different roof sheeting), with the exception of emergency repairs that are temporary in nature.

If there are any questions regarding what constitutes routine maintenance, the Shire's Planning services should be consulted.

2.0 Development Control Principles for Management Category C Places

The following policy provisions apply to places included on the LGI and identified as management category C (Significant).

2.1 Alterations, Extensions or Changes of Use

- a) Where alterations or extensions are proposed consideration should be given to making these modifications sympathetic to the heritage values of the place, and retention of original fabric is encouraged where feasible.
- b) Substantial modifications to the place may require an archival record (as a condition of development approval), and the archival record should be prepared in accordance with the Heritage Council of WA guidelines.

2.2 Demolition

- a) Retention of the building or place is encouraged, however demolition may be supported, subject to the consideration of cultural heritage significance together with other relevant planning issues.
- b) An archival record will be required as a condition of development approval for demolition, and the archival record should be prepared in accordance with the Heritage Council of WA guidelines.
- c) Consideration should be given to the inclusion of interpretation of the heritage place (refer to 7.0).

3.0 Development Control Principles for Management Category D Places

The following policy provisions apply to places included on the LGI and identified as management category D (Some significance).

3.1 Demolition

- a) Retention of the building or place is encouraged, however demolition may be supported subject to the preparation of an archival record which will be required as a condition of development approval for demolition. The archival record should be prepared in accordance with the Heritage Council of WA guidelines.

4.0 Significant Trees

Under the Scheme planning approval is required prior to the removal, destruction of and/or interference with any tree included on the Local Government Inventory Significant Tree list, and as such the following policy provisions apply:

- a) Trees identified on the LGI Significant Tree List may be pruned as part of routine maintenance in accordance with the International Society of Arboriculture standards, provided the pruning would not reduce the tree's height or crown or diameter, alter the trees general appearance, increase the tree's susceptibility to insects or disease, or otherwise increase its risk of mortality.
- b) The removal of significant trees will only be supported where it is necessary to protect public safety or private or public property from imminent danger, and the onus is on the applicant to demonstrate that this is the case. This may require the submission of a report prepared by a suitably qualified arborist.
- c) Proposals for substantial pruning to a significant tree may require the submission of an arborist report prepared by a suitably qualified consultant demonstrating that the proposal is acceptable.

5.0 Structure Plans and Subdivision Proposals

- a) Subdivision proposals for heritage places should be designed to retain an appropriate setting for heritage buildings. This includes the retention of original garden areas, landscaping features or other features that are considered essential to the setting of the heritage place or its heritage significance.
- b) Subdivision proposals that indicate the required demolition, partial demolition or modification to a place on the Heritage List or State Register of heritage places will not be supported without a Heritage Impact Statement accompanying the subdivision proposal. This is to be prepared in accordance with the Heritage Council of WA guidelines.

- c) Where a structure plan is proposed for land that includes a heritage place(s) the structure plan should demonstrate how matters of heritage significance will be addressed.
- d) Where a structure plan area includes more than one heritage place, or includes a heritage place that comprises a number of buildings or features the Shire may require the preparation of an overall heritage strategy to be included with the structure plan report, demonstrating how heritage issues will be addressed, outlining principles to be addressed in later planning stages, and including recommendations for interpretation (refer to 7.0).
- e) Consideration should also be given to how future development of the subdivided land is likely to affect the identified significance of the heritage place, particularly its setting.

6.0 Applications for Planning Approval for Places on the Heritage List

In addition to the information required by the Scheme, the following provides a guide for accompanying material and information that may be required to be submitted with planning applications for places on the Heritage List:

