

# SHIRE OF NANNUP BUSHFIRE ADVISORY COMMITTEE MINUTES

4<sup>TH</sup> MAY 2015

## AGENDA ITEMS

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- 1.0 DECLARATION OPENING**
- 2.0 ATTENDANCE / APOLOGIES / ABSETEES**
- 3.0 QUESTION TIME FOR THE PUBLIC QUESTION**
- 4.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**
  - 4.1 Bushfire Advisory Committee Minutes: 2<sup>nd</sup> February 2015
- 5.0 MATTERS ARISING FROM PREVIOUS MINUTES**
- 6.0 REPORTS FROM SHIRE OFFICERS AND DELEGATES**
  - 6.1 Chief Bush Fire Control Officer
  - 6.2 Deputy Chief Fire Control Officer
  - 6.3 Shire Ranger
  - 6.4 Community Emergency Services Manager/Training Coordinator
  - 6.5 Brigade's FCO Report
  - 6.6 Department of Fire and Emergency Services
  - 6.7 Volunteer Fire and Rescue Service
  - 6.8 Bushfire Ready Facilitators Report
  - 6.9 Department of Parks and Wildlife
  - 6.10 State Emergency Service
- 7.0 GENERAL BUSINESS**
- 8.0 DATE FOR NEXT MEETING**
- 9.0 CLOSURE OF MEETING**

# **BUSHFIRE ADVISORY COMMITTEE MINUTES**

## **1.0 DECLARATIONS – Meeting open 19:31 hrs**

## **2.0 ATTENDANCE**

(RB) Rob Bootsma	(CESO)
(GB) Gerald Brown	(Cundinup FCO)
(RM) Robin Mellema	(Nannup Brook FCO & Chairperson)
(VL) Vic Lorkiewicz	(East Nannup FCO)
(CW) Chris Wade	(Deputy CBFCA/Infrastructure Manager)
(PL) Paul Lamers	(North Nannup FCO)
(MC) Malcolm Cole	(Carlotta FCO)
(MS) Mark Scott	(Balingup Rd FCO)
(DM) Danny Mosconi	(DFES DO Capes)
(SM) Steve Mills	(DPaW FOO Blackwood)

## **APOLOGIES**

Cate Stevenson	Shire Councillor)
John Patman	(Chief BFCO)

## **ABSENTEES**

John Gaunt	(Peerabeelup FCO)
John Dunnet	(Scott River FCO)

## **3.0 PETITIONS/DEPUTATIONS/PRESENTATIONS**

Nil

## **4.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

### **4.1 Bushfire Advisory Committee Minutes: 3 November 2014**

Accepted – Gerald Brown	Carried
Seconded – Malcolm Cole	

## **5.0 MATTERS ARISING FROM PREVIOUS MINUTES**

(RB) informed the committee the DFES acknowledgement of appliance replacements for Darrdup BFB with a 4.4 Singlecab BA appliance and North Nannup BFB with a 4.4 Dualcab BA appliance scheduled for 2015-2016. The appliance replacement program is behind schedule at least 12 months.

## 6.0 REPORTS

### 6.1 Chief BFCO – Nil

### 6.2 Deputy Chief BFCO

(CW) explained recent fires attendance from brigades

- Balingup Road, roadside burn property owner utilized own firefighting equipment to suppress.
- Tower Road
- Nelson location, noticed vehicle leaving area details given to police.
- Bilecki fire, no escape from property all controlled.
- Coronation Road, tree harvester contractor vehicle caught alight carry diesel fuel on ute for machinery. Vehicle totally burnt flames reaching vegetation overhead.

### 6.3 Shire Ranger – Nil

### 6.4 CESO/Training Coordinator – Report attached

### 6.5 Brigade FCO's

6.5.1 Balingup Road FCO – (MS) Brockmans property harvested bluegums approx. 60Ha trash burn escaped initial area within property then onto roadside reserve, tree fallen down safety issue. Onsite machinery used to clean up next day.

6.5.2 Carlotta FCO – (MC) Water filling up point at Carlotta hall from brigade water tank infrastructure.

6.5.3 Cundinup FCO – (GB) Utilised the HSV with a couple of incidents namely the Coronation Road vehicle fire.

6.5.4 Darradup FCO – Nil

6.5.5 East Nannup FCO – (VL) Attended Northcliffe fires sent along wrong track with back burning, experience firefighters managed situation, inexperienced may have panicked. Concerns over large incident fire and new FF with no experience. No water points at Northcliffe sectors had to truck in water for crews.

(DM) expressed important for crew deployment to have experienced FF's with inexperienced FF to mentor. There were issues with sufficient water and for crews to minimize travelling to known water points.

6.5.6 Nannup Brook FCO – (RM) Burn behind Nannup District High School put up significant smoke, good burn although patrolled for few days afterwards. Attended the Balingup Road roadside tree fire and the felling of the tree to make safe. Attended the Krauklas Road fire in

Darradup from a lightning strike burnt approx. 10Ha. Attended fires at Noobijup Reserve and Lake Unicup in the Shire of Manjimup. Cockatoo Valley prescribed burn numerous smoke complaints; smoke sits in the valley and unfortunately takes time for the smoke to move away. Attended Forrest Car Rally with appliance and crews.

6.5.7 North Nannup FCO – Nil

6.5.8 Peerabeelup FCO – Nil

6.5.9 Scott River FCO – Nil

6.6 DFES – (DM) DFES LSW Manjimup Office would like to thank all volunteers who assisted with the Northcliffe Fires. The effort extended from other regions, state & interstate. Adam Bernhagen has been developing the Rural Urban Interface (RUI) checklist for communities where the bushland meets the community infrastructure/development. Two locations have been initially chosen Jalbarragup and Barrabup. Adam will liaise with (RB) to also look at reported WAERN blackspots in the Shire of Nannup. The Level 2 Operations course was recently attended with 6 new members from the LSW region. DFES has a community emergency warning survey on the website and encourages volunteers to participate. (DM) would like to present the RUI with local brigades as a training session.

6.7 VFRS – Nil

6.8 Bushfire Ready Facilitator – Nil

6.9 DPaW – Report Attached

6.10 SES – Nil

## **7.0 GENERAL BUSINESS**

7.1 FCO Boundaries – (RB) asked VL and MS to finalise their boundaries. (RB) asked RM the Nannup Brook boundaries. (RB) has completed discussions with VL and MC their boundaries.

7.2 Insurance - (RB) explained FF's are insured over the age of 64 years but the insurers documentation is unclear, although verbal assurances were given. RB to provide a document in layman terms and distribute to brigades for clarification.

## **OTHER GENERAL BUSINESS AROUND THE TABLE**

(MS) suggested advertising roadside burn procedure in the Telegraph. (CW) indicated the Shire could provide this service for property owners to allow roadside fuel load reduction safe practices.

Residents indicated the Sentinel Alert system could be used to notify residents of fire activity and smoke. (CW) explained the Sentinel Alert system is intermittent and not reliable for that purpose.

(PL) asked about Gracillis Road as an alternate access route for emergencies. No funding available, funds will need to be raised and permission to commence upgrade. Alternate routes have been looked with no resolution. (DM) indicated the South West coastline has numerous localities with similar issues. Funding may be raised by the locality through rates if they are concerned.

(MS) would like the BFAC to write a letter of appreciation to Steve Mills with his new appointment in Shark Bay commencing in June. Steve has supported and provided valuable information to the committee over the years. Committee unanimously agreed to the suggestion. (RB) to draft a letter for (RM) Chairperson to sign.

**8.0 DATE FOR NEXT MEETING – 3<sup>rd</sup> August 2015 at 1930hrs.**

**9.0 CLOSURE OF MEETING – 20.55 hrs**

**BFAC Meeting 04-05-2015**  
**CESO Report**

- 31/01 Northcliffe Fire deployment, assisted with the management of regional crews. Initially I was the Task Force Leader at two locations east of Manjimup at Noobijup Reserve and Lake Unicum. I would like to thank everyone who attended.  
I was the Logistics Officer and Resources Officer at the Regional Operations Centre in Manjimup for day and night shifts and also the Liaison officer at Northcliffe and Pemberton locations.
- 24/02 SW DEMC meeting held in Bunbury at the Bunbury Tower. I provided a report for City of Busselton, Augusta-Margaret River and Nannup shires.
- 03/03 RTAC meeting in Walpole but the Nannup CRC provided the teleconference link up with the meeting in Walpole. We discussed training issues with volunteers and staff.
- 04/03 Met with Chris Sousa (CESM for Bridgetown/Greenbushes) regarding the possibility of hosting the BFS Games in Nannup. Looked at possible sites and discussed tasks for the event for volunteers to participate.
- 05/03 I assisted the HR license driver training for DFES staff member in Yallingup.
- 07/03 VTAG meeting in DFES Head Office – Cockburn, discuss with other members training requirements throughout the state. eLearning progressing towards rolling out more courses. Initial feedback from users is encouraging and logistically beneficial for basic courses and online assessments.
- 11/03 Drove the North Nannup 3.4R to SW Fire in Collie to have some repairs done to the appliance.  
  
Liaised with FCO's the RPL of members with IFF & BFF and the AIMS Awareness courses before the end of the amnesty period of 31/03/2015.
- 20/03 I assisted the HR license driver training for DFES staff member in Margaret River.
- 16&17/03 I completed the Level 2 Operations Officer course in Margaret River at the SES facility.
- 20/04 I attended a meeting with the Common Doctrine Working Group (CDWG) in Narrogin. The group looks at all operating procedures and discusses common ground or the introduction of an operating procedure into other agencies. DFES, DPaW and LG are the agencies looking at the operating procedures for this process.
- 21&22/04 I presented On Road Driving at the Manjimup VFRS/SES Manjimup facility for BFS & VFRS participants.
- 23/04 DFES staff meeting held at DFES Regional Head Quarters – Manjimup Office.

**BFAC Meeting 04-05-2015  
Training Officer Report**

The Nannup Training Calendar 2015 has been distributed to all brigades. The driving course dates for the month of May have been amended due to location, numbers and instructor availability.

The IFF & BFF course has been extended from 2 days to a 3 day course. This has been necessary for the inclusion of Rural Urban Interface (RUI), AIIIMS Awareness and Appliance in cab protection system.

The Scott Promask Pro2(A2-P3) respirators are a combination filter and are a new type of respirator for fire fighters working in light to medium smoke fires. I have the DVD presentation and all the assessment forms for volunteer fire fighters to be trained in the use and care of these types of respirators.

Even though we are starting the winter season fires are still a threat with internal heating fires and chimneys catching on fire. Heating fires left unattended or electrical fires can cause significant damage. If the fire is structural bush fire brigades usually back up VFRS crews and provide water. This will be provided by BFB Heavy Tankers due to their increased water capacity. I urge brigades with Heavy Tankers to liaise with VFRS or myself to arrange a training session.

Brigade members requiring additional training or other courses not mentioned please contact me to see if it can be arranged or presented.

**Rob Bootsma**

# DPaW - BLACKWOOD DISTRICT BFAC MEETING Nannup 04/05/2015

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## FIRE SEASON 2014/15

- 72 fires so far in Blackwood District adding up to a total 702 hectares (63ha State Forest, 57ha National Park/Reserves and 582ha Private Property)
- 23 deliberate lighting
- 7 escape from private property
- 2 timber industry
- 8 other industry
- 10 campfires
- 4 lightning
- 18 unknown / deliberate??
- Thank you to all brigade members for their assistance at fires this year.

## 2015 AUTUMN PRESCRIBED BURNING – BLACKWOOD DISTRICT

- Blackwood DPaW have completed 5 burns this Autumn and commenced 1 more – 3,521ha
  - BWD\_003 Argyle\_206 is 418ha (in the Shire of Donnybrook-Balingup)
  - BWD\_0010 Harrington\_021 370ha (41ha of which is in the Shire of Nannup , rest in the Shire of Donnybrook Balingup, 730ha remaining)
  - BWD\_016 McCorkhill\_999 is 183.5ha in the Shire of Nannup.
  - BWD\_018 Nelson\_107 is 1,590ha in the Shire of Nannup. This still requires completion.
  - BWD\_036 Kearney\_122 is 862.5ha in the Shire of Nannup.
  - BWD\_040 Warner is 100ha in the Shire of Donnybrook Balingup (completed from Spring 2014)
- We will continue to monitor all proposed burns, with a better than good chance we will have another window of opportunity for burning.
- Increased Brigade engagement
  - DPaW is aiming for an increase in brigade engagement for all future burning
  - Increased opportunities for joint burning
  - We also completed Pre-season briefings for Shires this year and will be continuing that next year.

## 2015 SPRING PRESCRIBED BURNING – BLACKWOOD DISTRICT

There are several burns planned within the Nannup Shire (refer attached map) this will also be dependent on what is completed for the rest of this season.



## WBAOC BOARD MEETING 5.00PM 2<sup>ND</sup> JUNE, 2015 - NANNUP

1. **Meeting Opened:** 5.02pm
2. **Present:** Tim Clynch, Wade DeCampo (5.15pm), Andrew Campbell, Tony Pratico, Louise Kingston, Bob Longmore Tony Dean, Peter Clarke, Alan Wilson
3. **Apologies:** Dean Bavich, Don Punch
4. **Guest:** Jo Burges, WALGA
5. **Minutes of Previous Meeting** (held in Manjimup on 7<sup>th</sup> April, 2015)  
T. Pratico/B. Longmore **Passed**

### **Business Arising:**

Nyamup phone Tower was funded through Stage 1 of the State Government Program. Stage 2, which will also include the Federal Program funding is still being assessed.

Andrew advised that an agreement on the RET's has now reached an agreement with the Federal Government. Once the Target is announced, Synergy will go to Tender with Renewable Energy Companies to satisfy the REC's. Process likely to take 4-5 months.

6. **Correspondence (as circulated) accepted:** T. Pratico/A. Wilson
7. **Status of Other Key Regional Issues inc:**

- **Royalties for Regions**
  - **Bridgetown:** Pool is progressing
  - **Manjimup:** Supertown project to reopen Ipsen Street is nearing completion.
  - **Nannup:** Recreation Centre is 50% complete, completion due late September. Mainstreet revitalisation project to commence following this.

- **Trails Project** – Awaiting advice from SWDC Grant application.

### • **Formation of Sub Regional Tourism Organisation**

A discussion was held on the progress with the SRTO and the Draft Consultant's Brief. It was decided that as Donnybrook Balingup and Boyup Brook had not committed to the project at this stage that the project should continue, but that the Grant currently available through Royalties for Regions be applied for and that a meeting be held with the Sub Committee to ensure this is the direction Industry wants.

**Motion:** Tony Pratico/Wade DeCampo that the Alliance apply for funds through the Royalties for Regions Grant and continue the process for the SRTO as per the Sub Committees direction. **Passed**

### • **Other Key Regional Issues:**

Tim raised the progress with the NBN and felt that the planning issues that occurred were not addressed appropriately.

Nannup advised that they have been approached regarding the placement of the Tower.

Manjimup advised that they had assisted with site locations.  
Tim advised that this was offered but refused.  
Jo Burges offered to follow up on behalf of Bridgetown.

Tony Dean advised that Nannup Timber Processing were rebuilding 6 kilns and undertaking mill improvements, as well as reopening the Dry Mill.

Tony Pratico raised a letter that had been sent from the Vietnamese Consul General. A discussion was held and it was decided Bridgetown would pursue the issue and invite the Consul General to visit if there was value for the Members.

- 8. Finance Report passed:** T. Pratico/A. Wilson **Passed**  
• **Adoption of 2015/16 Budget:** Tony Pratico/Alan Wilson **Passed**

**9. General Business:**

- **Donnelly River Mill:** A report was circulated to the Board. Peter Clarke gave a rundown of the process and a meeting has now been organised for Friday 5<sup>th</sup> June to discuss. The EO will provide a report following the meeting to the Board.
- **Strategic Plan update:** The Draft Plan has been forwarded to Charles Jenkinson at RDA Southwest for comment before finalising.
- **Regional Waste Management Strategy:** Andrew advised that the Draft report has been released, which contains useful statistics and information, which can now be used to develop a Management Plan. A discussion was held on opportunities with collaboration and other issues such as Septic Waste, which could be included.
- **Bunbury Outer Ring Road:** Information provided by Bunbury Wellington Economic Alliance was discussed. The Alliance supports the initiative and a letter to be sent to BWEA to advise.
- **South West Focus Conference:** EO gave an update. Members to look at the Website and organise attendees.

**10. Presentation:** Jo Burges, WALGA

Jo advised that reform work had drawn to a close and would allow WALGA to focus on broader issues.

Jo reminded Members that WALGA is a great resource.

The City of Perth Act has been introduced to Parliament and is due to take effect on 1<sup>st</sup> July, 2016.

ALGA is pushing for the reintroduction of indexation of FAGS Grants.

The WALGA Convention is coming up again. The Cost was raised by Tim and the extended length of the Convention was becoming an issue. Jo will pass the comments on to the organisers.

Jo said good feedback had been received regarding the Wednesday 'Speed Dating' with relevant Director Generals and the attendance of Ministers.

Applications are now open for the President's Diploma Award. The Regional Centres Development Plans, Stage 2 has commenced.

The process of electing a new President if the current President steps down before the next elections was discussed. Jo advised that an interim President would be elected until March 2016.

- **Other General Business:**

Wade advised that visitation had been excellent in May with a number of Events and the Long Weekend. It was agreed that the SRTO would improve this with better Marketing and Promotion.

**Meeting Closed:** 6.37pm

**Next meeting:** 28<sup>th</sup> July, 2015 in Manjimup

<b>Policy Number:</b>	LPP 006
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Standard Development Conditions &amp; Grounds of Refusal and Subdivision Comments</b>
<b>Policy Owner:</b>	Manager Development Services

**Authority:** Local Government Act 1995  
 Planning and Development Act 2004  
 Shire of Nannup Local Planning Scheme No. 3

## OBJECTIVE

To ensure that conditions of planning approval are applied in a consistent format, are recognised publicly and reflected in Council officers' reports and the minutes of Council.

## DEFINITIONS

Nil.

## POLICY

The following conditions of approval, within the scope of Local Planning Scheme No. 3 and relating to matters of land use, development and subdivision represent the Standard Conditions of Council.

(Note: Where a Standard Condition includes the annotation “( )” the appropriate number of vehicle parking bays, physical area of landscaping, number of days, etc. specific to the proposed development shall be inserted.)