- a) For larger and more complex development proposals, a Heritage Impact Statement should be submitted that identifies how the cultural heritage significance of the place will be affected by the proposed works or future use. The statement should be prepared by a heritage professional, and should be consistent with the Heritage Council of WA's guidelines.
- b) If a proposal affects a place that is entered on the State Register of Heritage Places the Local Government may require the preparation of a Conservation Plan, which is to be prepared by a qualified heritage professional, and consistent with the Heritage Council of WA's guidelines.
- c) Where proposed extensions and alterations involve modifications to landscape elements of a place that form part of its heritage significance or are important to its setting a landscaping plan may be required, demonstrating how the impact will be managed, and this should be included in the heritage impact statement where relevant.
- d) Where a Conservation Plan exists for a Heritage place, the development application should include information regarding how the conservation policies and any urgent works identified in the Conservation Plan will be addressed.
- e) Where structural failure is cited as justification for demolition of a place on the Heritage List the onus rests with the applicant to provide a clear justification for demolition, and evidence should be provided from a registered structural engineer that the structural integrity of the building has failed to the point where it cannot be

rectified without the removal of a majority of its significant fabric and/or prohibitive costs.

7.0 Interpretation and Interpretation Plans

Interpretation can enhance understanding and enjoyment of heritage places, and it can strengthen and sustain the relationships between the community and its heritage. Interpretation can be an integral part of the experience of a heritage place, particularly where the cultural significance of the place is not readily apparent. Accordingly the following policy provisions are applicable:

- a) Opportunities for the interpretation, commemoration and celebration of significant associations between people and a place should be investigated and implemented wherever possible. In particular, the Shire may require the preparation of interpretative material as a condition of development approval for the following proposals:
 - Major redevelopment that involves substantial modifications to a heritage place, or modifications that will negatively impact on the heritage significance of the place;
 - Changes of use for a heritage place, particularly where the original use will no longer be readily apparent;
 - Proposals that will result in the heritage significance of the place not being readily apparent, and which could be explained and enhanced by interpretation;
 - Proposals where there is the opportunity for the re-use of hardware or artefacts that are associated with the former use in interpretive material;
 - Proposals that will substantially impact on the heritage significance of the place;
 - Demolition (full or partial) of a heritage place.
- b) An interpretation plan may be required where the proposal involves the substantial redevelopment of a major site, such as a commercial or industrial site, particularly where there may be more than one heritage place affected by the proposal.

Related Policies:	
Related Procedures/ Documents	
Delegation Level:	
Adopted:	OM 22 September 2011
Resolution	#8689
Reviewed:	

1.0 INTRODUCTION

The Municipal Heritage Inventory for the Shire of Nannup has been prepared in accordance with the requirements of the *Heritage of Western Australia Act 1990* (Section 45) which requires the Councils of all local authorities in Western Australia to compile and maintain inventories of buildings within their districts which are, or may become, of cultural heritage significance. The municipal inventories must be compiled by early 1995 and must involve a process of public consultation. The Heritage Council of Western Australia provides guidelines for the preparation of municipal inventories and this inventory has been prepared in strict accordance with those guidelines.

The preparation of municipal inventories for the shires of Boyup Brook, Bridgetown/Greenbushes, Manjimup and Nannup were commissioned as a joint project between the South West Development Corporation and the individual shires. The brief for the project included the preparation of inventories for each shire and the preparation of a composite heritage strategy for the whole region to be included with the Warren-Blackwood Regional Plan.

The Municipal Inventory for the Shire of Nannup consists of three sections. Firstly the thematic framework, secondly the summary site list with preliminary information and management recommendations for each site and thirdly the detailed assessment of approximately twenty sites in accordance with Heritage Council guidelines. Only twenty sites were assessed in detail due to the cost restrictions of the project, however additional sites can be assessed in more detail as required and at the discretion of the Shire.

The site assessments should be read in conjunction with the thematic framework which provides a summary outline of the history and development of the Shire through time and across a number of themes. The framework was prepared in accordance with Heritage Council guidelines and provides an overview of the history of the Shire organised in accordance with the themes recommended by the Heritage Council and across time periods pertinent to the development of the region. Themes recommended are:

- **Demographic settlement and mobility** : *why people settled; why they moved away; the things they left behind*
- **Transport and communications** : *how people and goods moved; how people communicated and exchanged information*
- **Occupations** : *what people did for sustenance or to add quality to life; paid and unpaid labour*
- **Social and civic activities** : *what people did together as a community; the issues that divided them; the structures they created to serve civic needs*

- *Outside influences : events, decisions or changes which affected the community, but were beyond its control*
- *People : women and men from all walks of life who left their mark on the history of the community*

The following time periods are used:

1829 - 1850
 1850 - 1885
 1885 - 1914
 1914 - 1945
 1945 - 1975
 1975 - 1994

The thematic framework was prepared on the basis of secondary source documents. The time and funding available for the project has prohibited extensive primary source research. The author can take no responsibility for errors in secondary source documents.

Municipal inventory lists were compiled from a number of sources including Shire schedules, the Heritage Council database and National Trust records. Heritage sites nominated during a program conducted by the South West Heritage Taskforce in 1990 and obtained from the South West Development Commission (previously the South West Development Authority) were also incorporated into the preliminary lists. Additional sites were nominated through the community consultation process.

The summary lists provide basic information on all these sites. This includes the name and location of the site and where possible the date of construction. Where possible a brief description and assessment of significance of the site is included and a guide to appropriate management.

The detailed assessment of the twenty selected sites has been carried out in accordance with the Heritage Council guidelines and the assessment form follows the Heritage Council recommended form. (Appendix A) All assessments include an assessment of the level of heritage significance and recommendations for management. Recommendations are based on Heritage Council management categories which are:

- **Highest level of protection appropriate:** recommended for entry into the State Register of Heritage Places; provide maximum encouragement to the owner to conserve the significance of the place.
- **High level of protection appropriate:** provide maximum encouragement to the owner under the town planning scheme to conserve the significance of the place.

- Retain and conserve if possible; endeavour to conserve the significance of the place through the provisions of the town planning scheme; photographically record the place prior to any major development or demolition.
- Historic site without built features. Recognise - for example with a plaque, place name, or reflection in urban or architectural design.
- Significant but not essential to an understanding of the history of the district: photographically record the place prior to any major development or demolition.
- Assess in more detail when considering a development application/

Usually management and implementation are the responsibility of the Shire in consultation with the owners of the sites. Some very significant sites have been recommended for nomination for entry into the Heritage Councils Register of Heritage Places. Sites recommended are:

Barrabup Townsite Precinct Circa 1908 - 1922.

Barrabup Pool Rd / Mowen Rd, Nannup.

Historic Theme: Occupations. Demographic settlement and mobility.

Ellis Creek Timber Mill (Site) 1913

Ellis Creek Rd, Nannup.

Historic Theme: Occupations. Demographic settlement and mobility.

Donnelly River Mill 1948.

Wheatley, nr Nannup.

Historic Theme: Occupations. Demographic settlement and mobility.

Nannup Mill Chimney 1925.

Warren Rd, Nannup.

Historic Theme: Occupations. Demographic settlement and mobility

Biddelia Homestead Circa 1876.

Vasse Hwy. Nannup.

Historic Theme: Demographic settlement and mobility.

Darradup House Circa 1900.

Longbottom Rd, Nannup. Nelson Loc. 278.

Historic Theme: Demographic settlement and mobility.

Tathra Cottage Circa 1870.

Balingup Rd, Nannup.

Historic Theme: Demographic settlement and mobility.

Nannup Town Hall 1903 and Supper Room 1937.

Warren Rd, Nannup.

Historic Theme: Social and civic activities.

Nannup Hotel 1900, 1916 and 1924.

Lots 3,4,5-9 Warren Rd, Nannup.

Historic Theme: Social and civic activities.

Templemore Circa 1908.

Lot 2, Warren Rd, Nannup.

Historic Theme: Demographic settlement and mobility

Management of all other significant sites is recommend to be undertaken under the provisions of the Shire of Boyup Brook's town planning scheme and specific recommendations have been made for each site.

The Municipal Heritage Inventory should not be regarded as a closed document. Additional sites may be included as information becomes available. However sites should not be removed from the list without an appropriate assessment procedure. *The Heritage Act of Western Australia 1990* requires that all municipal inventories be reviewed every four years.

3.4 HOMESTEADS

3.4.1 Biddellia Homestead Circa 1876.

Vasse Hwy.

Previous Listing: National Trust classified.

Historic Theme: Demographic settlement and mobility.

Significance: State significance, early settlement. (Refer to National Trust assessment)

Management: Highest level of protection appropriate. Recommended for entry into the State Register of Heritage Places. Nomination by the owner appropriate.