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## PLANNING

### CONDITIONS TO BE INCLUDED ON ALL DEVELOPMENT APPROVALS

**pc1 Development is to be in accordance with the approved Development Plan**

All development is to be in accordance with the approved Development Plan dated \_\_\_\_ (attached), including any amendments placed thereon by the Shire of Nannup and except as may be modified by the following conditions.

**pc2 Building permit application**

A building permit application under the provisions of the Local Government Miscellaneous Provisions Act must be submitted to and approved by the Shire of Nannup prior to the commencement of any on-site works whatsoever.

**pc2a Building permit application (date)**

A building permit for the development should be obtained prior to *(date two years from date of this advice)*. This Planning Approval lapses if a building permit for the development has not been obtained by *(date two years from date of this advice)*. Further to this, if the development is not substantially commenced in accordance with the building permit by *(date two years from date of this advice)*, then this Planning Approval lapses at that date. With the permission of the Shire of Nannup, this Planning Approval may be extended.

**pc2b Occupation or use**

Occupation or use of the development shall not occur until the Shire of Nannup has issued, to the owner, a written Permit to Use for the development.

**Staff Advice Note:** Footnotes fn2 and fn11 should be placed on all delegated decisions. Footnotes fn2 and fn12 should be used for Council decisions.

### STANDARD PREAMBLE FOR REFUSAL

**Pr1 Delegated Preamble**

Reference is made to your development application dated\_\_ whereby you proposed the use / development of \_\_ on Lot \_\_.

Following an assessment in accordance with the provisions of Local Planning Scheme No. 3 and relevant Shire Policies, you are advised that the Shire of Nannup hereby refuses your application for the following reasons:

**OR**

**Pr2 Council Decision**

At its meeting held on \_\_, Council resolved to refuse the application for the following reasons:

### BUILDING/DEVELOPMENT

**pc3 Plans required – finished floor levels**

Plans submitted with the building permit are to show finished ground levels and finished floor levels to the satisfaction of the Shire of Nannup.

**pc4 Matching colours/texture**

The design, materials and colours of both the existing and proposed development are to be matched to the satisfaction of the Shire of Nannup. Details to be submitted prior to or with the building permit application.

**pc5 Geotechnical Report**

A geotechnical report covering the development area being prepared by the applicant at the applicant's cost and to the satisfaction of the Shire of Nannup. The report to be lodged with the building permit application, together with certification from a structural engineer that the design is suitable for the site conditions as outlined in the geotechnical report.

**pc6 Dust Management Plan**

A Dust Management Plan to be prepared prior to issue of a building permit and implementation of that Plan be undertaken at each and every stage of the development of the site to the satisfaction of the Shire of Nannup.

**pc7 Compaction and stabilisation**

Compaction and stabilisation must be carried out to the specifications and satisfaction of the Shire of Nannup. Details to be submitted with the building permit application.

**pc7a Permanent enclosed storage**

Each dwelling shall be provided with a permanent enclosed storage area of at least 4.0m<sup>2</sup> and a minimum width of 1.5m, accessible from and compatible with the overall development to the satisfaction of the Shire of Nannup.

**PARKING AND ACCESS**

**pc8 Minimum carparking**

The provision on-site of a minimum number of carparking bays. The parking area(s), driveway(s) and point(s) of ingress and egress [including crossover(s)] to be designed, constructed, sealed, drained, marked and thereafter maintained to the specifications and satisfaction of the Shire of Nannup. Details to be submitted with the building permit application.

**pc9 Legal Agreement**

Submission and approval of a legal agreement, at the applicant's expense (including legal expenses incurred by the Shire of Nannup) and to the satisfaction of the Shire of Nannup and its solicitors, to facilitate reciprocal rights of vehicular access and carparking between Lot(s)\_\_\_ and Lot(s)\_\_\_ in which the Shire's interests are protected prior to issue of a building permit.

**pc10 Sealed parking and manoeuvring areas**

All parking and manoeuvring areas to be bitumen sealed, concrete or brick paved to the satisfaction of the Shire of Nannup prior to issue of a Permit to Use.

Details to be submitted with building permit application.

**pc11 Disabled parking**

Disabled parking bay(s), located convenient to the building entrance and with a minimum width of 3.6 metres, to be provided to the satisfaction of the Shire of Nannup. Details to be submitted with building permit application.

**pc12 Parking Cash-In-Lieu**

Payment of cash-in-lieu and associated costs of the valuation fees for parking bays not provided on-site in accordance with the provisions of Local Planning Scheme No. 3 to the issue of a building permit.

**Staff Advice Note:**

When using this condition, also include Footnote fn14.

**pc13 Contribution**

A contribution of \$ being made to the Shire of Nannup prior to the issue of a building permit for the construction/upgrading of as required as a direct consequence of the development.

## **DRAINAGE AND FILLING**

**pc14 Storm water Plans (Council drain)**

Plans submitted with the building permit application are to show details of storm water and roof run-off disposal to the satisfaction of the Shire of Nannup. (On-site retention to be at 1m<sup>3</sup> per 100m<sup>2</sup> of impervious area). Connection to the Shire's system shall be via a silt trap and will incur a connection fee of \$ (inclusive of GST) and the fee must be paid prior to issue of a building permit).

**Staff Advice Note:**

This condition is used for urban developments where a Council drainage system is available.

**pc15 Storm water Plans (On site)**

Plans submitted with the building permit application are to show details of storm water and roof run-off disposal to the satisfaction of the Shire of Nannup (on-site retention to be at 1m<sup>3</sup> per 100m<sup>2</sup> of impervious area).

**Staff Advice Note:**

This condition is used for non-urban developments where no Council drainage system is available.

**pc16 Contribution - Storm water**

A contribution of \$ being made to the Shire of Nannup prior to issue of a building permit towards the construction/upgrading of the drainage system for the locality, to facilitate drainage of the development.

**pc17 Filling**

Filling of the site, other than that directly necessary for the development as approved under a building permit, is prohibited.

## **LANDSCAPING / FENCING / SCREENING**

### **pc18 Landscape Plan**

The submission of a landscape plan to the satisfaction of the Shire of Nannup. The Plan should indicate the location and species of all trees to be removed and/or retained; the location and type of fencing to be installed; the location and type of reticulation to be installed; and the location and type of paving to be installed.

The Plan should also include a plant schedule nominating each species, the spacings of each species, the numbers of plants required; and the size of each plant to be used at the time of planting, together with the anticipated height of each plant at maturity. The Plan should identify and include any adjoining road verges. The Plan must be submitted and approved prior to the issue of a building permit.

### **Pc19 Landscaping and reticulation to be established**

Landscaping and reticulation to be established in accordance with the approved plan(s) prior to occupation of the development and thereafter maintained to the satisfaction of the Shire of Nannup.

### **pc20 Landscaping to be upgraded**

Landscaping to be upgraded, in accordance with an approved plan, prior to occupation of the development and thereafter maintained to the satisfaction of the Shire of Nannup.

### **pc21 Fencing details**

The design, materials and colours of all fencing are to be to the satisfaction of the Shire of Nannup. Fencing should generally consist of a minimum 1.8 metres in height (except for within frontages) and should compliment the development and be designed to protect the amenity of adjoining dwellings. Details to be submitted prior to or with the building permit application.

### **pc22 Screening of private yards**

The private yard areas to be identified on the building licence plan, these areas to be suitably screened from adjoining unit(s) and the street prior to occupation of the development. Details to be submitted with building permit application.

### **pc23 Screen walls**

All screen walls to be a minimum of 1.8 metres in height and to be designed and constructed to the satisfaction of the Shire of Nannup. Details to be submitted with the building permit application.

### **pc24 Feature fence**

The fence along the front boundary of the lot being a feature fence and to be designed and constructed to the satisfaction of the Shire of Nannup. Details to be submitted with building permit application.

## **HEALTH AND AMENITY (ALSO SEE HEALTH SECTION'S STANDARD CONDITIONS)**

### **pc25 Means and method of providing a potable water supply**

Details of the means and method of providing a potable water supply to be submitted to, and approved by, the Shire of Nannup prior to the issue of a building permit.

### **pc26 Connection to a reticulated water supply**

The development being connected to a reticulated water supply to the satisfaction of the Water Corporation prior to occupation of the development.

### **Pc27 Suitably screened bulk bin area for refuse**

The provision of a suitably screened bulk bin area for refuse to the specifications and satisfaction of the Shire of Nannup prior to occupation of the development.

Details to be submitted with the building permit application.

### **Pc28 Suitably screened bulk bin area for recycling**

The provision of a suitably screened bulk bin area for recycling to the specifications and satisfaction of the Shire of Nannup prior to occupation of the development. Details to be submitted with the building permit application.

### **Pc29 Oil/flammable discharge**

Where petrol, benzene or other inflammable or explosive substances or grease, oil or greasy / oily matter is likely to be discharged, a sealed wash down area and a petrol and oil trap must be installed. Such a system to be connected to an approved leach drain system. Details to be submitted with the building permit application.

### **pc30 Animal wastes**

All animal wastes being disposed of in a manner suitable to the Manager, Development Services and the Health Department of WA. Method(s) to be approved prior to issue of a building permit.

### **pc31 Installation of an approved effluent disposal system**

The installation of an approved effluent disposal system to the satisfaction of the Shire of Nannup and/or the Health Department of WA prior to occupation of the development. Such a system is to be designed and submitted by a plumbing consultant or other suitably qualified person and based on a geotechnical report on the absorptive capacity of the soil and the anticipated water usage. Details to be submitted with building permit application.

### **pc32 Connection to a reticulated deep sewer**

The development being connected to a reticulated deep sewer to the satisfaction of the Shire of Nannup and the Water Corporation prior to occupation of the development. Full plumbing details must be submitted with the building permit application.

### **pc33 Provision of clothes drying facilities**

The provision of clothes drying facilities to the satisfaction of the Shire of Nannup prior to occupation of the development. Details to be submitted with building permit application.

**Pc34 240 litre mobile garbage bin per dwelling**

The provision of 1 x 240 litre mobile garbage bin per dwelling unit by the developer prior to occupation of the development or issue of a Strata Title clearance, whichever comes first.

**MISCELLANEOUS CONDITIONS OF APPROVAL**

**pc35 Amalgamation of all the lots**

The amalgamation of all the lots which the development is located upon to the satisfaction of the Shire of Nannup prior to the issue of a building permit, which will require submission of proof, to the Shire of Nannup, of the creation of a single title for the subject land.

**pc36 Recyclable bin enclosure**

A recyclable bin enclosure is to be provided and maintained to the satisfaction of the Shire of Nannup. Details to be submitted with building permit application.

**pc37 Bicycle parking facilities**

The provision of bicycle parking facilities to the satisfaction of the Shire of Nannup. Details to be submitted with building permit application.

**Pc38 Disabilities access**

The development being designed and constructed to allow easy access for people with disabilities to the satisfaction of the Shire of Nannup. Details to be submitted with building permit application.

**Pc39 No storage on roads etc.**

No goods or materials being stored either temporarily or permanently in the parking, footpath or landscape areas or within access driveways.

**pc40 No occupation under 55 years of age**

No dwelling unit being occupied by or leased to any person under the age of 55 years.

**pc41 Green waste processing**

All green waste generated on-site from construction works the subject of this approval are where practical to be processed and reused on-site to the satisfaction of the Shire of Nannup.

**pc42 Management Plan – aged persons**

The submission of a Management Plan demonstrating that the development will be restricted to occupancy by aged and/or dependant persons only and will ensure the continued care and well-being of its occupants. The plan to be finalised to the satisfaction of the Shire of Nannup prior to occupation of the development.

**pc44 Performance bond**

Prior to the issue of a building permit, the applicant shall provide a bond in accordance with Shire Policy to the value of \$ \_\_\_\_\_ with the Shire of Nannup. The bond may be in the form of cash, cheque or bank guarantee and is a performance guarantee against satisfactory completion of the conditions of Planning Approval. The performance guarantee will be refunded in full immediately the outstanding works are complete/established as appropriate to the condition(s). Any such bond is to be accompanied by a written authorisation from the owner of the land that the Shire of Nannup may enter the site to complete or rectify any outstanding work. The Shire of Nannup will recover the bond, or part of the bond, as appropriate, the cost to the Shire of Nannup, including administrative costs, of completing or rectifying any outstanding works.

**pc45 Prospective purchasers notification**

The developer of the land shall make arrangements satisfactory to the Shire of Nannup, which will guarantee that any prospective purchaser(s) are advised that no reticulated water supply can be provided by the Water Corporation and, as such, the purchaser(s) will therefore be obliged to make their own arrangements to provide an adequate supply of potable water of not less than 135,000 litres, connected to a suitable rainfall catchment of not less than 150m<sup>2</sup>, and shall be fitted with a 100mm female threaded outlet, complete with full flow ball valve and 75mm Storz fitted as per Bushfire Service specifications (with 100mm clearance around the valve) so that the total tank capacity is available and accessible for fire fighting purposes in

times of emergency, to the satisfaction of the Shire of Nannup. Water tanks are to be located within the building envelope and suitably painted and screened where visible from outside the lot, to the satisfaction of the Manager, Development Services.

**Staff Advice Note:**

The above condition is used for rural dwellings.

**pc46 Infrastructure contribution – footpaths/dup**

A contribution of \$ being made to the Shire of Nannup towards a local footpath and dual use path upgrading prior to issue of a building permit.

**pc47 Provision of dup – outside application area**

Dual use/pedestrian pathway system being provided in a location satisfactory to the Shire of Nannup, which will assist in linking the site with community facilities. Details to be submitted for approval prior to the issue of a building permit.

**Pc48 Provision of dup – within application area**

The dual use/pedestrian pathway system being constructed at the subdivider's cost to the satisfaction of, and specifications of, the Shire of Nannup. Details to be submitted with engineering drawings for approval prior to the issue of a building permit.

**pc49 Buffer – landfill**

The provision of a minimum 500 metre wide buffer between the outer extremity of the landfill area and any nearby residential subdivision, development or land use activity to the specifications and satisfaction of the Shire of Nannup. Details to be finalised prior to issue of a planning Approval.

**pc50 Compliance with definition**

Compliance with definition of the Shire of Nannup Local Planning Scheme No. 3 (copy attached).

**pc51 Vegetation to be removed to be chipped/mulched**

Vegetation to be removed to be chipped/mulched and reused on-site to the satisfaction of the Shire of Nannup. Details to be submitted with the building permit application.

**pc52 Effluent disposal areas not within \_ metres of any creek,**

Effluent disposal areas must not be located within \_\_\_\_ metres of any creek, river or spring or dam on the subject land, nor within \_\_\_\_ metres of any dam on neighbouring land. Details to be submitted with the building permit application.

**pc53 Screening of materials**

Any materials stored outside buildings shall be stored in defined storage areas nominated to and approved by Council and shall be screened from view from adjoining property or from any public street, public thoroughfare, or public open space by a closed fence or wall not less than 1.8 metres in height.



**pc54 Amenity**

The development and use of the land is not to interfere with the amenity of the locality or cause nuisance by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products or grit, oil or otherwise.

**GENERAL FOOTNOTES**

**fn1 Health Department issues**

The following advice is provided by the Shire, which should be addressed prior to the submission of a building permit: a.

**fn2 Building permit**

Please note that, with respect to all of the abovementioned development conditions, a building permit will not be issued until you have discussed and provided all necessary information to comply with each condition. Please contact the relevant Departments and attend to these matters in order to avoid delays.

**fn3 Drawings to be certified**

The drawings submitted for a building permit are to be properly drawn and certified by a practising structural engineer to confirm that they comply with the requirements of the Building Code of Australia.

**fn4 FESA Approval**

Approval to be obtained from the Fire and Rescue Services of WA.

**fn5 Signs Application**

A separate application being made for all advertising signs in accordance with the Shire's Local Law relating to Signs and Other Advertising Devices.

**fn6 Plans to show levels**

Please note for future reference that levels, contours, retaining walls, drainage and sewer lines, etc must be shown on development plans to ensure a proper assessment can be made. Failure to provide this information may require design changes at the building permit stage, resulting in possible delays and inconvenience.

**fn7 Unit/lot numbering**

In order to assist the Shire of Nannup's record keeping and application of unit numbering, could you please ensure that the unit numbers indicated and highlighted on the plans are used in all dealings (including plans, correspondence and discussions) pertaining to this development/property.

**fn8 Services of a licensed surveyor**

You are required to engage the services of a licensed surveyor when the building permit has been approved to establish the lot boundaries and to set out the buildings in accordance with the approved plans prior to commencement of construction. A Certificate will not be issued for a strata plan until all conditions of the development approval have been complied with.

**fn9 Contribution fee in line with the Consumer Price Index**

In respect to Condition the contribution fee is upgraded in line with the Consumer Price Index for Perth on 30 June and 30 December each year. The fee applicable will be determined at the time of payment and may therefore vary from the quoted figure.

**fn10 Register business under Health Act**

You are advised that you are required to register your business prior to commencement of operation pursuant to the requirements of the Health Act (1911) as amended).

**fn11 Delegation decision**

Please note that in order to expedite determination of planning applications, Council has delegated to officers the power to consider applications where they comply with Council's Delegation Register. This application has been determined under Delegation provided by Council.

Rights of appeal are also available to you under the Planning and Development Act 2005 (as amended) against the decision of Council, including any conditions associated with this decision. Any such appeal must be lodged within 28 days of the date of this decision to the State Administrative Tribunal (telephone 9219 3111 or 1300 306 017).

**fn12 Decision of Council**

Council has determined this application.

Rights of appeal are also available to you under the Planning and Development

Act 2005 (as amended) against the decision of Council, including any conditions associated with this decision. Any such appeal must be lodged within 28 days of the date of this decision to the State Administrative Tribunal (telephone 9219 3111 or 1300 306 017).

**fn13 Submission of landscape plans (residential)**

You are reminded to submit a landscape plan in accordance with Condition of this approval at your earliest convenience so as to avoid any unnecessary delay at the building permit stage. Private yards are required to be landscaped. With respect to this Planning Approval, the Shire of Nannup may be prepared to waive the requirement of landscaping private yards where the Department of Housing and Works demonstrate that the tenant is required under the tenancy agreement to landscape their respective private yards. This information should be included with all required landscaping plans prior to the issue of a building permit.

**fn14 Cash-in-lieu valuations**

In respect to Condition \_\_\_, you should first submit a letter of undertaking to meet the valuation costs, on receipt of which the Shire of Nannup will obtain the necessary valuations and advise you of the required cash-in-lieu contribution.