3.4.2 Linden Circa 1909 and 1915.

East Nannup Rd. Nelson location 719.

House named after Linden Mine near Menzies, Broken Hill.

Original house of slab construction built 1880s no longer exists although timbers now form part of the shearing shed floor. Existing house of local bricks built 1909 and extended 1915 in weatherboard and iron with pressed metal walls and ceilings. The site includes a number of outbuildings and a significant irrigation system on Nannup Brook designed by the original owner Robert Lindsay. This is still in use. (SWDA information *Section B*)

Previous Listing: HC database. SWDA.

Historic Theme: Demographic settlement and mobility.

Significance: Local significance, early settlement, homestead group typical of the era.

Management: High level of protection appropriate.

3.4.3 Cundinup House Circa 1880s.

Nelson Location 8000

Original wattle and daub house with shingled roof built by Heppingstone. Derelict. (SWDA information *Section B*).

Previous Listing: HC database. SWDA.

Historic Theme: Demographic settlement and mobility.

Significance: Local significance, early settlement.

Management: High level of protection appropriate. Assess in more detail when considering a planning application.

3.4.4 Jalbarragup House Circa 1876.

Nelson Loc. 136.

Two roomed cottage constructed of bricks from the site. Intact except for the kitchen which was replaced approx. 50 yrs ago. SWDA information *Section B*) Some alterations to the fabric including new windows reduce the authenticity, however the building remains substantially intact. Overlooks Jalbarragup Swamp. Stacey Rd. Nelson Loc. 136.

Previous Listing: HC database. SWDA.

Historic Theme: Demographic settlement and mobility.

Significance: Local significance, early settlement.

Management: High level of protection appropriate.

3.4.5 Darradup House Circa 1890s.

Longbottom Rd. Nelson location 278

Original house built 1858 by Stephen Longbottom. This was located behind the existing house and attached by a verandah. Existing house believed to have been built circa 1890s is part wattle and daub, part slab construction. The cottage has been extended at the rear and some external walls have been cement rendered. The original house is believed to have been pulled down due to severe flood damage in 1951. (SWDA information *Section B*)

Previous Listing: HC database. SWDA.

Historic Theme: Demographic settlement and mobility.

Significance: Local significance, early settlement.

Management: Highest level of protection appropriate. Recommended for entry into the Heritage Council Register of Heritage Places.

3.4.6 Dudinabup 1850

Balingup Rd. Nelson Location 6.

Original part of house circa 1850s thought to have been built by J.G. Reynolds consisted of two stone rooms, now incorporated into larger house. (SWDA information *Section B*)

Previous Listing: HC database. SWDA

Historic Theme: Demographic settlement and mobility.

Significance: Local significance, early settlement.

Management: Assess in more detail when considering a development application.

3.4.7 McMahon's Cottage Circa 1932.

Gold Gully Rd. Nelson Loc. 11172.

Three room stone house built for Len Hall a group settler, by "Pop" Hall stonemason. Two timber rooms added. (SWDA information *Section B*)

Previous Listing: HC database. SWDA.

Historic Theme: Demographic settlement and mobility.

Significance: Local significance, settlement.

Management: Assess in more detail when considering a development application.

3.4.8 Tathra Cottage; Circa 1870.

Balingup Rd.

Slab construction cottage built by William Ellis. Building has been restored by present owners and is open as an interpretive centre/ folk museum.

Historic Theme: Demographic settlement and mobility.

Significance: State significance as a benchmark for housing of the period.

Management: High level of protection appropriate. Recommended for entry into the State Register of Heritage Places.

3.4.9 Quannup House; Possibly Circa 1864 and 1924.

House built of hand hewn timber and mud bricks fired on the site. Extended 1924. (SWDA information *Section B*)

Map ref. Old Jasper 1:50,000 HO 44degrees Nelson Loc.149.

Nominee: L. Scott, 37 Bignall Dr. Busselton.

Previous Listing: SWDA.

Historic Theme: Demographic settlement and mobility.

Significance: Local significance, settlement.

Management: Assess in more detail when considering a development application.