**fn15 Reclassification of building**

Please note that the change of use permitted by this Planning Approval will require reclassification of the existing building under the Building Regulations. This may result in a requirement for significant alterations to the building and it is suggested that you discuss this matter with a Shire Building Officer prior to submission of your building permit application.

**Staff Advice Note:**

This Footnote is to be applied where an existing building is to be used for alternative use and it has been identified that a reclassification, in terms of assessment under the Building Regulations, would occur.

**fn16 Aboriginal Heritage significance**

The Shire of Nannup contains many places of Aboriginal Heritage significance.

Proponents are advised to consider Aboriginal heritage issues and their obligations under the Aboriginal Heritage Act 1972 at an early stage of planning.

Further information can be obtained from the Department of Indigenous Affairs on 9235 8000 or at the following web site: <http://www.dia.wa.gov.au/Heritage/default.aspx>.

**fn17 Department of Environment**

This Planning Approval issued by the Shire of Nannup does not remove any responsibility the applicant may have in obtaining a vegetation clearing permit from the Department of Environment in accordance with the Environment Protection Act 1986. Further information can be obtained from the Department of Environment or at the following website [www.environment.wa.gov.au](http://www.environment.wa.gov.au).

**fn18 Environmental Protection and Biodiversity Conservation Act**

This Planning Approval issued by the Shire of Nannup does not remove any responsibility the applicant may have in notifying Environment Australia of the proposal for consideration of impacts in accordance with the Environmental

Protection and Biodiversity Conservation Act 1999. Further information can be obtained from Environment Australia on (02) 6274 1111 or by visiting <http://www.deh.gov.au/epbc/assessmentsapprovals/index.html>.

## **TOURIST ACCOMMODATION**

### **pc55 Occupation not more than 3 months within any 12 month period**

No chalet to be occupied by any person for more than 3 months within any 12 month period. In this regard, the manager/operator are to maintain a register of guests which is to be made available for perusal by Shire of Nannup officers on demand.

### **pc56 Notification – chalet in agricultural area**

The display of signage/literature in the chalet advising patrons that the development is located in an agricultural area and that certain impacts of various agricultural pursuits should be expected and tolerated.

### **pc57 B & B – no more than 2 rooms**

No more than 3 rooms being used for the bed and breakfast operation.

### **pc58 Potable water supply**

A potable water supply of minimum 80,000 litres per annum per chalet or 30,000 litres per annum per suite must be made available to the development prior to occupation of the development. Potable water will be required to comply with the Australian Drinking Water Guidelines and Department of Health guidelines. Testing of water supplies to ensure compliance with required standards by the Shire of Nannup will be at the cost of the landowner.

### **pc59 Services – no cost to Shire**

The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development will be at no cost to the Shire of Nannup.

## **SERVICE STATION FOOTNOTE**

### **Fn19 Resource Safety referral**

Approval being received from Resources Safety (Department of Commerce) for the proposed fuel bowsers and for any additional storage of flammable liquids which may be occurring prior to occupation of the development.

## **TRANSIENT WORKERS ACCOMMODATION**

### **pc60 Agreement to cease**

Prior to the development being occupied the “owner of the land” shall enter into a signed agreement with the Shire of Nannup, pursuant to Clause 6.9.4 of

the scheme. The agreement shall require the use of the structures to cease by or other period as agreed by the Chief Executive officer and the structures be removed within 28 days.

**pc61 Rehabilitation Plan**

The applicant is to prepare rehabilitation plan to the specification and satisfaction of the Shire of Nannup and incorporate the following:

- . Spreading of any stockpiled topsoil.
- . Seeding with an appropriate agriculture seed mix, and / or
- . Planting native species of trees, shrubs and ground covers.
- . Staging of rehabilitation process.

**FIRE PROTECTION**

**Pc62 Minimum firebreak**

The provision of a minimum \_\_\_ metre wide firebreak around the perimeter of the \_\_\_ to the satisfaction of the Shire of Nannup.

**Pc63 AS3959 compliance**

All buildings are to be constructed in compliance with Standards Australia AS3959-1991 "Construction in Bush Fire Prone Areas" and guidelines contained in CSIRO/Standards of Australia information and advice booklet SAA HB 36-1993 "Building in Bush Fire Prone Areas".

**Pc64 Low Fuel Area**

Low fuel areas (areas clear of all flammable material with the exception of live trees) shall be maintained around all buildings for a minimum distance of 20 metres or such greater distance as the local government may consider reasonable having regard for the slope of the land and the general vegetation cover of the surrounding land.

**Pc65 SAA HB 36-1993**

All dwellings are required to incorporate bush fire reduction measures in accordance with SAA HB 36-1993 to the satisfaction of the Shire of Nannup including ember proof and water curtain techniques and fuel free areas.

**SUBDIVISION – STANDARD COMMENTS**

**SUGGESTED CONDITIONS TO BE INCLUDED ON ALL SUBDIVISION APPROVALS**

**sv1 Subdivision Plan**

The subdivision being carried out in accordance with the plan dated, including any amendments placed thereon by the Shire of Nannup (in red) and except as may be modified by the following conditions:

- a. Construction shall not commence until the Shire of Nannup has approved detailed engineering plans and specifications of the works, including earthworks, roads and paths, drainage, clearing, dust management and/or stabilisation, landscaping/rehabilitation measures.
- b. Approved plans are those that have been considered by the Shire of Nannup, duly amended to meet its requirements and approval, and endorsed as approved.

**sv2 "As Constructed Drawings"**

"As Constructed Drawings", detailing the variations and amendments from approved drawings, shall be provided on transparencies, prior to clearance of the Diagram of Survey. Information provided in "As Constructed" form will include drainage construction details, earthworks levels and road levels and alignments.

Where available and practicable, the information shall be provided in computer disk form, where the Consultant has used computer-aided drafting methods.

Files are to be supplied in order of preference:

- \* Microstation "DGN" file format
- \* Autocad "DWG" file format
- \* "DXF" file format

**ROADS**

*(refer General Conditions & Guidelines for the Design and Construction of Subdivisional Works)*

**sv3 Road construction**

Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road, connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost to the specifications approved by, and to the satisfaction of, the Shire of Nannup.

**sv4 Truncation**

Street corners within the subdivision being truncated to the standard truncation of 8.5 metres.

**sv5 Upgrading of roads**

Satisfactory arrangements being made with the Shire of Nannup for the upgrading of \_\_\_ road(s) prior to the issue of clearance(s). In this regard, the upgrading will involve.

**sv6 Future road reserve**

The future road reserve shown on the attached plan dated \_\_\_ being set out on a separate Diagram of Survey and transferred free-of-cost to the Shire of Nannup for road purposes.

**sv7 Cul-de-sac head(s)**

The cul-de-sac head(s) being designed to the satisfaction and specifications of the Shire of Nannup. Please liaise with the Shire of Nannup prior to submitting engineering drawings.

**sv8 Road widening**

\_\_\_ being widened by \_\_\_ in accordance with the plan submitted by the subdivider. Such land being transferred to the Crown free-of-cost for re-vesting in Her Majesty as of Her Former Estate for the purpose of widening.

**sv9 Redesign of subdivision**

The proposed subdivision to be re-designed with the following modifications:

a. \_\_\_ .

**DRAINAGE AND FILLING**

*(refer General Conditions & Guidelines for the Design and Construction of Subdivisional Works)*

**sv10 Filling**

The land being filled and/or drained at the subdivider's cost to the satisfaction and specifications of the Shire of Nannup, and any easements and/or reserves necessary for the implementation thereof, being provided free-of-cost to the Shire of Nannup and in accordance with their requirements. Details to be submitted with engineering drawings and approved by the Shire of Nannup prior to commencement of any works.

**sv11 Drainage Reserve**

A drainage reserve \_\_\_ metres in width, in the position shown on the attached sketch plan dated \_\_\_ being shown on the Diagram of Survey as such and vested in the Crown under Section 152 of the Planning and Development Act, such land to be ceded free-of-cost and without any payment of compensation by the Crown.

**sv12 Land being graded and stabilised**

The land being graded and stabilised at the subdivider's cost to the satisfaction of the Shire of Nannup. Details to be submitted with engineering drawings and approved by the Shire of Nannup, prior to commencement of any works.

**sv13 Contribution - comprehensive drainage scheme**

The subdivider contributing \$ \_\_\_ toward the cost of a comprehensive drainage scheme for the locality on the basis of the ratio of lot area to the catchment area of drainage scheme, prior to issue of clearance(s).

**sv14 Connected to the comprehensive district drainage system**

The land being connected to the comprehensive district drainage system at the subdivider's cost to the satisfaction of the Shire of Nannup. Details to be submitted with engineering drawings and approved by the Shire of Nannup prior to commencement of any works.

**sv15 "Drainage Reserve"**

The area marked "Drainage Reserve" being shown on the Diagram of Survey as such and vested in the Crown under Section 152 of the Planning and Development Act.

**sv16 Drainage easements**

Drainage easements as may be required by the Local Authority to cover drainage infrastructure developed within reserves being shown on the Diagram of Survey as such and granted free-of-cost and vested to that Authority under Section 152 of the Planning and Development Act.

**sv17 Mosquito and midge control**

Mosquito and midge control being incorporated into the stormwater system design and consideration given to water retention times and compensating basin construction. Details to be submitted with engineering drawings and approved prior to commencement of any works.

**SERVICES (WATER, SEWERAGE, POWER)**

**sv18 Western Power Padmounts**

Such padmount sites as may be required by Western Power being transferred free-of-cost to it, with the locations of the sites being to the satisfaction of the Shire of Nannup.

**sv19 Underground electricity**

The subdivision being serviced with an underground electricity supply to the satisfaction of Western Power/Utilities and the Shire of Nannup. Details of supply to be submitted with engineering design and approved by the Shire of Nannup prior to commencement of works.

**Staff Advice Note:** With respect to Condition "sv19" above, the Ministry for Planning is to be requested to nominate Council as a joint clearing authority with Western Power/ Utilities.

**sv20 Arrangements – no reticulated water notification**

The subdivider of the land shall make arrangements satisfactory to the Shire of Nannup which will guarantee that any prospective purchaser(s) of the lot are advised that no reticulated water supply can be provided by the Water Corporation/Utilities and, as such, the purchaser(s) will therefore be obliged to make their own arrangements to provide an adequate supply of potable water of not less than 135,000 litres connected to a suitable rainfall catchment of not



less than 150m<sup>2</sup> and shall be fitted with a 100mm female threaded outlet, complete with full flow ball valve and 75mm Storz fitted as per Bushfire Service specifications (with 100mm clearance around the valve) so that the total tank capacity is available and accessible for fire fighting purposes in times of emergency to the satisfaction of the Shire of Nannup. Tanks to be located within the building envelope and suitably painted and screened where visible from outside the lot.

**sv21 Natural gas provision**

Provision being made for reticulation of natural gas supplies to individual lots to the requirements of Alinta Gas.

**sv22 Street lighting**

The design and provision of street lighting in accordance with the Australian Standard AS 1158.1-1986, Table 1.1, to the specifications of Western Power/Utilities and to the satisfaction of the Shire of Nannup.

Details of street lighting to be submitted with engineering design and approved by the Shire of Nannup prior to commencement of works.

**PUBLIC OPEN SPACE RESERVES - VEGETATION PRESERVATION/PLANTING**

**sv23 POS Vesting – no cost**

The proposed reserve(s) shown on the sketch plan submitted by the applicant, being shown on the Diagram of Survey, as a 'Reserve for Public Recreation' and vested in the Crown under Section 152 of the Planning and Development Act, such land to be ceded to the Crown free-of-cost and without any payment of compensation by the Crown.

**sv24 Vesting of Foreshore Reserve – no cost**

A Foreshore Reserve, as shown on the sketch plan, as established by survey, being shown on the Diagram of Survey as a 'Reserve for Public Recreation' and vested in the Crown under Section 152 of the Planning and Development Act, such land to be ceded to the Crown free-of-cost without any payment of compensation by the Crown.

**sv25 Bridle Paths – vesting no cost**

The proposed bridle paths shown on the sketch plan submitted, being shown on the Diagram of Survey as a 'Reserve for Public Recreation' and vested in the Crown under Section 152 of the Planning and Development Act, such land to be ceded free-of-cost and without compensation by the Crown.

**sv26 Foreshore Management Plan**

Submission and approval of a Foreshore Management Plan detailing proposed measures for managed access to, and protection/rehabilitation of, coastal areas as necessitated by the subdivision. In accordance with Shire of Nannup policy, the Plan will need to be placed before full Council for consideration of approval. All approved works to be fully implemented prior to clearance of the subdivision.

**sv27 Protection of significant vegetation**

Measures being taken to the satisfaction of the Shire of Nannup to ensure the protection of significant vegetation within proposed lots (or as marked on the approved subdivision plan) prior to proceeding with site works. Details to be submitted with engineering drawings and approved by the Shire of Nannup prior to commencement of any works.

**sv28 Tree planting and maintenance**

Arrangements to be made to the satisfaction of the Shire of Nannup prior to issue of clearance(s) for tree planting and maintenance to be undertaken in the area indicated in the approved Subdivision Guide Plan as a planting strip. Details to be submitted with engineering drawings for approval by the Shire of Nannup.

**sv29 Vegetation buffer strips**

\_\_(<>) metre wide vegetation buffer strips to be provided adjacent to \_\_. A replanting program of indigenous vegetation to be undertaken within the buffer strips to the satisfaction of the Shire of Nannup. Details to be submitted with engineering drawings for approval.

**sv30 Restrictive covenants - buffer strips**

The subdivider entering into a written agreement with the Shire of Nannup prior to issue of clearance(s) to place restrictive covenants on the titles of those lots affected by the \_\_ metre(<>) wide vegetation buffers along .

**sv31 Restrictive covenants – no clearing**

Satisfactory arrangements being made with the Shire of Nannup for establishment of restrictive covenants at the applicant's cost to ensure no vegetation shall be cleared within any allotment, except for the purpose of:

- a. Compliance with the requirements of the Bush Fires Act 1954 (as amended) and only then for strategic firebreaks.
- b. Clearing within the building envelope for a reasonable area for the construction of an approved dwelling or other building.
- c. To construct a vehicular access as approved by the Shire of Nannup.
- d. For any other reasons where specific written approval has first been obtained from the Shire of Nannup.

Details to be submitted with engineering plans for approval by the Shire of Nannup.

**sv32 Restrictive covenants – no clearing within 30m of creek**

Satisfactory arrangements being made with the Shire of Nannup for establishment of restrictive covenants at the applicant's cost to ensure no clearing within 30 metres of the centreline of the creek(s) indicated on the Subdivision Guide Plan as a 'creek and vegetation protection area'.

**sv33 Restrictive covenants – non reflective materials**

Satisfactory arrangements being made with the Shire of Nannup for establishment of restrictive covenants at the applicant's cost to ensure dwelling houses and all ancillary buildings shall be constructed of non-reflective material (with the exception of glazed areas) and shall comprise

either timber, stone, rammed earth, brick or steel construction and shall be colour(s) and textures which are essentially natural and earthy. All such materials shall be to the satisfaction of the Shire of Nannup and shall be compatible with the rural character of the locality.

**sv34 Restrictive covenants – maximum building height**

Satisfactory arrangements being made with the Shire of Nannup for establishment of restrictive covenants at the applicant's cost to ensure dwelling houses and all ancillary buildings shall be restricted to maximum height of 7.5 metres measured vertically from the mean natural surface at any point of the land contained within the boundaries of the building.

**sv35 Restrictive covenants – no removal of vegetation**

Satisfactory arrangements being made with the Shire of Nannup for establishment of restrictive covenants at the applicant's cost to ensure no trees or substantial vegetation shall be felled or removed from the site except where:

- a. required for approved development works;
- b. the establishment of a firebreak is required by regulation or by-law;
- c. trees are dead, diseased or dangerous.

**PEDESTRIAN ACCESSWAYS/DUAL USE PATHS/CYCLEWAYS/RIGHTS-OF-WAY**

**sv36 PAW – no cost**

The pedestrian accessway(s) within the subdivision, being shown on the Diagram of Survey as such and vested in the Crown under Section 152 of the Planning and Development Act, such land to be ceded to the Crown free-of-cost and without any payment of compensation by the Crown.

**sv37 PAW - drained**

The pedestrian accessway within the subdivision being constructed and drained at the subdivider's cost to the specifications of the Shire of Nannup. Details to be submitted with engineering drawings and approved by the Shire of Nannup prior to commencement of any works.

**sv38 PAW – 0.1m**

A 0.1 metre wide pedestrian accessway being provided along \_\_\_\_\_ in order to prevent vehicular access onto \_\_\_\_\_. Such land to be shown on the Diagram or Plan of Survey as a pedestrian accessway, vested in the Crown under Section 152 of the Planning and Development Act (as amended) and ceded free-of-cost and without any payment of compensation by the Crown.

**sv39 Dup – linkage outside application area**

Dual use / pedestrian pathway system being provided in a location satisfactory to the Shire of Nannup which will assist in linking the site with community facilities. Please liaise with the Shire of Nannup in this regard prior to submitting engineering drawings

**Staff Advice Note:** This condition is used when linking an area outside the application area.

**sv40 Dup – linkage within application area**

The dual use / pedestrian pathway system being constructed at the subdivider's cost to the satisfaction of, and specifications of, the Shire of Nannup. Details to be submitted with engineering drawings for approval prior to commencement of any works.

**Staff Advice Note:** This condition is used for DUP within the application area.

**sv41 ROW – no cost**

The right-of-way in width, being shown on the Diagram or Plan of Survey as such and vested in the Crown under Section 152 of the Planning and Development Act (as amended), such land to be ceded free-of-cost and without any payment of compensation by the Crown.

## **BATTLEAXE LOTS**

**sv42 Battleaxe access legs constructed and drained**

Battleaxe access legs being constructed and drained to the specifications and satisfaction of the Shire of Nannup. Details to be submitted with engineering drawings for approval prior to commencement of any works.

**sv43 Battleaxe access legs – rights of access**

The applicant entering into an agreement with the Shire of Nannup to ensure reciprocal rights of access over adjoining battleaxe access legs prior to issue of clearance(s).

**sv44 Battleaxe legs – 4m width**

Battleaxe access legs having a minimum width of 4 metres (Residential).

**sv45 Battleaxe legs – 5m width**

The overall width of the dual battleaxe access legs having a minimum width of 5 metres (Residential).

## **MISCELLANEOUS CONDITIONS OF SUBDIVISION APPROVAL**

**sv46 Amalgamation**

The amalgamation taking place on the Diagram of Survey.

**sv47 Residue amalgamation**

Parts and/or residue lots being amalgamated with an adjacent lot pending joint subdivision with an adjoining owner and the amalgamation(s) taking place on the Diagram of Survey.

**sv48 Arrangements – Scheme provisions**

The subdivider making arrangements satisfactory to the Shire of Nannup prior to the issue of clearance(s) to ensure that prospective purchasers of the lots created will be advised of those provisions contained in the Shire's Town

Planning and Development Scheme which relate to the use and management of the land.

**sv49 Soil and Water Management Plans**

Soil and Water Management Plans are to be submitted and approved by the Shire of Nannup prior to commencement of construction. Such plans shall outline the treatment of soil, with respect to stability and regeneration of vegetation for the entire subdivision and stormwater run-off areas. The plans are to outline measures to be implemented prior to carrying out any bulk earthworks as well as those of drainage, nutrient stripping, retention and soil stabilising measures to be completed as part of the actual construction program.

**sv50 Green waste disposal**

The subdivider is to ensure that all green waste generated as part of the construction of the subdivision is processed at source and reused on-site where practical to the satisfaction of the Shire of Nannup.

**sv51 Services in common / shared trenches**

The subdivider is to design and construct the subdivision, taking into consideration the standards adopted by servicing authorities to guide the provision of services in common / shared trenches to the satisfaction of the Shire of Nannup.

**sv52 Australian Standard 2870.1-1996 "Residential Slabs and Footings".**

All lots created under the subdivision shall be classified in accordance with provisions of Australian Standard 2870.1-1996 "Residential Slabs and Footings".

This classification shall be provided by a practising Civil, Structural or Geotechnical Engineer, prior to clearance of the Diagram of Survey and the classification shall include existing soils and earthworks carried out as part of the subdivision.

**sv53 Uniform fencing**

Uniform fencing being provided along the boundary(ies) of all lots abutting and being constructed by the subdivider to the specifications and satisfaction of the Shire of Nannup. Details to be submitted with engineering drawings for approval.

**sv54 Building envelopes**

Satisfactory arrangements being made with the Shire of Nannup for the designation of building envelopes on proposed Lots \_\_\_ and the establishment of a restrictive covenant to ensure all building is confined to the building envelope prior to clearance of the subdivision.

**sv55 Contribution - Implementation Policy**

The payment of a monetary contribution of \$ per lot towards the upgrading of infrastructure required as a consequence of the subdivision in accordance with the Implementation Policy as adopted by the Shire of Nannup prior to clearance of the survey plan.

**sv56 Fencing of "Recreation and Drainage" Reserve**

The "Recreation and Drainage" Reserve being fenced to separate this reserve from the "Flora and Fauna" Reserve with the fencing being carried out at the subdivider's cost to the satisfaction of the Department of Environment and Conservation.

**sv57 Performance guarantee**

The lodgement of a performance guarantee with the Shire of Nannup in the form of cash, cheque or bank guarantee to the value of \$ \_\_\_ against the satisfactory completion of Condition(s) \_\_\_. The performance guarantee will be refunded in full immediately the outstanding works are complete/established as appropriate to the condition(s). Compliance with this condition will not be necessary if you choose to complete/establish the works in full prior to seeking clearance of the subdivision.

**sv58 SAA HB 36-1993**

All dwellings are required to incorporate bush fire reduction measures in accordance with SAA HB 36-1993 to the satisfaction of the Shire of Nannup including ember proof and water curtain techniques and fuel free areas.

**sv59 Effluent disposal systems setbacks**

All buildings and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation. Setbacks are to be certified by a suitably qualified surveyor prior to issue of clearance(s).

**SUBDIVISION FOOTNOTE**

**sf1 Accept cash-in-lieu of Public Open Space**

The Shire of Nannup is prepared to accept cash-in-lieu of Public Open Space as a condition of subdivision in accordance with Section 153 of the Planning and Development Act, and hereby requests the approval of the WA Planning Commission concurrent with subdivision approval so that a cash-in-lieu contribution can be made.

**STANDARD REASONS FOR REFUSAL OF SUBDIVISION**

**sr1 Undesirable precedent**

Approval to the subdivision would set an undesirable precedent for further subdivision of surrounding lots.

**sr2 Need for comprehensive planning**

The subject land forms part of a large area, which requires comprehensive planning (including, inter alia, agreement to an overall road pattern, the allocation of land for recreation and other public uses, provision for essential infrastructure) and approval to the subdivision would be premature and prejudice the overall planning for the area.

**sr3 Inconsistent with the subdivision and development criteria**

The proposed subdivision is inconsistent with the subdivision and development criteria specified within the Nannup Local Planning Strategy as endorsed by the Shire of Nannup and the WA Planning Commission. Refer Policy Area \_\_\_ and/or Page Nos. \_\_\_ .

**STRATA TITLES – STANDARD CONDITIONS**

**SUGGESTED CONDITIONS TO BE INCLUDED ON ALL STRATA APPROVALS**

- st1 Development being in accordance with the approved plan**  
All development being in accordance with the approved plan and in keeping with the conditions specified in the Planning Approval dated \_\_ under the Shire of Nannup Local Planning Scheme No 3
- st2 Copy of the Shire's Planning Approval**  
The applicant making arrangements satisfactory to the Shire of Nannup prior to clearance of the Strata Plan to ensure that prospective purchasers are provided with a copy of the Shire's Planning Approval dated \_\_ and approved plan, in that they are to comply with all conditions and are limited to construct what the Approval letter and plans have specified.

## MISCELLANEOUS CONDITIONS OF APPROVAL

- st3 Development Agreement**  
The preparation and finalisation of a Development Agreement between the applicant and the Shire of Nannup prior to the issue of clearance. The agreement to be to the satisfaction of the Shire of Nannup and at the full cost of the applicant. The Development Agreement is to ensure compliance with Shire of Nannup Local Planning Scheme No 3 and the creation of an appropriate management body and structure for the development.
- st4 Limited stay (tourist use)**  
Strata plans for strata lots containing holiday accommodation units are to be specified with a Section 6 Restriction of Use clause stipulating "*No person shall occupy any chalet for more than a total of 3 months in any one 12 month period*".
- st5 Section 6 – manager's unit**  
A strata plan for the strata lot containing the administration, amenities and the manager's accommodation is to be specified with a Section 6 Restriction of Use clause stipulating: "*Use to be restricted for administration, amenities and manager's accommodation in accordance with the Shire of Nannup approved plans*".
- st6 Construction of crossovers**  
The crossovers, private access roads, carparking areas, pathways, fencing, landscaping, recreational facilities and other infrastructure as required by the Shire of Nannup being constructed and drained to the specifications and satisfaction of the Shire of Nannup prior to the issue of clearance(s).
- st7 Road Access/construction**  
All strata lots being serviced by a suitably constructed road and accessway and connected to all reticulated services, i.e. power, water, sewerage and telecommunications prior to issue of clearance(s). A licensed surveyor is to prepare a plan showing the positioning or proposed positioning of services for each lot prior to certification of the strata plans. Certification from Western Power, Telecom and the Water Corporation is required indicating that the work has been completed or designed and costed.



**st8 Strata lots pegged**

All strata lots to be pegged out by a licensed surveyor to the satisfaction of the Shire of Nannup, prior to the issue of clearance(s).

**st9 Fire protection**

Provisions being made for fire protection to the satisfaction of the Shire of Nannup, prior to the issue of clearance(s).

**st10 Performance bond**

Prior to the issue of strata clearance(s), the applicant shall provide a bond in accordance with Shire of Nannup Policy to the value of \$ \_\_\_\_\_ with the Shire of Nannup. The bond may be in the form of cash, cheque or bank guarantee and is a performance guarantee against satisfactory completion of Condition Nos. \_\_\_\_\_. The performance guarantee will be refunded in full immediately the outstanding works are complete / established as appropriate to the condition(s).

Compliance with this condition will not be necessary if you choose to complete/establish the works in full prior to issue of clearance(s). Any such bond is to be accompanied by a written authorisation from the owner of the land that the Shire of Nannup may enter the site to complete or rectify any outstanding work. The Shire of Nannup will recover the bond, or part of the bond, as appropriate, the cost to the Shire of Nannup, including administrative costs, of completing or rectifying any outstanding works.

**st11 Minimum number of units to be constructed**

A minimum of two units is to be completed to the satisfaction of the Shire of Nannup prior to issue of clearance(s).

**st13 Water meter for each lot**

Each lot is to be provided with a water meter, prior to issue of clearance(s).

**st14 Common access**

All common vehicle access and manoeuvring areas and services to be contained on common property or shown on right of carriageway easement if it is contained on strata lot(s).

**st15 Agreement for reciprocal rights**

The applicant entering into an agreement with the Shire of Nannup to ensure reciprocal rights of access over common access areas if access areas are contained on strata lot(s) prior to issue of clearance(s).

**st16 Retention of all significant trees**

The retention of all significant trees as shown on the approved plan attached to the Planning Approval dated \_\_\_\_\_ and a natural vegetation buffer between the development and being maintained.

**st17 Disposal of stormwater**

Suitable arrangements being made with the Shire of Nannup for the disposal of all stormwater on-site and a contribution of \$ \_\_ towards the upgrading of the drainage catchment prior to issue of clearance(s).

**st18 Fire rating and fire separation between units**

Fire rating and fire separation between units to be completed in accordance with the requirements of the Building Code of Australia. Details to be submitted to the Shire of Nannup for approval.

**st19 Notification – clearing of vegetation**

The subdivider making satisfactory arrangements with the Shire of Nannup to ensure that purchasers shall not clear vegetation on the strata lot or within common property excepting:

- a. Where required under the Bush Fires Act 1954 (as amended).
- b. After the issue of a building licence with the strata lot for a reasonable area for the construction of the approved building.
- c. To construct a vehicular access and parking areas approved by the Shire of Nannup.
- d. For any other reason where specific written approval has first been obtained from the Shire of Nannup. This condition to be satisfied prior to issue of clearance(s).

**st20 Occupation only when buildings completed**

Buildings are not permitted to be occupied until they have been completed to the satisfaction of the Shire of Nannup. Notification is required on completion to arrange a final inspection.

**st21 Site Classification Report**

A Site Classification Report being provided for the vacant strata lot on soil foundation conditions to the satisfaction of the Shire of Nannup prior to issue of clearance(s).

**st22 Upgrading of building**

The existing dwelling is to be renovated/refurbished to a suitable standard for strata title subdivision as well as the upgrading of services, privacy screen fencing, carparking and accessways and landscaping in accordance with the Shire of Nannup Planning Approval requirements.

**st23 Section 6 Restriction - persons over 55 years**

Strata plans for strata lots containing the units are to be specified with a Section 6 Restriction of Use clause stipulating "no dwelling being occupied or leased to any person under the age of 55 years".

**STANDARD REASONS FOR SUBDIVISION REFUSAL**

**(When there is an absence of a current Development Approval)**

**st24 No Planning Application for development**

To date, no Planning Application for a development has been submitted for the site. Therefore, the appropriateness of the site for development and, hence, strata subdivision, is not assessed. In addition, the proposed boundaries of the proposed strata lots cannot be tested against existing or proposed buildings and, therefore, it is not possible to provide any assurances that boundary clearance(s), fire ratings and other relevant controls can be achieved.

**st25 No information has been supplied on water and sewer availability**

No information has been supplied on water and sewer availability, a full assessment of which would be required to obtain an initial Planning Approval, which would also take into account any site limitations, flooding, etc.

Related Policies	
Related Procedures/ Documents	1. <i>LPP017 Shire of Nannup General Conditions &amp; Guidelines for the Design and Construction of Subdivisional Works V2 2009</i> <a href="#">LPP017 Attachment 1 Subdivision Development Guidelines.doc</a>
Delegation Level	CEO, by CEO to Manager Development Services
Adopted:	OM 22 April 2010.
Reviewed:	

<b>Policy Number:</b>	LPP 009
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Relocated Dwellings</b>
<b>Policy Owner:</b>	Manager Development Services

**Authority:** Shire of Nannup Local Planning Scheme No.3  
Health (Asbestos) Regulations 1992  
Building Act 2011  
Health Act 1911  
Building Regulations 2012  
Building Code of Australia

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## **OBJECTIVES**

The objectives of the policy is to:

1. Control the type of materials used and the standard of finish of relocatable/transportable buildings within the Shire to ensure that they do not detract from the amenity of the surrounding buildings and/or properties.
2. Ensure no hazardous materials are brought into the Shire that are damaged as part of the relocation process and not remedied in accordance with the relevant legislation.

## **DEFINITIONS**

Nil

## **POLICY**

Re-sited dwellings within the Shire of Nannup are subject to the following conditions as part of the building permit approval process:

1. The dwelling is to be inspected by a practicing Structural Engineer, who is to issue a full report to the satisfaction of the Manager Development Services stating that the proposed dwelling is in a sound condition, and can be transported and relocated. The report must also detail any defects in relation to cladding, roofing and any other repairs necessary to bring the house up to standard in accordance with this policy. The report is to be accompanied by photographs of each elevation of the house.
2. Dwellings clad with asbestos cement sheeting will be permitted, provided that the cladding is undamaged and the relocation complies with the Health (Asbestos) Regulations, 1992.
3. Building plans of the dwelling must be provided per the Building Regulations 2012 as part of the building permit application to the Shire.

4. A Building application is to be completed by applicant and submitted to Council to enable a Building permit to be issued. The building permit fee must be paid prior to the house being relocated.
5. Dwelling relocation into the Shire prior to a building permit being issued may result in prosecution with the offender being required to remove the dwelling and relocate it outside the Shire boundary.
6. A septic tank application form or a notice of intent to connect to the Nannup infill sewerage scheme shall accompany each application.
7. Approved Building Permits will be void if the work covered by the license is not substantially commenced within 6 months of the date of issue of the license. The building must be completed to the satisfaction of Council's Manager Development Services within 12 months of the date of issue of the building permit.

Note:

*Council can institute action under the Building Regulations 2012 and the Building Act 2011 if the building is not completed within the specified time. Non compliance with any of the conditions imposed on the Building Licence will render the building incomplete.*

8. All work carried out on the dwelling is to comply with the provisions of the Building Code of Australia and the Health Act 1911.
9. All damage is to be repaired as below:
  - 9.1. Any damaged sections of external cladding to be replaced by new full sheets (or boards of timber) to match existing.
  - 9.2. Any damaged roofing sheets, gutters and ridge-caps are to be replaced with new roofing materials.
  - 9.3. Any damaged or rusted gutters or downpipes are to be replaced with new materials.
  - 9.4. Any damaged tiles are to be replaced with new tiles of the same colour and design of the existing tiles.
  - 9.5. Second hand materials are not to be used without the prior approval of the MDS.
10. All external fixtures such as architraves, fascias, barge boards etc are to be replaced where necessary through damage incurred in transit, splitting rot or other reason to the satisfaction of the Manager Development Services.
11. Any broken glass in the dwelling is to be replaced with all windows and doors to open freely. Locks and catches are to be easily operable.
12. All ablution facilities are to be contained within the main structure. Wet area floors and walls are to be of concrete or other approved impervious material complying with the Building Code of Australia (BCA).

13. On completion, the dwelling is to be painted or otherwise treated to present a neat appearance to the satisfaction of Council's Manager Development Services.
14. The WC door is to open out, or be easily removable from outside in accordance with the BCA.
15. The kitchen stove is to be provided with an approved fume hood or an exhaust fan in accordance with the BCA
16. All electrical work is to be certified by a licensed electrician.
17. A suitable supply of potable water for all domestic purposes is to be provided.
18. The building is not to be occupied prior to final inspection being undertaken by Council's Manager Development Services.

<b>Related Policies:</b>	
<b>Related Procedures/ Documents</b>	
<b>Delegation Level:</b>	CEO, CEO to MDS, BS
<b>Adopted:</b>	OM 22 April 2010. OM 26 November 1992
<b>Reviewed:</b>	OM 22 September 1994 OM 17 November 1994 OM 16 December 1999 OM 02 May 2002

<b>Policy Number:</b>	LPP 014
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Mobile Shop/Temporary Premises/Street Stall</b>
<b>Policy Owner:</b>	Manager Development Services

**Authority:** Local Government Act 1995  
Health Act 1911  
Shire of Nannup Local Planning Scheme No.3  
Australia New Zealand Food Standards

## OBJECTIVES

To regulate the operation of Mobile Shop/ Temporary Premises and Street Stalls to ensure that there is no disruption to local businesses and/or to pedestrian traffic.

To ensure a consistent approach to the operation of retail and wholesale premises.

## DEFINITIONS

### **Mobile Shop/Temporary Premises:**

Retail or wholesale premises that is movable and operates from the road reserve or Council reserve and stops sufficient time only to affect a sale. It cannot remain stationary at any time to anticipate sales.

### **Stall:**

Includes a mobile shop/temporary premises or stall that has been given Council approval to remain stationary in the Road Reserve, Reserve or private land for a period on not exceeding three days.

### **Market Day:**

The fortnightly market in Warren and Brockman Street excluding special events (i.e Nannup's Music Festival, Garden Festival)

## POLICY

All persons intending to establish or operate any Mobile Shop/Temporary Premises, Street Stalls, either in conjunction with or independent of any Market Day, are required to make application to Council for approval. This is additional to any other Council approvals for events and relates to the operation of the stalls and temporary premises.

Application is to be made on the application form "Conditions for approval for operating street stalls/temporary premises". The person making the application is responsible and accountable for the operation of the stall/ temporary premises.

Council has approved "Market Days" and on the Road Reserve in Warren Road and Brockman Street under the following conditions:

1. A nominated person is to be responsible for the "Market Day".
2. The area is to be left free of litter, stalls, signs and equipment at the end of the trading day.
3. Recipients of donations from the stalls shall be bonafide charities, sporting associations or community groups.
4. Stall holders shall not locate outside business premises unless consent of that business has been received.
5. No stall shall obstruct the passage of pedestrian traffic, which may lead to pedestrians being forced to use the road instead of the footpath.
6. All stall holders are liable for the health and safety of the public and shall ensure that there are no "hazards" caused and are liable should their stall contribute to any incident.
7. Markets are permitted fortnightly and to operate only between the hours of 8am and 2pm.