3.5 NANNUP TOWNSITE SITES**3.5.1 Westpac Bank Building Circa 1928.**

Warren Rd. Lot 10

Rendered brick walls, iron roofed store built by T.Gorman publican of the Nannup hotel after the completion of the hotel renovations. Originally constructed as a grocers store. Used by the Bank of New South Wales circa 1940s. (SWDA information *Blythe's Screeed*)

Previous Listing: HC database. SWDA.

Historic Theme: Occupations.

Significance: Significant to the development of the town of Nannup.

Management: Retain and conserve if possible.

3.5.2 Shop 1905.

Warren Rd Lots 13, Loc. 3.

Front brick section built as grocers store for James Kearney Jnr of Templemore. Timber rear additions and corrugated iron roof. The building has had various commercial uses. (SWDA information *Section A*)

Previous Listing: HC database.

Historic Theme: Occupations.

Significance: Significant to the development of the town of Nannup.

Management: Retain and conserve if possible.

3.5.3 Ammon's Store Circa 1930.

Warren Rd. Lot 12.

Timber and iron shop and store built by J. Whittle for Mrs H. Ammon. Shop front added later. (SWDA information *Blythe's Screeed*)

Previous Listing: HC database. SWDA.

Historic Theme: Occupations.

Significance: Significant to the development of the town of Nannup.

Management: Retain and conserve if possible.

3.5.4 Suda's Shops; Circa 1910.

Cnr Warren and Forrest Sts. Lot 5.

Constructed for Mr George and used as a chemist and drapery. Timber and iron construction.

Previous Listing: HC database. SWDA.

Historic Theme: Occupations.

Significance: Significant to the development of the town of Nannup.

Management: Retain and conserve if possible.

3.5.5 Pre-primary Centre; Circa 1930.

Adam St/Grange Rd.

The building was originally constructed as the first stage of the proposed new Nannup Primary School. Six classrooms were proposed but the building was never completed. (SWDA information *Section A*). Brick and iron construction.

Previous Listing: HC database. SWDA.

Historic Theme: Social and civic activities.

Significance: Local historic and social.

Management: High level of protection appropriate.

3.5.6 Shire Office Circa 1905.

Adam St. Lot 242.

Shire offices took over the building in 1966. The building was previously used as a school and comprised a one roomed building constructed on the site in 1905 and additional rooms from Ellis Creek and Barrabup mill towns added circa 1925. The original room and the room from Ellis Creek remain although the room from Barrabup has been demolished. The building has been renovated. (SWDA information *Section A*) Timber framed construction.

Previous Listing: HC database. SWDA.

Historic Theme: Social and civic activities.

Significance: Local historic and social.

Management: High level of protection appropriate.

3.5.7 RSL Hall

Cross St.

Previous Listing: HC database.

Historic Theme: Social and civic activities.

Significance: Local historic and social.

Management: Assess in more detail when considering a planning application.

3.5.8 Masonic Lodge Circa. 1936.

Dunnett Rd, Nannup.

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

Previous Listing: HC database. SWDA.

Historic Theme: Social and civic activities.

Significance: Local historic and social.

Management: High level of protection appropriate.

3.5.9 Nannup Cemetery 1906

Warren Rd; Reserve 9313.0

Land set aside 1906 First Church of England internment 1908. Sections for denominations and paupers. Still in use. (SWDA information *Section A*)

Previous Listing: HC database. SWDA.

Historic Theme: Demographic settlement and mobility

Significance: Local historic and social.

Management: High level of protection appropriate.

3.5.10 Killerby's Building Circa 1920s; extended 1930s.

Lot 4 Warren Rd, Nannup.

Timber and iron building originally used as a grocery store by J. Donovan.

Purchased by Killerbys of Busselton in 1930s. (SWDA information *Blythe's Screeed*)

Map ref: Nannup UBD D4.

Previous Listing: HC database. SWDA.

Historic Theme: Occupations.

Significance: Significant to the development of the town of Nannup.

Management: Retain and conserve if possible.

3.5.11 Town Hall and Supper Room 1903 and 1937.

Warren Rd, Nannup.

Previous Listing: HC database; National Trust classified.