Should the sale of food be considered, the document "*Food Regulations 2009*" is to be provided and standard conditions are to apply:

1. General Conditions: *Stalls/Sausage Sizzles/All Pre-packaged Foodstuff from Registered Premises.*
2. General Conditions: *Temporary Food Premises.*
3. A copy of a current of their "Certificate of Registration" is to be provided from the local government that they have notified that they are selling food in accordance with the Food Act 2008 and Food Regulations 2009.

Before any approval is given the applicant is to:

1. Sight and sign the Shire of Nannup's Standard Occupational Health and Safety Rules.
2. Provide a copy of their public liability insurance.

Related Policies:	Nil
Related Procedures/ Documents	<ol style="list-style-type: none"> <li>1. Application for a Mobile Shop/Temporary Premises/Street Stall <u>LPP014 Attachment 1.docx</u></li> <li>1.1. Food Regulations 2009 <u>LPP014 Attachment 2.docx</u></li> <li>1.2. Nannup's Standard Occupational Health and Safety Rules. <u>LPP014 Attachment 3.docx</u></li> <li>1.3. General Conditions: Stalls/Sausage Sizzles/All Pre-packaged Foodstuff from Registered Premises. <u>LPP014 Attachment 4.docx</u></li> </ol>



	1.4. General Conditions: Mobile Shops/Temporary Premises/Street Stalls . <u>LPP014 Attachment 5.docx</u>
Delegation Level:	CEO, CEO to MDS
Adopted:	OM 22 April 2010.
Reviewed:	

REVOKE

POLICY NO.	LPP 016
POLICY TYPE	Local Planning Policy
POLICY NAME	Temporary Caravan Parks and Camping Grounds
POLICY OWNER	Infrastructure Manager

## Objective

To clarify the requirements of the Caravan Parks and Camping Grounds Act 1995 and Regulations 1997, where a local government is empowered to approve a Temporary Facility (i.e. Caravan Park and/or Camping Ground).

## Statement

Clause 6 of the Caravan Parks and Camping Grounds Act 1995 requires that any person who operates a caravan park or camping ground (including a Temporary Facility) must be licensed. The *Caravan Parks and Camping Grounds Regulations 1997* provide that a Local Government may issue a license for a Temporary Facility for a stipulated period under 12 months. Prior to giving this written approval the Local Government must be satisfied that the land is a suitable place for camping especially with respect to:-

- safety and health; and
- access to services

## Application for Temporary License

Application for approval shall be made in the form prescribed in the Regulations, together with a site plan and prescribed application fee (minimum \$100.00). Full details of the toilet/ablution facilities for caravans/camps, vehicle roadways, provision of potable water, refuse collection and disposal, supervisory arrangements and any other information required by the Shire, must be provided.

A licence for a Temporary Facility will stipulate the period/s of license and shall be issued for no more than one year prior to a license period.

## Minimum Standards/Conditions

1. Limit to Number of People on a Site  
No more than ten people are to camp on a site at any one time.
2. Distances between Caravans, Camps, Buildings etc  
There is to be a least 3 metres between a caravan, annex or camp on a site and;
  - a caravan, annexe or camp or any other site;
  - any building on the facility; or
  - an access road.
3. Tent/Camping Sites  
A tent or camping site must have a minimum area of 25 square metres.

4. Access

Access to all caravan or camping sites shall be at least 6 metres wide.

5. Fire Prevention and Protection

- The lot shall comply with the Shire's Fire Break Order (or variations thereof).
- There shall be an adequate volume of water on-site with appropriate appliances, or alternative arrangements for fire fighting purposes.

6. Ablution and Toilet Facilities

The number of showers, toilets and hand basins shall be as per the following table. This table relates to a Nature based Park, which may be occupied for up to 3 consecutive nights. For occupation beyond 3 consecutive nights, the number of toilet/ablution fixtures will be derived from Schedule 7 of the *Regulations*.

No. of Sites	Toilets			No. of Showers (each sex)	No. of Hand Basins (each sex)
	Male		Female		
	No. of pedestals	mm of urinal trough	No. of pedestals		
1-10	1	0	1	1	1
11-17	1	600	1	1	1
18-20	2	600	2	1	1
21-25	2	600	2	2	2
26-34	2	1200	2	2	2
35-50	2	1200	3	2	2
51-75	3	1800	4	3	3
76-100	4	2400	5	4	4

- In calculating the number of sites above, two camping sites are equal to one caravan site and for each 600mm or urinal trough, a toilet may be provided instead.
- Caravans or Recreational Vehicles containing independent toilet and ablution fixtures, with sufficient fresh water and waste-water storage capability can be excluded from calculations based on the above table. However, such vehicles shall be generally accommodated in a dedicated area and the supervisor must record the vehicle type and registration number.
- At least one hand basin must be provided in a toilet block for the use of each gender.
- Where the lot is used for no more than two consecutive nights per license period, the requirements for showers will not apply.
- An adequate supply of running water must be provided for all ablution facilities.

7. Rubbish

There is to be at least one rubbish bin with a capacity of not less than 80 litres for every five sites. Bins will be emptied as necessary to prevent overflow of refuse or a nuisance being created.

8. Waste Water Disposal

Having regard for the temporary nature of the Facility, there shall be an adequate number of septic tank and leach drains servicing the ablution and toilet facilities as per the Health Department of Western Australia regulations.

9. Supervision

The Temporary Caravan Park or Camping Ground will be provided with suitable on-site supervision. As a minimum, supervision must be provided when clients are booking-in and a phone help/contact number, which is accessible throughout the license period, must be posted for the notice of all patrons.

The supervisor must record the number of caravan and camping sites allocated and the number of vehicles with independent sanitary fixtures (see item 6 above).

Exemptions

A rural lot may be used as a Caravan Park and Camping Ground without seeking the approval from the Local Government if the lot is used for no more than three consecutive nights and not more than ten nights per year.

A Shire owned lot or land vested in the Shire which is formally controlled by a community organisation may be used as a Caravan Park and Camping Ground without seeking the approval from the Local Government if the lot is used for no more than three consecutive nights and not more than ten nights per year.

These exemptions only apply on condition that the use of that land for a Caravan Park and Camping Ground is in compliance with the above minimum standards.

Licence

Upon planning approval being given, a planning consent will be issued requiring the standards outlined in this policy and any other condition that the Council sees fit to impose shall be complied with prior to the grounds being occupied. The planning consent shall be regarded as the licence.

A licence for a Temporary Caravan Park and Camping Ground shall be applied for on an annual basis.

Related Policies:	
Related Procedures/ Documents	
Delegation Level:	

Adopted:	OM 23 February 2012 # 8733
Reviewed:	

REVOKE

<b>Policy Number:</b>	LPP 017
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Subdivisional Development Guidelines</b>
<b>Policy Owner:</b>	Manager Development Services

**Authority:** Shire of Nannup Local Planning Scheme No3

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## OBJECTIVE

To provide guidelines for the design and construction of subdivisional works for developers.

## DEFINITIONS

Nil.

## POLICY

Council requires that the provision of engineering works associated with the subdivision and development of land within the Shire of Nannup are undertaken in accordance with the adopted Shire of Nannup Subdivisional Development Guidelines.

<b>Related Policies:</b>	
<b>Related Procedures/ Documents</b>	1. Local Government Guidelines for Subdivisional Development Version 2, 2009. <a href="#">LPP017 Attachment 1 Subdivision Development Guidelines.doc</a>
<b>Delegation Level:</b>	CEO, CEO to WM
<b>Adopted:</b>	OM 22 April 2010.
<b>Reviewed:</b>	

<b>Policy Number:</b>	LPP 001
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Cut &amp; Fill and Retaining Wall</b>
<b>Policy Owner:</b>	Chief Executive Officer Manager Development Services

**Authority:** Shire of Nannup Local Planning Scheme No.3

## INTRODUCTION

The natural topography of the Shire of Nannup provides a number of challenges to land owners and developers, in particular finding level building sites in some areas. To create these level sites cut and fill techniques are often used along with the development of retaining walls.

This is more easily addressed at subdivision stage where the systematic development of retaining walls can be addressed for the whole of the land. More problematic is where individual landowners seek to establish retaining walls and the impacts unregulated designs and finishes will have on immediate neighbours and the locality as a whole.

It is becoming increasingly apparent that the management of these forms of development has not been sufficient.

This policy has been formulated to provide a set of guiding principles for landowners, developers and ~~Shire administration staff~~ the local government in respect to where 'cut and fill' of residential land in the ~~Shire~~ local government is sought and specifically, where retaining walls and the like are sought.

## OBJECTIVES

The principal objectives of this Policy are:

1. To preserve the natural topography of the Scheme Area by restricting the level of cut and fill development specifically on steep slopes which may be more suitable to other construction techniques (i.e.: pole homes, stump system, retaining walls.)
2. To ensure that at subdivision stage, an assessment is undertaken as to the likely need for cut and fill and/or the development of retaining walls based on the slope of the land, lot size and vegetation cover prior to clearance of Western Australian Planning Commission (WAPC) subdivision conditions.
3. To ensure that where individual landowners seek to undertake cut and fill and/or the development of retaining walls on boundaries, the assessment provided in this Local Planning Policy is undertaken.

## **DEFINITIONS:**

Nil.

## **POLICY**

### **Application of this Policy**

Table 3 of the *Residential Planning Codes* ('R Codes') would normally require a minimum setback to a common boundary of 1.5m for a 'building' that is 2.4m in height. Under the R Codes, a 'retaining wall' is defined as a 'building'. Any modification is addressed under the R Codes as follows:

#### *"2.4 — Discretionary decisions*

*In relation to the codes, discretionary decisions shall be decisions made by the council with respect to any aspect of a proposed development that varies from the relevant acceptable development provision or a provision of a local planning policy.*

#### *2.5 — Exercise of discretion*

*2.5.1 Where codes approval is required, the applicant shall make an application in accordance with the form set out in appendix 2 to the council for approval. Subject to clauses 2.5.2 and 2.5.3, the council is to exercise its discretion in considering such applications having regard to the considerations, standards and requirements provided in the codes.*

*2.5.2 Discretion shall be exercised having regard to the following considerations:*

- (a) — the stated purpose and aims of the scheme;*
- (b) — the provisions of parts 1-7 of the codes, as appropriate;*
- (c) — the performance criterion or criteria in the context of the coding for the locality that corresponds to the relevant provision;*
- (d) — the explanatory guidelines of the codes that correspond to the relevant provision;*
- (e) — any local planning strategy incorporated into the scheme;*
- (f) — a provision of a local planning policy pursuant to this policy and complying with clause 2.5.3; and*
- (g) — orderly and proper planning."*

The Policy applies throughout the district. The Policy has a particular focus on residential areas where cut and fill are proposed and which will result in the construction of retaining walls. The Policy also seek to provide guidance where there are variations to the *Residential Design Codes of Western Australia* (R-Codes) relating to residential development.



~~The Policy applies to all applications relating to site development of residential land where cut and fill resulting in the construction of retaining walls associated with private residential development within the Shire of Nannup, is sought.~~

### **~~Relationship to Other Policies~~**

~~This Policy should be read in conjunction with all Council Policies and the Shire of Nannup Local Planning Scheme No.3 (as amended).~~

~~This Policy is adopted pursuant to clauses 2.2, 2.3 and 2.4 of the Shire of Nannup Local Planning Scheme No.3 (as amended).~~

### **~~Definitions~~DEFINITIONS Interpretations**

1. **"Terrace"** – for the purpose of this policy a "terrace" is a series of flat platforms (or steps) on the side of a hill, rising one above the other. The base of the terrace is taken to be the bottom of the lowest step with the top being the highest point of the highest step.
2. **"Topsoil"** - for the purpose of this policy "topsoil" is taken to be the soil zone containing decomposed organic matter and seed source, generally not to exceed 150mm in depth.
3. **"Unprotected Embankment"** – for the purpose of this policy an "unprotected embankment" is taken to be the face area of a section of fill that is not subject to retaining or other forms of stabilisation.

Other definitions as set out in the Scheme or in the R Codes.

### **Application of this Policy**

The Policy applies throughout the district. The Policy has a particular focus on residential areas where cut and fill are proposed and which will result in the construction of retaining walls. The Policy also seek to provide guidance where there are variations to the *Residential Design Codes of Western Australia* (R Codes) relating to residential development.

### **Links to Local Planning Scheme and other documents**

This Policy should be read in conjunction with all Shire of Nannup policies and the Shire of Nannup Local Planning Scheme No.3 (as amended).

### **Policy ProvisionsPOLICY**

In assessing a proposal the local governmentShire shall consider the following:

1. Where the local governmentCouncil suspects that unstable soil and site conditions occur, or the slope is greater than 1:5 the local

government Council will require a geotechnical report and a structural engineer's report to determine building construction requirements.

2. No land over 1:4 slope prior to grading shall be developed using cut & fill construction techniques, except at the specific discretion of the local government Council and where it can be shown that a minimum amount of development is in the spirit and not incompatible with the objectives of this policy.
3. The specific policy requirements that apply to all land within Local Planning Scheme No. 3 as set out below:
  - 3.1. Access tracks are to be located in such a manner as to minimise the required earthworks.
  - 3.2. All exposed earthworks will be required to be landscaped in accordance with an approved landscaping plan (see section 6.4).
  - 3.3. Topsoil is to be stripped separately and stockpiled on site, to be respread during landscaping.
  - 3.4. Water discharge from the site during development is to be controlled by the use of ripping, contour banks or grade banks and sumps to attenuate turbid and/or nutrient rich water leaving the site.
  - 3.5. Where a residence is to be constructed partially on cut and partially on fill, the excavated material is to be placed outside the building area to form batters and embankments and the platform is to be filled with sand. Consolidated in even lifts, not exceeding 600mm, to produce a density which will resist seven blows per 300mm of standard 16mm diameter penetrometer. As an alternative, pile and beam foundations into natural uncut ground in the fill area are acceptable.
  - 3.6. Fill is not to exceed 1.5m at any given point on the site and the top level of the fill is not to exceed 2.4m from the base of the fill.

### **Retaining wall requirements**

Unless otherwise provided for within this policy, retaining walls will be required where cut or fill is equal to, or in excess, of 0.94-0 metre. Note: Owners and developers need to observe health and safety requirements

1. A retaining wall is not to exceed 2.4m in height (measured from the base of the wall).
2. Where it is proposed to terrace a portion of a lot the policy provisions set out above apply in so far that where a step is in excess of 1m retaining will be required and the top level of the terrace is not to exceed 3.0 from the base of the terrace.
3. Where an unprotected embankment is proposed no retaining will be required where it is in accordance with BCA Volume 2 Part 3.1.1 –

Earthworks (note Attachment 1). Such embankments are to be landscaped in accordance with an approved landscaping plan.

4. Land owners and developers should note their 'Health and Safety' responsibilities with regards to retaining walls during construction and on completion. Provision for safety fencing in accordance with the BCA P2.5.2 – Barriers.

#### **Landscaping plan requirements**

Where a landscaping plan is required it is to include:

1. list of species to be used;
2. location of planting;
3. location of reticulation areas;
4. location of compensating basins/sumps;
5. areas to be direct seeded/mulched;
6. species used in a seed mix (if applicable);
7. timing of revegetation program; and
8. fertiliser use is to be specified (including the type of fertiliser, application rates, method of application and timing of application).

#### **Application Details**

##### ***Subdivision and Development***

1. Where as part of the overall subdivision and development of land, any permanent excavation with a slope steeper than the angle of repose or natural slope of the soil shall have retaining walls of masonry or other materials approved by the local governmentShire of sufficient strength and stability to retain the embankment together with any surcharged loads.
2. Design of the retaining structure is to be by a practising Civil or Structural Engineer with certified engineering drawings to be submitted to the local governmentShire for approval.
3. Information to be supplied with the engineering assessment will include but not be limited to the following:
  - a site plan showing the main topographical features of the site including slope;
  - contours and drainage lines;
  - vegetation;
  - dams and water courses;
  - rock outcrops;
  - soil type,
  - fences
  - buildings;

- level of top of sand pad/fill;
- finish floor level;
- cut and fill section showing sub soil drainage and cut off drains;
- cut and fill section (of greatest cut and fill) showing method of retention;
- landscaping plan (if required);
- design and construction details of any retaining walls (if required) which shall be prepared by a suitably qualified structural engineer; and
- other details required elsewhere within this Local Planning Policy.

4. The local governmentShire will determine the type and colour of materials to be used forming the retaining wall. In considering the type and colour of materials, the local governmentShire may require the subdivider to undertake a visual assessment to the requirements of the local governmentShire. In addition, any brick or block work undertaken will be required to have a 'clean' finish to the adjoining lot.

#### **Individual Lots**

1. Where any permanent excavation with a slope steeper than the angle of repose or natural slope of the soil shall have retaining walls of masonry or other materials approved by the local governmentShire of sufficient strength and stability to retain the embankment together with any surcharged loads.
2. Design of the retaining structure by a practising Civil or Structural Engineer will be required and shall be submitted to the local governmentShire for approval prior approval of a Building Permit.
3. Information to be supplied with the engineering assessment will include but not be limited to the following:
  - contours of site;
  - level of top of sand pad/fill;
  - finish floor level;
  - cut and fill section showing sub soil drainage and cut off drains;
  - cut and fill section (of greatest cut and fill) showing method of retention;
  - drainage;
  - landscaping plan (if required);
  - design and construction details of any retaining walls (if required) which shall be prepared by a suitably qualified structural engineer;
  - provisions of the Residential DesignPlanning Codes; and
  - other details required elsewhere within this Local Planning Policy

4. Where a retaining wall in the Residential zone is proposed on a boundary, a Licensed Surveyor must be employed by the landowner to set out the boundaries prior to the commencement of any works. In this regard, the requirement for a Licensed Surveyor will be included as a condition of Building Permit.

5. The ~~Shire~~ local government will determine the type and colour of materials to be used forming the retaining wall. Generally, the type of retaining wall structure will be of 'earth' tones. The local government will consider oxide-tinted concrete blocks in areas that are not visible from the street, and normally not include concrete blocks or similar.

In relation to the development of land forming the 'AskinoHines' subdivision, retaining walls will be in accordance with the endorsed Development Guide Plan as included in Attachment 2 and ensure that the buildings are in 'earthy tones' and not limestone in colour. Examples of colours that are acceptable include Dulux®:

- Latte;
- Ground Coriander;
- Stucco Tan; and
- Nubuck;

as per the colour chart included as Attachment 3.