Town hall built 1903 and was used for various functions including school, church and cinema. Supper room built 1937. Buildings restored and reopened by the Town Hall Preservation Society 1988. (Shire Hall information sheet)

Nominee: Nannup Town Hall Preservation Society

Historic Theme: Social and civic activities.

Significance: Local historic and social. (Refer to National trust assessment)

Management: Highest level of protection appropriate. Recommended for entry into the State Register of Heritage Places.

3.5.12 St Thomas Moore R.C. Church 1925.

Warren Rd, Nannup.

Church built 1925. Convent and school on the site constructed circa 1930s and used until 1960s. The building has been relocated to Busselton. (SWDA information *Blythe's Screeed*)

Previous Listing: HC database.

Historic Theme: Social and civic activities.

Significance: Local historic and social.

Management: High level of protection appropriate.

3.5.13 Uniting Church; Circa 1937.

Warren Rd, Nannup.

Originally a Methodist church. The site originally also contained a church hall and manse which have subsequently been demolished. (SWDA information *Blythe's Screeed*)

Previous Listing: HC database.

Historic Theme: Social and civic activities.

Significance: Local historic and social.

Management: High level of protection appropriate.

3.5.14 Nannup Hotel 1900, 1910 and 1924.

Lots 3,4,5-9 Warren Rd.

The single storey brick and iron building was constructed in 1900 and 1910 and the two storey section added in 1924. The building was modernised in 1965.

Previous Listing: HC database. SWDA.

Historic Theme: Social and civic activities.

Significance: Local historic and social.

Management: Highest level of protection appropriate. Recommended for entry into the State Register of Heritage Places.

3.5.15 All Saints Anglican Church 1914.

Lot 1010 Warren Rd, Nannup.

Built by same builders as Town Hall. opened 6.6.1914 by Bishop Goldsmith of Bunbury. (SWDA information *Blythe's Screeed*)

Previous Listing: HC database. SWDA.

Historic Theme: Social and civic activities.

Significance: Local historic and social.

Management: High level of protection appropriate.

3.5.16 Police Station (Tourist Centre) 1923

Warren Rd/Brockman St

The police station includes a lockup and exercise yard. The building was used until 1984 and has since been converted for use a the tourist bureau. (SWDA information *Section A*)

Previous Listing: HC database. SWDA.

Historic Theme: Social and civic activities. Law and order.

Significance: Local historic and social.

Management: High level of protection appropriate.

3.5.17 Police Quarters 1923.

Warren Rd/Brockman St.

House built in association with the police station.

Previous Listing: HC database. SWDA.

Historic Theme: Social and civic activities. Law and order.

Significance: Local historic and social.

Management: High level of protection appropriate.

3.5.18 Fmr Road Board Office

Warren Rd/Brockman St. Lot 1.

Building constructed of concrete blocks with an iron roof. The site was allocated for the Roads Board Office in 1896 however the existing building was probably built later, possibly circa 1920. The building was used by the Nannup Roads Board until 1966. (SWDA information *Section A*)

Previous Listing: HC database. SWDA.

Historic Theme: Social and civic activities

Significance: History of local government in the area.

Management: High level of protection appropriate.

3.5.19 Nannup Hospital; 1925.

Lot 133, Carey St, Nannup.

Hospital opened 10.10.1925 by the Minister for Health Mr Norm Baxter, however the hospital is believed to have been operating prior to this. Built by Mr Clay and Mr Worthington. The building has been extended and altered over the period of its history. (SWDA information *Section A*)

Historic Theme: Social and civic activities.

Significance: Local social history.

Management: Building significant but not essential to an understanding of the place. Social history significant, record and provide interpretive material relating to the development of Nannup.

3.5.20 Darradup School; 1900.

Longbottom Road, Darradup.

First school in the Nannup district, 1900.

Historic Theme: Social and civic activities

Significance: History of education in the area.

Management: High level of protection appropriate.

3.6 COTTAGES AND RESIDENTIAL BUILDINGS IN NANNUP**3.6.1 Templemore Circa 1908.**

Lot 2, Warren Road, Nannup.

Home of James Kearney, early resident of Nannup. James Kearney purchased lots 2 and 3 in 1896. (*History of Nannup* p35)

Previous Listing: National Trust classified..

Historic Theme: Demographic settlement and mobility.

Significance: State significance, early settlement. (Refer to National Trust assessment)

Management: Highest level of protection appropriate. Recommended for entry into the State Register of Heritage Places. Nomination by the owner appropriate.

3.6.2 Inkster's House Circa 1905.

Lot 5, Forrest St, Nannup.

Built circa 1905 at Ellis Creek, transported to present site for Mrs Ammen 1924 when Ellis Creek closed. (SWDA information *Section A*)

Historic Theme: Demographic settlement and mobility.

Significance: Local social history.

Management: Assess in more detail when considering a development application.

3.6.3 Clarke's House, Circa 1905.

Lot 6, Forrest St, Nannup.

Built circa 1905 at Ellis Creek, transported to present site for Jim Merchant, a horse teamster, 1924 when Ellis Creek closed. (SWDA information *Section A*)

Historic Theme: Demographic settlement and mobility.

Significance: Local social history.

Management: Assess in more detail when considering a development application.

3.6.4 Bull's House; Circa 1905.

Lot 2, Wilson St, Nannup.

Built circa 1905 at Ellis Creek, transported to present site for Mr C. Bull 1924 when Ellis Creek closed. (SWDA information *Section A*)

Historic Theme: Demographic settlement and mobility.

Significance: Local social history.

Management: Assess in more detail when considering a development application.

3.6.5 Sexton's House; Circa 1915.

Lot 93, Wilson St, Nannup.

House built by sleeper cutter Josh Sexton for his bride Janet Bishop. (SWDA information *Section A*)

Historic Theme: Demographic settlement and mobility.

Significance: Local social history.

Management: Assess in more detail when considering a development application.

3.6.6 Old Higgins Homestead; Circa 1913.

Lot 641, North St, Nannup.

House built from clay bricks from the swamp between the house and the Blackwood River. Built for George Higgins original owner of Nannup Hotel. (SWDA information *Section A*)

Historic Theme: Demographic settlement and mobility.

Significance: Local social history.

Management: Assess in more detail when considering a development application.

3.6.7 Eileen Higgins House and swamp; Circa 1912.

Lot 68, Warren Rd, Nannup.

Homestead built as a hardware and blacksmith shop for George Higgins after he sold the Nannup Hotel to T. Gorman. There were originally stables behind. (SWDA information *Section A*)

Historic Theme: Demographic settlement and mobility.

Significance: Local social history.

Management: Assess in more detail when considering a development application.

3.6.3 Bakehouse; Circa 1932.

Lot 160, Warren Road, Nannup.

Built by Wally Sexton early 1930s and includes an original wood fired oven.

(SWDA information *Section A*)

Historic Theme: Demographic settlement and mobility.

Significance: Local social history.

Management: Assess in more detail when considering a development application.

PART 7 – HERITAGE PROTECTION

7.1 HERITAGE LIST

- 7.1.1 The local government is to establish and maintain a Heritage List to identify those places within the Scheme Area to be of cultural heritage significance and worthy of conservation under the provisions of the Scheme, together with a description of each place and the reasons for its entry.
- 7.1.2 In the preparation of the Heritage List the local government is to:
- (a) have regard to the Municipal Inventory prepared by the local government pursuant to Section 45 of the Heritage of Western Australia Act 1990; and
 - (b) include on the Heritage List such of the entries on the Municipal Inventory as it considers to be appropriate.
- 7.1.3 In considering a proposal to include a place on the Heritage List, the local government is to:
- (a) notify in writing the owner and occupier of the place and provide them with a copy of the description proposed to be used under clause 7.1.1 and the reasons for the proposed entry;
 - (b) invite submissions on the proposal from the owner and occupier of the place within 21 days of the day the notice is served;
 - (c) carry out such other consultations as it thinks fit; and
 - (d) consider any submissions made and resolve to enter the place on the Heritage List with or without modification or reject the proposal after consideration of the submissions.
- 7.1.4 Where a place is included on the Heritage List, the local government is to give notice of the inclusion to the Commission, the Heritage Council of Western Australia and to the owner and occupier of the place.
- 7.1.5 The local government is to keep a copy of the Heritage List with the Scheme documents for public inspection.
- 7.1.6 The local government may remove or modify the entry of a place on the Heritage List by following the procedures set out in clause 7.1.3.