Other colours may also be acceptable and in this regard, it is recommended that you closely liaise with the local government Shire.

\* Dulux® is a Registered Trademark

In addition, any brick or block work undertaken will be required to have a 'clean' finish to the adjoining lot.

6. As part of the assessment process, consultation is usually required to be undertaken. The local government Council will may require applicants to supply written support from adjoining landowners specifically implicated by the proposed retaining wall. Where written comments are not able to be obtained by the applicant, staff will provide written advice to adjoining landowners and community groups (at the applicants cost) of the proposed construction and invite them to submit comments to the local government Shire.

7. If an adjoining landowner or community group does not respond within the time provided (generally 14-21 days), the local government Shire will consider the application on the basis that the landowner has not exercised their opportunity to comment.

8. Where objections are received the submission(s) will be reviewed and considered in light of the applications relevance against the Local Planning Scheme No. 3, the R Codes and the provisions of this Policy.

Related Policies	
Related Procedures/Documents	<ol style="list-style-type: none"> <li>1. Building Codes of Australia Table 3.1.1.1 <u>LPP001 Attachment1.docx</u></li> <li>2. Subdivision Guide Plan Lot 23 Brockman Highway – P0486-01(SGP) dated July 2006. <u>LPP001 Attachment 2.docx</u></li> <li>3. Dulux® colour chart <u>LPP001 Attachment 3.pdf</u></li> </ol>
Delegated Level	<u>CEO, CEO to Manager Development Services &amp; Building Surveyor, Executive Officer, Manager Infrastructure, Development Services Officer</u>
Adopted	OM 22 April 2010 # 8157
Reviewed	

<b>Policy Number:</b>	LPP 002
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Private Stormwater Drainage Connections to Council's Stormwater Drains</b>
<b>Policy Owner:</b>	<u>Chief Executive Officer Manager Development Services</u>

**Authority:** Planning and Development Act 2005  
Local Government Act 1995 Schedule 9.1.7  
Shire of Nannup Local Planning Scheme No.3

## OBJECTIVE

To provide a control system for the installation of private drainage connections, within townsites, to ~~Council's~~ the local government's drainage pipelines, at a cost to the applicant.

To minimise maintenance issues with townsite drainage systems caused by private connections, to ensure that kerbs and pipelines are not damaged by unqualified and inexperienced installers and to provide a uniformed standard.

## DEFINITIONS

### Townsite:

~~Includes the subdivision of Lot 23 Breckman Highway ("the "Askino Estate") along with other urban, residential and associated subdivision/development near the Nannup townsite.~~

**Comment [JB1]:** ST has suggested that the statement "other urban, residential and associated subdivision/development" does not refer only to subdivision but to all development near the townsite.

## POLICY

All land owners can apply to ~~Council~~ the local government to connect their private stormwater drainage into any available ~~Council~~ local government drainage system on a street/road reserve or a drainage reserve or easement, but must make application and copy with the ~~Council's~~ local government's specifications.

All applications are to be accompanied with a refundable bond as set out in the Council's adopted Fees and Charges of \$250 to ensure the approved work is in accordance with the approved plans and specifications. With new houses this will form part of the building permit process.

Drainage connections may be to an inlet pit/well liner or pipeline in the street verge. They may also be made to an open 'Vee' drain or to a properly shaped gap in the kerb line. Connections can also be made to a drainage Reserve or easement through private property provided the requisite approvals are acquired.

Any drainage pipe connecting from private property into a public ~~Council~~ local government controlled piped drainage system will require the installation of a manhole/silt trap to be situated and built within the private property prior to connection into ~~Council's~~ the local government's system, to stop any silt or debris from entering the pipeline system.

All maintenance of the silt trap is the ~~landowners~~ landowner's responsibility and ~~Council~~ the local government will not accept any liability for any damage or failure of the silt trap.

There are various other services on the road reserve, e.g. power, water supply, sewer, telephone cables etc. Whoever installs the private drainage connection is totally responsible for checking the location of these services and for any liability if damage is done to them.

~~Council~~ The local government is not responsible for damage done to private drainage pipes on street verges by other groups, individuals or service authorities.

If the drainage plumber or builder declines to make good any lack in meeting ~~Council's~~ the local government's requirements, then ~~Council~~ the local government shall retain the \$250-bond and use its own staff to complete the works.

~~Council~~ The local government shall allow a private drain pipe connection to be cut into the existing kerbing of a street to allow the water to drain down the kerb face if the pipe is of a small diameter (approximately 90mm) and the connection makes use of a standard commercial shaped drainage fitting to match the kerb profile.

~~The Council~~ local government will generally require that new drainage pipes, proposed to be created through new lots, are protected by an easement.

Related Policies	<del>LPP 01.003 Installation of a Crossover Policy</del> <u>Car Parking and Vehicular Access</u>
Related Procedures/Documents	1. Shire of Nannup Stormwater Management Procedure <u>LPP002 Attachment 1.docx</u>
Delegation Level	CEO, Manager Infrastructure, Executive Officer, Development Services Officer <del>CEO to WM</del>
Adopted	OM 22 April 2010
Reviewed	



<b>Policy Number:</b>	LPP 004
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Bed &amp; Breakfast</b>
<b>Policy Owner:</b>	<del>Chief Executive Officer</del> <del>Manager</del> <del>Development Services</del>

**Authority:** Shire of Nannup Local Planning Scheme No.3  
~~Shire of Nannup Health Local Laws 2003~~

## OBJECTIVE

This policy aims to facilitate the provision of high standards of Short Stay/Home Style accommodation in various locations to encourage tourism whilst maintaining the amenity of those locations for permanent residents.

## DEFINITION

~~Council's~~ The Shire of Nannup Local Planning Scheme No.3 (LPS No.3) defines Bed and Breakfast accommodation as follows:

"Bed and Breakfast accommodation means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term basis and includes the provision of meals."

~~This policy extends the definition to incorporate the number of persons who can be accommodated at any one time under the Scheme provisions.~~

~~"Bed and Breakfast accommodation means a dwelling, used by a resident of the dwelling, to provide accommodation for a maximum of six (6) persons away from their normal place of residence on a short-term basis and includes the provision of breakfast."~~

### Note:

*Where a premise accommodates more than six (6) persons exclusive of the family of the keeper, it shall be defined as a "lodging house" and is required to comply with the provisions of LPS No.3, Health Act 1911 and the Shire of Nannup Health Local Laws 2003.*

## POLICY

The establishment of Bed and Breakfasts within the Shire of Nannup are to note the following:

### **Locations/Zones**

A Bed & Breakfast may only be established in areas designated within the Zoning Table that forms part of ~~the Shire of Nannup Local Planning Scheme~~

~~LPS No.3, which requires approval by Council the local government as a "D" use. A Bed & Breakfast use is Not permitted in the Industry Zone "industrial" or where specifically excluded in a stated in development guide plan, subdivision guidance plan or structural structure plan.~~

### **Appearance of Dwelling**

The use of Bed & Breakfast accommodation shall be incidental to the predominant use and nature of the dwelling. The appearance of the dwelling shall remain residential and shall not impact adversely on surrounding properties.

### **Minimum Standards /conditions for Bed & Breakfast Accommodation:**

#### **Bedrooms**

- ~~1. Maximum 3 guest bedrooms for guest purposes (maximum 6 adults), with a separate bedroom for the owner/manager.~~
- ~~2. No guest bedroom shall have openings to any other bedroom or facilities not for use of guests.~~
- ~~3. Rooms to be suitably furnished for number of guests approved by Council.~~
- ~~4. Rooms to be kept clean at all times and supplied with clean linen.~~
- ~~5. Rooms to be provided with lockable door.~~

#### **Bathrooms / WC**

- ~~1. Bathrooms to be either shared facility for guest's only or private en-suite facility off bedrooms, or a combination of both.~~
- ~~2. Bathroom / WC to have impervious surfaces and shall be kept clean at all times.~~
- ~~3. Hot water shall be capable of being provided at all times.~~
- ~~4. Minimum facilities to include bath and /or shower, hand basin and WC.~~
- ~~5. Any shared bathroom and WC to be provided with lockable doors.~~

#### **Note:**

~~Upgrading of plumbing, including septic disposal system, may be required if existing domestic system is inadequate as determined by Council's Environmental Health Officer.~~

#### **Kitchen**

- ~~1. Kitchen to be kept clean and tidy at all times.~~
- ~~2. Floor areas to be smooth and impervious.~~
- ~~3. Suitable facilities for the hygienic preparation, storage and cooking of food shall be provided.~~

- ~~4. Preparation of breakfast to be the responsibility of domestic residents and self-service cooking by guests is not permitted. The preparation of tea and coffee and like by guests is permitted.~~

### **Water**

Adequate water supply is to be provided for ablutions, cooking and drinking that meets the Australia Drinking Water Guidelines. Additionally, adequate water for fire-fighting purposes is to be provided.

### **General Issues and Requirements**

In determining the suitability of a Bed and Breakfast proposal, ~~Council~~ the local government shall take into consideration the following issues and requirements:

- ~~Location of adequate public transport facilities (eg bus routes, main roads, footpaths and cycleways);~~
- ~~1. Location of shopping facilities in the vicinity;~~
- ~~2. Location of recreation and tourist facilities or other similar type of activity;~~
- ~~1. Potential impact on the adjoining properties and surrounding residential area;~~
- ~~3.2. Appropriateness of accessibility by vehicle or as required by walking and cycling.~~
- ~~4.3. Car parking to be provided on site is one (1) car bay for every two guest rooms and two (2) spaces for the dwelling itself. Where an uneven number of guest rooms exist, the number of car bays provided for guest rooms is to be rounded up to the nearest whole number;~~
- ~~5.4. The provision of adequate emergency management response.~~
- ~~6. Bed and Breakfast accommodation shall not consist of self contained rooms, however ensuite and bathroom facilities may be provided within each room. Access to communal laundry, bathrooms and breakfast eating areas should also be catered for within the building.~~

### **Approval Conditions**

The following conditions (not limited) will apply to all Bed and Breakfast Accommodation applications on approval:

1. An approval shall not be transferred or assigned to any other property;
2. Bed and Breakfast Accommodation shall not be used as a lodging house or for permanent accommodation;
3. A sign, subject to the provisions of ~~Council's~~ the local government's Sign Policy, may be erected on-site subject to the

approval being granted by the local government ~~Manager of Development Services~~;

4. Smoke alarms to be installed in accordance with Part 3.7.2 Vol 2 of the Building Code of Australia;
5. Car parking is to be provided on-site;
6. No facility for cooking or laundry facilities will be permitted within the rooms.

**Annual Inspection:**

~~Council's~~ The local government's Environmental Health Officer shall conduct inspections of Bed & Breakfast premises at least on an Annual Basis.

**Change of Ownership**

Local government ~~Council~~ approval will not be forfeited in the event of change of ownership of the premises. However notification to the Shire local government of the intentions of any new owners of these establishments is required to enable ~~Council~~ the local government's records to be updated.

**Non-Conforming Use**

~~Any lapse in use of greater than 12 months will result in fresh approval being required for the renewal of operations.~~

**Fees**

~~New Bed & Breakfast establishments receiving Council planning approval will be liable for a registration fee, imposed by Council. Planning approval will be subject to this registration fee being paid. Any building extensions or alterations to increase the number of guest rooms will require the annual license to be modified to reflect increase in maximum number of guests permitted.~~

**Car parking**

~~Any application for Bed & Breakfast accommodation shall demonstrate that adequate guest car parking facilities can be provided on the lot and close to guest rooms. No on-street car parking will be permitted for guest vehicles.~~

Related Policies	<u>LPP 020 Developer and Subdivider Contributions</u> <u>LPP 021 Bush Fire Management</u>
Related Procedures/ Documents	
Delegation Level	<u>CEO, CEO to MDSE</u> <del>Executive Officer,</del> <u>BS</u> <del>Building Surveyor, Development Services</del> <u>Officer</u>
Adopted:	OM 22 April 2010.
Resolution	
Reviewed:	

<b>Policy Number:</b>	LPP 005
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Consultation</b>
<b>Policy Owner:</b>	<del>Chief Executive Officer</del> <del>Manager</del> Development Services

**Authority:** ~~Local Government Act 1995~~  
~~Planning and Development Act 2005~~  
~~State Planning Policy 3.1 Residential Design Codes~~  
~~(Variation 1) s6.3.2~~  
~~State Planning Policy 3.1 Residential Design Codes~~  
~~(Variation 1) Part 4~~  
Shire of Nannup Local Planning Scheme No.3 (LPS No\_3)

## OBJECTIVES

The objectives are to:

- ~~Develop a method of identifying the level of impact of Council local government proposals and functions;~~
- 1. Clearly define the level of consultation relevant to planning Council local government issues;
- 2. Detail the requirements for consultation based on the level of impact;
- 3. Outline the process Council the local government will use when undertaking consultation and considering submissions.
- ~~4. Clearly define the levels of consultation required for a range of Shire functions in order for the community to be kept informed, comment on and respond to issues and proposals and gain a sense of ownership of key Council local government functions and activities.~~

## DEFINITIONS

The following definitions are relative to this policy:

**Adjoining:**

Refers to any land or owner of land which abuts an application site or is separate from it only by a pathway, driveway or similar thoroughfare.

**Affected Person:**

Means a person who owns land:

1. that adjoins an application site; or

2. the enjoyment of which may be detrimentally affected by the use of an application site or the erection of a building on an application site.

**Development:**

~~As set out in the *Planning and Development Act 2005* or associated Regulations. Means the development or use of any land, including any demolition, erection, construction, alteration of or addition to any building or structure on the land and the carrying out on the land of any excavation or other works and, in the case of a place to which a Conservation Order made under section 59 of the Heritage of Western Australia Act 1990 applies, also includes any act or thing that –~~

- ~~1. is likely to change the character of that place or the external appearance of any building; or~~
- ~~2. would constitute an irreversible alteration of the fabric of any building.~~

**Land:**

Includes any building or part of a building created on the land.

**Neighbouring Land:**

Any land, other than adjoining land which may be detrimentally affected by the use of an application site for the creation of a building on an application site (and includes properties in a neighbouring local government~~council~~ area).

**Notification:**

Written advice provided by Council~~the local government~~ in accordance with the requirements of the policy, however does not provide persons notified with an opportunity to formally respond to, and comment on, the information conveyed.

**Submitters:**

Those affected persons who have provided written comment on a proposal within the formal comment period or shortly thereafter at the discretion of the local government~~Council~~.

**Works:**

Any physical alterations made to land or property within the municipality, either by Council~~the local government~~ or a government agency, or third party authorised by the relevant agency.

**Approval Types:**

In relation to Schedule 1 ~~(in particular under the Health and Planning sections)~~, any reference to the following letters has the following definition:

- “P” means that the use is permitted by the Scheme providing the use complies with the relevant development standards and requirements of the Scheme.

“D” means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.

“A” means that the use is not permitted unless the local government has exercised its discretion and has granted planning approval after giving special notice in accordance with clause 9.4.

“X” means a use that is not permitted by the Scheme.

## **POLICY**

The minimum level of consultation used by ~~Council~~ the local government shall relate to the extent of community impact or interest associated with the proposed development, project or ~~Council~~ local government works, and shall be selected according to the following categories:

### **Level 1 NO CONSULTATION (approval type ‘P’ or ‘X’)**

1. i) No predicable detrimental impact on the character or amenity of the immediate or general locality likely;
2. ii) Consultation is not required or is precluded under relevant legislation;
3. iii) Consultation has previously occurred, and only minor modifications or modifications that address previous concerns raised are proposed.

### **Level 2 – ADJOINING LANDOWNER COMMENT (approval type ‘D’ or ‘A’)**

1. i) Development, use or works involve additions or alterations that are visible or have an apparent impact on the owner or occupier of land immediately adjacent to the side of the property affected.
2. ii) Statutory requirements for notification exist (SPP 3.1 Residential Design Codes ~~Part 4~~).

### **Method of Consultation**

The owners/occupiers of properties determined as being potentially affected by a development proposal will be consulted in writing providing a minimum of 14 days for the lodgement of any submissions.

Where the land owner/occupier is consulted by the proponent of a development proposal, evidence of the acceptability of the proposal shall be provided by way of a signed letter of no-objection and endorsement by way of no objection comment, signature, printed name and full address on a copy of the plan(s) submitted for approval.

**Level 3 – SURROUNDING (NEARBY) PROPERTIES COMMENTS**  
(approval type 'D' or 'A':

4. i) Development, use or works involve potential detrimental impacts on the land adjoining the application site or other neighbouring land, the use or enjoyment of which may be affected by the proposal.

Method of Consultation

The owners/occupiers of properties determined as being potentially affected by a development proposal will be consulted in writing providing a minimum of 14 days for the lodgement of any submissions.

Dependent upon the level of impact in the area, the ~~Shire~~ local government may also publish a notice of the development proposal in a paper, published weekly, that provides coverage of the ~~Nannup Shire~~ Shire of Nannup inviting comment/submissions within a specified period.

The ~~Shire~~ local government may also seek comment through advertising on its website and having information available at the Shire office.

**Level 4 – LOCALITY/SHIRE WIDE & STATE WIDE (approval type 'D' or 'A')**

Development, use or activities that are likely to affect the amenity, character or function of an area greater than surrounding properties including the whole Shire, proposals, projects or ~~Council~~ local government functions that are of Shire-wide, Regional or State significance.

Method of Consultation

The ~~Shire~~ local government may give notice or require the applicant to give notice in the following manner:

1. Publish a notice of the development proposal in a paper, published weekly, that provides coverage of the ~~Nannup Shire~~ Shire of Nannup or where State-wide notification is required, the West Australian newspaper;
2. Arrange for a sign or signs (A3 or larger as required by the ~~Shire~~ local government) to be placed in a prominent position(s) on the development proposal site;
3. Consult with the owners/occupiers of properties determined as being potentially affected by a development proposal (in writing) providing a minimum of 21 days for the lodgement of any submissions;
4. Consult with the owners/occupiers of land beyond the foregoing areas where, in the opinion of the ~~Shire~~ local government, there will be an impact; and
5. Consult as necessary with other affected government agencies or statutory authorities as the case requires, drawing attention to



the form of the development proposal and inviting comment within a period not being less than 21 days or, where appropriate, such longer period as may be necessary.