7.2 DESIGNATION OF A HERITAGE AREA

- 7.2.1 If, in the opinion of the local government, special planning control is needed to conserve and enhance the cultural heritage significance and character of an area, the local government may, by resolution, declare that area as a Heritage Area.
- 7.2.2 The local government is to:
- (a) adopt for each Heritage Area a Local Planning Policy which is to comprise:
 - (i) a map showing the boundaries of the Heritage Area;
 - (ii) a record of places of heritage significance; and
 - (iii) objectives and guidelines for the conservation of the Heritage Area; and
 - (b) keep a copy of the Local Planning Policy for any designated Heritage Area with the Scheme documents for public inspection.

Note:

1. *The purpose and intent of the heritage provisions are:*
 - (a) *to facilitate the conservation of places of heritage value; and*
 - (b) *to ensure as far as possible that development occurs with due regard to heritage values.*
 2. *A "place" is defined in Schedule 1 and may include works, buildings and contents of buildings.*
- 7.2.3 If a local government proposes to designate an area as a Heritage Area, the local government is to:
- (a) notify in writing each owner of land affected by the proposed designation and provide the owner with a copy of the proposed Local Planning Policy for the Heritage Area;
 - (b) advertise the proposal by:
 - (i) publishing a notice of the proposed designation once a week for two consecutive weeks in a newspaper circulating in the Scheme Area;
 - (ii) erecting a sign giving notice of the proposed designation in a prominent location in the area that would be affected by the designation; and
 - (iii) such other methods as the local government considers appropriate to ensure widespread notice of the proposal;
- and
- (c) carry out such other consultation as the local government considers appropriate.
- 7.2.4 Notice of a proposal under Clause 7.2.3(b) is to specify:
- (a) the area subject of the proposed designation;
 - (b) where the Local Planning Policy which will apply to the proposed Heritage Area may be inspected; and
 - (c) in what form and in what period (being not less than 21 days from the date of the notice) submissions may be made;
- 7.2.5 After the expiry of the period within which submissions may be made, the local government is to:
- (a) review the proposed designation in the light of any submissions made; and
 - (b) resolve to adopt the designation with or without modification, or not to proceed with the designation.
- 7.2.6 If the local government resolves to adopt the designation, the local government shall forward a copy of the designation to the Heritage Council of Western Australia, the Commission and each owner of land affected by the designation.
- 7.2.7 The local government may modify or revoke a designation of a Heritage Area.
- 7.2.8 Clauses 7.2.3 to 7.2.6 apply, with any necessary changes, to the amendment of a designation of a Heritage Area.

7.3 HERITAGE AGREEMENTS

The local government may, in accordance with the Heritage of Western Australia Act 1990, enter into a heritage agreement with an owner or occupier of land or a building for the

purpose of binding the land or affecting the use of the land or building in so far as the interest of that owner or occupier permits.

Note:

1. *A heritage agreement may include a covenant intended to run with the land relating to the development or use of the land or any part of the land.*

2. *Detailed provisions relating to heritage agreements are set out in the Heritage of Western Australia Act 1990.*

7.4 HERITAGE ASSESSMENT

Despite any existing assessment on record, the local government may require a heritage assessment to be carried out prior to the approval of any development proposed in a Heritage Area or in respect of a heritage place included on the Heritage List.

7.5 VARIATIONS TO SCHEME PROVISIONS FOR A HERITAGE PLACE AND HERITAGE AREA

Where desirable to

- (a) facilitate the conservation of a heritage place entered in the Register of Places under the Heritage of Western Australia Act 1990 or listed in the Heritage List under sub-clause 7.1.1; or
- (b) enhance or preserve heritage values in a heritage area declared under sub-clause 7.2.1,

the local government may vary any site or development requirement specified in the scheme or the Residential Planning Codes, by following the procedures set out in clause 5.6 of the scheme.