5.6. The Shire local government will seek comment through advertising on its website and having information available at the Shire office.

### **Functions and Proposals Subject To Consultation**

Schedule I outline the matrix upon which the appropriate level of consultation with affected persons and the community may be determined, for key Council local government activities and types of development. Where proposals occur that do not clearly fall within the matrix, or where circumstances indicate that the standard level would not be appropriate, the criteria outlined above shall be used to establish the consultation process required.

### **Consultation Procedure**

The consultation procedure shall be undertaken in the manner outlined in this policy. Council-The local government shall work towards the introduction of a web-based process and on-line availability of information or relevant issues and proposals, including the ability to make submissions on standard forms via the internet, at which stage the policy shall be reviewed to incorporate this option into the relevant levels of consultation.

### **Consideration of Submissions**

Upon closure of the comment period the following actions are to be undertaken by the responsible officer:

1. Write to all submitters acknowledging receipt of the submission, and advise of the process of determining the issue or action. Where appropriate, this requirement may be replaced by an advert in the local weekly newspaper with written notification to those outside the circulation area, in which case written notification to submitters after the decision is made should be undertaken by the responsible officer.
2. All submissions ~~received will be summarised into issues and scheduled in accordance with Schedule II. These will be taken into account in the determination of the issue or action, and recommendations/decisions made in accordance with the level of officer delegation relevant to the proposal.~~
3. When a decision is to be made by Council (as distinct from a delegated officer), a summary of submissions, ~~schedule or the actual submission(s) where provided~~ received will be taken into account by the Council in determining the application/proposal or action to be taken.
4. ~~The delegated officer will advise, through writing, advertising or writing the Council minutes, as appropriate, the reason(s) by which a decision has been reached. Reasons may be given in general or specific terms, depending on the nature of the matter.~~

The local government Council has a responsibility to consider the Economic, Social and Environmental impacts of any proposal. Specifically matters to be taken into account in the consideration of proposals and submissions are outlined in LPS No. 3 clause 10.2, as follows:

1. the aims and provisions of this Scheme and any other relevant town planning scheme(s) operating within the Scheme Area;
2. the Local Planning Strategy;
3. the requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;
4. any approved Statement of Planning Policy of the Commission;
5. any approved Environmental Protection Policy under the Environmental Protection Act 1986;
6. any relevant policy or strategy of the Commission or any relevant planning policy adopted by the Government of the State;
7. any Local Planning Policy adopted by the Council under the provisions of clause 2.4, any heritage policy statement for any designated Heritage Area adopted under clause 7.2, or any other plan or guideline adopted by the local government under the Scheme;
8. in the case of land reserved under the Scheme, the ultimate purpose intended for the reserve;
9. the conservation of any place that has been registered in the Register of Places under the Heritage of WA Act 1990, or which is subject of an order under Part VI of the Heritage of WA Act, or which is included in the Heritage List under clause 7.1, and the effect of the proposal on the character or appearance of a Heritage Area;
10. the compatibility of a use or development within its setting;
11. any social issues that have an effect on the amenity of the locality;
12. the cultural significance of any place or area affected by the development;
- 13.1. the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;
14. whether the land to which that application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to flooding, inundation, subsidence, landslip, bush fire or any other risk;
15. the preservation of the amenity of the locality;
16. the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;
- 17.2. whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the

- loading, unloading, manoeuvring and parking of vehicles;
- ~~18. the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;~~
  - ~~19.3. whether public transport services are necessary and, if so, whether they are available and adequate for the proposal;~~
  - ~~20. whether public utility services are available and adequate for the proposal;~~
  - ~~21. whether adequate provision has been made for access for pedestrians and cyclists;~~
  - ~~22. whether adequate provision has been made for access by disabled persons;~~
  - ~~23. whether adequate provision has been made for the landscaping of the land to which the planning application relates and whether any trees or other vegetation on the land should be preserved;~~
  - ~~24. whether the proposal is likely to cause soil erosion or land degradation;~~
  - ~~25. the potential loss of any community service or benefit resulting from the planning approval;~~
  - ~~26. any relevant submissions received on the application;~~
  - ~~27. the comments or submissions received from any authority consulted under sub-clause 10.1.1; and~~
  - ~~28.4. any other planning consideration the local government considers relevant.~~

### **Cost of Consultation**

~~The full costs of the consultation requirements specified within this policy are generally reflected in the Planning Application or other fee, however in some cases the costs are to be met by the applicant/proponent. In the case of Level '4' Development Application, the applicant shall be responsible for construction and display of the signage to the specifications outlined in Category Level 4 and Appendix I.~~

### **Performance Indicators**

~~Council will determine compliance with this policy by evaluating:~~

- ~~1. Compliance with statutory time periods and procedures for assessment of applications.~~
- ~~2. Number of complaints received due to lack of information on proposed developments and Council works and activities.~~
- ~~3. No instances noted in the annual audit or compliance return where statutory advertising requirements have not been met.~~

Related Policies:	<u>ADM 19 Community Consultation</u>
Related Procedures/ Documents	<ol style="list-style-type: none"> <li>1. <u>Schedule 1- Consultation Levels</u> <u>LPP005 Attachment 1.docx</u></li> <li>2. <del>Schedule 2- Schedule of Submissions</del> <del>LPP005 Attachment 2.docx</del></li> <li>3. <del>Appendix 1 - Specification of sign for</del> <del>Proposal/Development Plan</del> <del>LPP005 Attachment 3.docx</del></li> </ol>
Delegation Level:	<del>CEO, CEO to MDSManager Corporate Services,</del> <del>Manager Infrastructure, Executive Officer,</del> <del>Development Services Officer, MCS, WM</del>
Adopted:	OM 22 April 2010
Resolution	
Reviewed:	

**SCHEDULE 1**

**Consultation Levels**

<b>FUNCTION</b>	<b>CONSULTATION LEVEL</b>
<b>BUILDING</b>	
Building applications	1
Assessment of structures on boundaries (SPP 3.1 s6.3.2)	2
Demolition — licences outside of townsites	1
— licences within townsites	2
— Heritage building/structure	3
Signage	1
<b>PROPERTY MANAGEMENT</b>	
New community buildings/facilities	
Shire catchment function	4
— Local catchment function	3
Refurbishment of buildings	
— Non-Heritage	2
— Heritage	4
Disposal of community building or Council property	
— Non-Heritage	2
— Heritage	4
Use or development of Council reserves where planning approval not required.	
— Consistent with approved plans or strategies.	1
— not associated with approved plans/strategies.	3
Change of use of Council buildings/properties — Minor	1
— Major	3
<b>ENGINEERING/WORKS</b>	
Forward infrastructure management programs (5-year Program)	4
Road and works construction manual	4
Road resurfacing	1
1. Reconstruction and new construction works	
2. consistent with annual programming and involving no significant detrimental impacts on the immediate locality;	2
3. likely to have significant detrimental impacts on the locality beyond those already notified;	4
4.1. minor works (excluding normal maintenance) not associated with annual programming where no detrimental impacts on the locality are likely.	2
<b>HEALTH</b>	
Offensive Trades	2

<del>Public events &amp; concerts</del>	
<del>'A or D' * uses or likely detrimental impacts on the locality</del>	<del>4</del>
<del>'P' * uses where unlikely to involve detrimental impacts on the locality</del>	<del>1</del>
<b>PLANNING</b>	
Local Planning Scheme Review	4
Local Planning Strategies Review	4
Management Plans (Local)	4
Outline Development Plans & Structure Plans – Minor	3
- Major	4
Scheme Amendments – Minor	3
- Major	4
Subdivision Referrals	3
Development - 'P' or 'X' Uses	1
Development - 'D' or 'A' Uses	
- where there are likely detrimental impacts to surrounding landowners	32
- where there is no likely detrimental impact to surrounding landowners	21
Local Planning Policies (new or modified)	4
<del>Development – 'A' or 'D' Uses</del>	
<del>where impacts are confined to adjoining properties and the immediate vicinity of the proposal.</del>	<del>2</del>
<del>where impacts affect the broader locality, in addition to adjoining properties.</del>	<del>3</del>
<del>all development applications (other than for a single dwelling and associated outbuildings) shall be referred to relevant State Government agencies, servicing authorities and stakeholders as determined by the local government.</del>	<del>3</del>
Bed and Breakfast	2
Extractive Industries	3
<b>CORPORATE</b>	
Policy/Local Laws	
<del>Local impact or involves specific user groups</del>	<del>3</del>
<del>Shire/State/Regional impacts</del>	<del>4</del>
Reserve use permits	1
Changes to Council function/service provisions (eg Recreation Centre and Library opening times, prices etc.)	2
Forward Plan – development	4
Forward Plan – statutory advertising period	4
New rating structure or format	4
Advertising of rates, annual proposal	4
Specific area rates	4
Budget – advertising	4

<del>Loan proposals not in budget (advertising local)</del>	<del>4</del>
<del>— Plans and Strategies</del>	<del>4</del>
<del>— Council functions impacting on the Shire in general;</del>	<del>3</del>
<del>- impacting on specific sectors of the community (eg. Youth, disabilities etc)</del>	<del>3</del>
<del>Community managed projects involving Council, which impact on other sectors.</del>	<del>3</del>

~~\* As defined under the Shire of Nannup Local Planning Scheme No. 3 Section 4.3.2.~~

**SCHEDULE 2**

**Schedule of Submissions**

PROPOSAL: \_\_\_\_\_ TOTAL No. \_\_\_\_\_  
SUBMISSIONS: \_\_\_\_\_  
FILE No.: \_\_\_\_\_ FOR: \_\_\_\_\_  
APPLICATION/REFERENCE No.: \_\_\_\_\_ AGAINST: \_\_\_\_\_  
COMMITTEE: \_\_\_\_\_ INDIFFERENT: \_\_\_\_\_  
DATE: \_\_\_\_\_

**ISSUE (CATEGORY)**

SERIAL	1. _____ 2. <u>COMMENTS</u> <u>RAISED</u>	FREQUENCY (OPTIONAL - NATURE OF SUBMISSIONS)	OFFICER COMMENT



<b>Policy Number:</b>	LPP 007
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Special Rural and Special Residential Fencing Standards</b>
<b>Policy Owner:</b>	Chief Executive Officer Manager Development Services

**Authority:** Shire of Nannup Local Planning Scheme No.3

## OBJECTIVES

This policy aims to direct persons who wish to erect fencing in the areas zoned Special Rural and Special Residential under the Shire of Nannup Local Planning Scheme No.3 with a view to retaining a rural fencing theme.

## DEFINITIONS

### Fence:

An enclosure or barrier abutting a roadway, street or boundary line of adjacent property.

### Location:

This policy has effect on boundary fencing on Special Rural and Special Residential zoned properties only.

## POLICY

The minimum MINIMUM standard of boundary fencing permitted is as below:

1. All fencing of Special Rural lots are to comply with sub-clause 4.13.10.7 of the Scheme along with any relevant conditions set out in Schedule 12 of the Scheme.
2. All fencing of Special Residential lots are to comply with sub-clause 4.13.9.3 of the Scheme along with any relevant conditions set out in Schedule 13 of the Scheme.
3. Fences in are to be ~~efpost~~ and minimum of ~~fourfive~~ (45) strand plain wire construction or post and ring lock or similar approved by the ~~Council~~ local government, at least 1 metre high, unless written approval from ~~Council~~ the local government has been received for a fence of a lesser standard.
- 4.4. Solid fencing such as super six or pickets is not permitted on boundaries.
- 2-5. When clearing fence lines abutting ~~Council's~~ the local governments' government's road reserve, persons undertaking the

clearing are not to clear more than 2 metres into the road reserve from the surveyed property boundary. Road reserves are to be left free of all cleared material, which shall be contained, on the owner's property.

3.6.            The use of electric fencing systems is permitted but not as a substitute for item 2(i), and suitable warning signs are to be placed in prominent positions on the fence at regular intervals on all boundary fences that are electrified. All electric fencing systems must be of a type approved by Western Power.

**Comment [JB2]:** ST has advised electric fences will be permitted as long as they are of a style which is consistent with item 2

4.7.            The electrification of barb wire fences is not permitted.

**Comment [JB3]:** Cr Mellema has asked for clarification. If a boundary fence has only a top wire which is barb wire, can the remainder of the wires be electrified? ST has agreed that the policy wording needs clarification and suggests that perhaps some debate is needed on whether Council wants to allow barb wire fencing on boundaries in Special Rural areas

8. Owners of special rural properties shall ensure that the fence they construct is sufficient to contain the animals/stock on the property, and where the type of stock kept is varied through changing circumstances, the fence should be maintained to a standard suitable for the stock kept at that time.

5.9.            Fencing should be designed to not impede the free flow of floodwaters for land identified as Flood Risk Land in the Scheme.

#### Fencing Around Dwelling Buildings

~~In addition to the standard prescribed for boundary fencing, solid fencing such as Netascreen<sup>®</sup>™, Super Six<sup>®</sup>™, timber pickets, stone or brick may be permitted in proximity to buildings where only when the Development Services Officer (or the person acting in that capacity) determines that it will not affect the amenity of the area.~~

Related Policies:	
Related Procedures/ Documents	
Delegation Level:	<del>CEO, Executive Officer, Building Surveyor</del> CEO, <del>CEO to MDS, BS Development Services Officer</del>
Adopted:	OM 22 April 2010.
Resolution	
Reviewed:	

<b>Policy Number:</b>	LPP 008
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Nannup Mainstreet Heritage Precinct</b>
<b>Policy Owner:</b>	<del>Chief Executive Officer</del> <del>Manager – Development Services</del>

**Authority:** Shire of Nannup Local Planning Scheme No\_3

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### OBJECTIVE

To guide the development within the defined heritage district to ensure that the existing character of the precinct is not diminished by development applications that does not reflect the Shire of Nannup's aspirations.

### DEFINITIONS

As contained within the attached guidelines.

### POLICY

The Nannup Main Street Heritage Precinct is defined within the attached document titled "Nannup Mainstreet Heritage Precinct Guidelines – Amended August 2008".

The objectives as outlined in the guidelines are to ensure all new developments and redevelopment within the Mainstreet Heritage Precinct should contribute positively to the heritage values and townscape quality of Nannup.

The guidelines outline the requirements to achieve the objectives and are an integral part of this policy.

The Council local government will also have regard to other Scheme requirements relating to the Heritage Area.

<b>Related Policies:</b>	<u>LPP 019 Heritage Conservation</u>
<b>Related Procedures/ Documents</b>	<u>1. Nannup Nannup Mainstreet Heritage Precinct Guidelines – Amended August 2008</u> <u>LPP008 Nannup Main Street Heritage Area LPP No. 8 Nov 2010.pdf</u>
<b>Delegation Level:</b>	<u>GEO, CEO to MDS, BSCEO, Executive Officer, Building Surveyor, Development Services Officer</u>
<b>Adopted:</b>	<u>OM 22 April 2010.</u>
<b>Reviewed:</b>	<u>OM 28 October 2010 # 8482</u>

<b>Policy Number:</b>	LPP 011
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Development In Flood Risk Prone Areas</b>
<b>Policy Owner:</b>	Chief Executive Officer/Manager – Development Services

**Authority:** Shire of Nannup Local Planning Scheme No.3

## OBJECTIVES

To restrict the subdivision of residential land within flood risk prone areas;

To limit more intensive development within flood risk areas.

To clearly indicate to State Land Services Councils opposition to the release of land within designated flood prone areas within the Shire.

## DEFINITIONS

### **Flood Risk Prone Areas:**

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

## POLICY

This policy applies to individual flood prone land residential lots that currently exist within the district Shire of Nannup.

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

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

The Council local government it does not intended to support any subdivision that will create further flood risk prone lots for development unless a suitable sized building envelope/suitable building area are located outside of the 1 in 100 ARI floodplain).

nor is it intended to support the release of flood prone land by the Department of Regional Development and Land (State Land Services). The Council local government seeks to ensure that new lots are both suitable and capable for the intended purpose.

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

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

~~Flood prone land within the district is identified by the Blackwood River Flood study, Twenty five (25) year and one hundred (100) year flood levels are identified.~~

~~The prime reference for the flood prone land is Local Planning Scheme No3 which states:~~

- ~~a) 6.2.2.1 (b) A person shall not carry out any development on land (or portion(s) thereof) identified as flood prone land on the Scheme map or on other land which, in the opinion of the Council, may be liable for flooding, unless:~~
- ~~1) the floor of any dwelling house or other habitable building is, or will be, raised a minimum of 500 millimetres above the 1 in 100 year flood level identified for the land;~~
  - ~~2) the base of the septic/leach drain system is to be a minimum 300mm above the 1 in 100 year flood level identified for the land and fitted with appropriate devices to prevent back flow of effluent or ground water. This requirement may be removed if an approved alternative treatment unit was installed instead of a conventional septic tank/leach drain effluent disposal system;~~
  - ~~3) where the proposed development is for residential purposes an engineering certification is to be submitted. This certification is to ensure that the dwelling has been designed taking into account the potential forces of flood waters; and~~
  - ~~4) where the proposed development is for residential purposes a licensed survey shall be submitted confirming the floor height of the building compared to the identified flood level for the portion of the subject land. This survey is to be carried out and submitted for Shire endorsement upon completion of the sand pad or stumping network of the proposed building. No further works on the proposed building are to be commenced until Shire endorsement of the survey information has been given.~~
- ~~b) 6.2.2.2 Notwithstanding sub clause 6.2.2.1(b)(i), land identified by the Blackwood River Flood Study 1983 as being within the 1 in 25 year flood level will not be permitted to be developed for residential purposes~~

~~unless such development is connected to the reticulated sewerage network.~~

~~e) 6.2.2.3 Where proposals are received for the development of extensions or additions to existing residential development sited within a flood risk area, the requirements of Item 6.2.2.1 (b) (i) will be waived where such extensions/additions do not exceed 25 per cent of the floor area of the existing building.~~

~~d) 6.2.2.6 Any decision made by Council in pursuance of this clause is deemed to be a decision made in "good faith" and the Council is hereby forever indemnified against any claim made by any person and relating to any loss whatsoever arising from such a decision.~~

Related Policies:	LPS No 3 Amendment No7
Related Procedures/ Documents	
Delegation Level:	<del>CEO, Executive Officer, Building Surveyor</del> CEO, CEO to MDS, BS, Development Services Officer
Adopted:	OM 09 June 1994
Reviewed:	OM 28 June 2001 OM 23 August 2001 OM 22 April 2010

<b>Policy Number:</b>	LPP 012
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<del>Tourist Accommodation in Rural Areas</del> <b>Chalet Development in Agriculture, Agriculture Priority 1&amp;2, Cluster Farming, Coastal Landscape, and Special Residential Zones.</b>
<b>Policy Owner:</b>	<del>Chief Executive Officer</del> <b>Manager Development Services</b>

**Authority:** Health Act 1914  
Local Government Act 1995  
Shire of Nannup Local Planning Scheme No.3  
Building Code of Australia

## OBJECTIVE

To approve high quality ~~tourist~~**chalet** accommodation in the non-urban areas whilst conserving the rural character and primary production values of the District.

## DEFINITIONS

Nil

## POLICY

### Introduction

With regard to the broad objectives of this Policy the following specific objectives for the approval of ~~tourist~~**chalet** accommodation are:

- 1) To ~~minimise~~**avoid** conflict between rural and non-rural landowners.
- 2) To establish suitable guidelines and controls for ~~tourist~~**chalet** accommodation to ensure that development approval does not become a basis for future unplanned urban development with consequent demands on ~~Council~~**the local government** for additional services.
- 3) To establish suitable guidelines and controls for ~~tourist~~**chalet** accommodation outlining minimal infrastructure standards required by ~~Council~~**the local government** for development approval to be granted.
- 4) To encourage links between ~~tourist~~**chalet** accommodation and established rural pursuits (~~ie. farm stays~~) so as to diversify economic base and retain development at a low key nature.

As set out in Under Council's Local Planning Scheme No.3, in particular in the Zoning Table or in the Schedules for certain land, various types of tourist accommodation "Chalet development" can be considered in most zones.

~~"A" uses in the Agriculture, Agriculture Priority 1 — Scott Coastal Plain, Agriculture Priority 2, Cluster Farming, Coastal Landscape and Special Residential zones, but not permitted in the Industry, Mixed Use, Residential, Special Rural, or Town Centre zones.~~

#### ~~Holiday Accommodation — Compliance with BCA~~

~~Development Approval for chalets will be conditional upon compliance with the Building Code of Australia provisions.~~

#### ~~Number of Chalets to be Developed~~

~~Council may permit a minimum of 2 Chalets and up to 5 Chalets to be constructed at an approved site.~~

#### ~~Guidelines for the Assessment and Approval of TouristChalet Accommodation~~

~~In determining an application, the Council local government will consider matters set out in clause 10.2 of the Scheme along with Scheme provisions relating to the zone. Depending on the site, key matters include:~~

- ~~• traffic safety and impact;~~
- ~~• access from a suitably dedicated and constructed public road;~~
- ~~• servicing;~~
- ~~• environmental impacts;~~
- ~~• fire management and impacts;~~
- ~~• visual impacts;~~
- ~~• appropriate setbacks and buffers to other uses;~~
- ~~• capability of the land for agriculture and rural pursuits;~~
- ~~• capability of the land to accept the use, by reason of soil type and stability; and~~
- ~~• density and scale of the proposed development.~~

~~Council may require rezoning of the site for chalet development for the following reasons:-~~

- ~~1. For development proposals of five (5) or more chalets rezoning to "Special Use" zone will be required. Amendment documents to be prepared at the applicant's expense, plus relevant Council rezoning fee, and shall address requirements of s10.2 and schedule 14 of the LPS No3 including specify the following minimal information:
  - ~~1.1. number of chalets proposed,~~
  - ~~1.2. any other associated land uses,~~
  - ~~1.3. any proposed staging of development~~
  - ~~1.4. development controls~~
  - ~~1.5. management controls~~
  - ~~1.6. any required upgrading of public infrastructure to cater for proposals (including dedication of suitable road access).~~~~

**Comment [JB4]:** ST has advised that the definition of 'chalet development' in LPS3 does not refer or limit the numbers of chalets on a property. There is also nothing else in LPS3 giving statutory backing to requiring a rezoning

While the Shire could get a legal opinion, ST suggests the requirement to require a rezoning in the past has been done by 'bluff'. He also suggest the Shire would not be on solid legal grounds for instance to refuse a planning application proposing 5 or more chalets

Various local governments, including Donnybrook-Balingup, have addressed this through specific provisions in their scheme.



- ~~2. If in the opinion of Council the development proposal will significantly alter the existing land use of the site to establish that the Chalets become the predominant use.~~
- ~~3. If in the opinion of the Council the development proposal will have a significant environmental impact on surrounding land or natural features (ie. Rivers, wetlands, dunal systems or state forest).~~
- ~~4. When considering an application for chalet accommodation Council shall have regard for the suitability of the land for the proposed use including but without limiting the:
  - ~~4.1. Capability of the land for agriculture and rural pursuits.~~
  - ~~4.2. Capability of the land to accept the use, by reason of soil type and stability, access to adequate roads and services, drainage, disposal and absorption of effluent.~~
  - ~~4.3. Density of the proposed development.~~~~

**5.1. Standard conditions which will be imposed on all Development Approvals for tourist chalet accommodation are generally: -**

**5.1.1.1. The preparation of plans to comply with the Building Code of Australia and the issuing of a Building Permit. Demonstration that satisfactory arrangement can be made for effluent disposal.**

**5.1.1.2. The design and materials of the tourist accommodation chalets is to generally blend into the landscape of the area.**

**5.1.1.3. The position of access to the development on to the public road to be located in a position and of a standard satisfactory to the Council/local government. This may require the dedication and upgrading of the public road to the satisfaction of Council/the local government at the cost of the applicant.**

**5.1.1.4. Provision being made for fire protection to the satisfaction of Council/the local government.**

~~5.5. Prior to the granting of development approval it must be demonstrated that any dogs belonging to or associated with occupants of chalets can be adequately controlled to prevent any possibility of disturbance to farm animals in the area.~~

**5.1.1.5. Tourist accommodation Chalets must be provided with a source of potable water for drinking and cooking purposes. Development applications should include preliminary details regarding the water source, storage and distribution conditions or treatment methods proposed.**

**Notes**

Prior to occupation of the tourist accommodation chalets, evidence of water supply suitability must be provided. In most cases supporting evidence of chemical and microbiological sample analysis, conducted by a NATA (National Association of Testing Authorities) approved laboratory will be required to show compliance with current Australian drinking water guidelines. Further routine sampling may be required by ~~Council~~ the local government to ensure compliance with the Health Act 1911.

These are standard conditions and it is to be noted that additional conditions may be imposed on a development approval if there is a need to address a particular circumstance.

**Rating**

If the development of tourist chalet accommodation changes the predominant use of a lot from a rural agricultural base to a non-agricultural base the ~~Council~~ local government may change the rating of such a lot from Unimproved Value to Gross Rental Value.

Related Policies:	<u>LPP 004 Bed and Breakfast</u> <u>HLT 5 Bed &amp; Breakfast</u> <u>LPP 020 Developer and Subdivider Contributions</u> <u>LPP 021 Bush Fire Management</u>
Related Procedures/ Documents	
Delegation Level:	<u>CEO, CEO to MDSExecutive Officer,</u> <u>Development Services Officer</u>
Adopted:	<u>OM 24 September 1992</u>
Reviewed:	<u>OM 22 February 1996</u> <u>OM 22 April 2010.</u>

Policy Number:	LPP 013
Policy Type:	Local Planning Policy
Policy Name:	<b>Car Parking and Vehicular Access</b>
Policy Owner:	Chief Executive Officer

## OBJECTIVES

The objectives of this Policy are to:

1. complement the car parking and vehicular access provisions of the *Shire of Nannup Local Planning Scheme No. 3 (LPS3)*;
2. establish guidelines that will achieve the construction of well-designed car parking areas including providing appropriate access, circulation and manoeuvrability conditions, providing an appropriate number and adequate size of car parking bays to meet the needs of new development, and ensuring vehicular and pedestrian safety;
3. set out the requirements and standards for the development of vehicle parking areas associated with developments and land uses;
4. set out design and general construction standards for car parking spaces and manoeuvring aisles appropriate to differing situations;
5. provide for the management and convenience of vehicle parking for all developments and land uses at a scale and to a standard consistent with the amenity of a progressive town and district;
6. clarify when sealed crossovers are required for new subdivision and development;
7. improve the level of amenity and visual appearance of residential, commercial, industrial and other areas of the municipality through site development requirements;
8. outline the opportunities and limitations for variations to car parking and access requirements; and
9. set out the circumstances where landscaping for parking areas will be a requirement of planning approval.

## DEFINITIONS

In this Policy, the following definitions apply:

"Agriculture zone" – includes the Agriculture, Agricultural Priority 1 – Scott Coastal Plain, Agriculture Priority 2, Cluster Farming and Coastal Landscape zones.

"AS 2890 - Australian Standard AS/NZS 2890.1.2004 – Parking Facilities – Part 1 – Off Street Car Parking published by Standards Australia in 2004 and reissued incorporating Amendment No 1 in August 2005 (and any associated updates).

"Car Parking" - the provision of off-street parking spaces for cars in accordance with LPS3 and this Policy.

“Crossover” - a constructed traffic way connecting a public road to the private property boundary that connects with the internal site circulation driveway, parking manoeuvring aisle or domestic driveway and which may carry one or two-way traffic.

“Gross Floor Area” – in relation to a building means the aggregate of the total floor area of each level of the building including the thickness of external walls but excluding the space set aside for car parking or access thereto.

“Kerbed” - parking areas or spaces around which a barrier kerb is constructed to provide support for the surface of the car park and/or to separate parking areas from footpaths, landscaped areas or other spaces not designed to carry vehicles.

“Lined Out” - the marking out of each car parking space by painted lines and/or contrasting paving inserts or other means to identify each bay or the corners thereof to guide users as to manner in which the car park is intended to be used and to show the limits of each bay. The term also applies to the provision of directional arrows on the sealed surface denoting the direction of traffic movement within the car park.

“Manoeuvring Aisle” - the area at the rear of each car parking space used to manoeuvre vehicles into and out of such spaces all of which combined comprise an access driveway providing access to the individual bays.

“Off-Site Parking” - the provision of car parking accommodation on a different lot to that on which the new development that gives rise to the need for the parking accommodation is to occur.

“R Codes” - the *Residential Design Codes* adopted by the Western Australian Planning Commission including any updates.

“Reciprocal parking” - where parking facilities serve separate uses or a mixed use development and the parking demand generated by the various uses do not coincide.

“Sealed” - the use of impenetrable surfaces such as sprayed bitumen (two coat seal), bituminous concrete (hot-mix or asphalt), insitu concrete, paving bricks or blocks, or pea gravel seal on a compacted gravel base.

### **Application of the Policy**

This Policy applies throughout the municipality and will be applied to Planning Applications and Subdivision Applications.

This Policy applies to all developments including new development, alterations or extensions to existing development, new site uses, additional uses, extension of uses or change of uses as considered appropriate by the Council local government.

## Links to Local Planning Scheme and other documents

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

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

## POLICY

### 1. General

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

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

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

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

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

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

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

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

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

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

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

## 2. Location and Availability

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

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

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

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

## 3. Residential Development

The R Codes, adopted into LPS3, specify parking and access requirements for residential development together with the requirement to provide landscaping for parking areas where the number of parking bays is 6 or more. The Council ~~local government~~ will require compliance with those standards.

The R Codes stipulate that provision be made on-site for vehicles to be able to leave a residential site without reversing onto the street where the driveway serves five or more dwellings.

In the Residential Zone and in areas classified as "Residential" in the Special Use Zone or in the Future Development Zone, all resident car parking areas should generally be located behind the building line. Visitor car parking will be considered in front of the building line, but only where suitable landscaping will screen the car parking and there will be no adverse effects on streetscape or traffic movement.

All parking for residential development, whether free-standing or as a component of retail/commercial development, shall be provided on-site.

#### 4. Non-Residential Development

LPS3 sets out the provision to be made for parking for various non-residential land uses. Except as otherwise provided in LPS3 and this Policy, the Council ~~local government~~ will expect compliance with these standards.

In the Town Centre and Mixed Use Zones, except for resident car spaces and staff car spaces expressly agreed to by the Council ~~local government~~, all car parking areas must be freely available to the general public. Closure of car parks, at certain times, for reasons of security or other agreed reasons may be approved by the Council ~~local government~~.

In in the Nannup town centre, preference is given to creating a continuous commercial facade fronting the street (usually with a nil/zero setback from the front property boundary) making the use of the rear part of the site, behind the building, suitable for parking. Where rear service lanes are available, this arrangement is particularly convenient. Unless constrained by existing development, the Council ~~local government~~ expects that car parking will be located at the rear of commercial lots where a lot adjoins a service lane.

In the Town Centre and Mixed Use Zones, the Council ~~local government~~ will require the loading and unloading areas for new development to be designed to ensure that loading/unloading occurs on-site (not on the street) and vehicles are able to exit and re-enter the street both in a forward gear.

In the Industry Zone, where front setbacks are normally applied, parking areas combined with site landscaping can be provided close to the street for the convenience of visitors, customers and employees.

In the cases of uses not included in Schedule 11 of LPS3 or where requested by the applicant, the ~~Council~~local government will determine the number of parking spaces to be provided in each case having regard to:

- the nature of the proposed use;
- the number of employers and employees likely to be employed or engaged with the proposed use of the land;
- the likely demand for visitor parking;
- the orderly, proper and sustainable planning of the area in which the development is to occur;
- the times of peak usage and opportunities to share parking; and
- any other matter considered relevant by the ~~Council~~local government.

#### 5. Loading and Unloading Spaces

In addition to the provision of car parking spaces, the ~~Council~~local government may also require loading and unloading to be provided on the subject land, where goods need to be despatched from or delivered to the premises by truck. The ~~Council~~local government may require the provision of these spaces to be marked exclusively for the use of delivery and services vehicles.

Loading bays should be situated such that commercial vehicles can be positioned wholly within the bay when loading and that loading activities can occur without undue disruption to, or access to, other car parking spaces.

Parking dimensions for trucks and buses should be determined by using the swept path templates as appropriate.

The minimum dimensions to be provided for a sealed loading and unloading area should be at least 7 metres long and 3.5 metres wide with a minimum height clearance of 3.5 metres. Depending on the anticipated length of heavy haulage vehicles, the dimensions may need to be greater to ensure usability.

#### 6. Special Purpose Bays

In addition to the provision of car parking spaces, the ~~Council~~local government may where relevant require the provision of:

- areas for parking of vehicles for people with disabilities;
- parking bays marked exclusively for the use of motor cycles, delivery and services vehicles, taxis, buses, coaches, courier services and for other relevant forms of motorised transport; and
- bicycle racks to promote sustainable transport.

All disabled parking bays are to be designed and constructed in accordance with *AS2890.1 – 1993 Carparking – Appendix C – Guidelines for the Provision of Parking Spaces for People with Disabilities* (or any updates).



The Council-local government will determine the number of special purpose bays to be allocated for vehicles listed above and bicycles racks depending on the nature of the development.

#### 7. Off-Site Parking

Where parking cannot be provided on the lot the subject of the Planning Application, but where an opportunity exists to provide the required parking on adjoining or nearby land, the Council-local government will consider whether or not to approve such an arrangement.

The prerequisite to any such arrangement is that the proponent of the development that gives rise to the need to provide parking:

- has control over the land (which is not the subject of the Planning Application);
- can set in place legally binding provisions that will ensure that the land will continue to be available for parking while the development operates and/or in perpetuity; and
- will enter into a legal agreement with the Shire to maintain the land for parking purposes and not to sell, lease or otherwise dispose of the land unless other equivalent provision is made elsewhere to the satisfaction of the Council-local government.

The Council-local government may be prepared to accept car parking on adjoining or nearby land in the same ownership, provided that the adjoining or nearby land is:

- appropriately zoned; and
- amalgamated with lands the subject of the proposed development; or
- subject of appropriate title restrictions to ensure its continued availability for the car parking use.

Specific Council-local government approval is required for any such arrangement. Applicants are required to provide relevant information for planning approval under LPS3 setting out the full details of the way in which the above requirements will be met. The costs of preparing and adopting legal agreements under this provision will be borne by the applicant.

#### 8. Cash-in-lieu of Car Parking

Clause 5.5 of LPS3 sets out the method of calculation of cash-in-lieu payments for car parking and vehicular manoeuvring. In summary, the payments relate to what it would have cost in terms of the land value along with sealing and draining the car parking spaces and vehicular manoeuvring areas.

The Council-local government may accept a cash-in-lieu payment, in lieu of the provision of that required number of parking spaces and vehicular manoeuvring within any zone. Realistically, it is only expected that a cash-in-

**Comment [JB5]:** Is cash-in-lieu of parking legitimate or fair?

ST has advised that it is and is included in LPS3.

Cash-in-lieu is a standard requirement in WA. It provides a tool for getting an outcome that is hopefully suitable to the Council, applicant and the community. The alternatives include that the Shire effectively subsidises developers.

ST has previously advised the Shire that the car parking requirements in Schedule 11 of LPS3 should be reviewed. This includes a comparison of parking standards against similar local governments, an assessment of on-street capacity in the town centre and opportunities to enhance economic development/feasibility through potentially lowering the car parking requirements for some uses.

lieu payment would apply in the Town Centre Zone or the Mixed Use Zone. The Council-local government will consider cash-in-lieu of parking spaces on the lot as set in clause 5.5 of LPS3. Additionally, the applicant should demonstrate to the satisfaction of the Council-local government that:

- the minimum vehicle parking requirements cannot reasonably be provided on the site, or
- in the interests of the town centre development, it would be better served by providing a portion or all of the vehicle parking requirement off site; and
- the surrounding parking facilities can accommodate the parking demand generated by the development to the satisfaction of the Council-local government. This may require the preparation of a traffic/car parking management study by a suitably qualified professional.

Should the Council-local government accept a cash-in-lieu payment, the following applies:

- the payment is not less than the estimated cost of constructing (sealing) and draining the car parking spaces and vehicle manoeuvring areas required by LPS3, R Codes or as determined by the Council-local government, plus the value of the land which would have been occupied by the area required for parking and vehicular manoeuvring areas. Land values are determined through valuations provide by Landgate or by a licensed valuer at the developer's cost;
- the Council-local government having purchased land for a car park, or having provided a public car park in close proximity, or have a firm commitment to do so; and
- payments made under this clause being paid into a special fund to be used for the provision of public car parking facilities and the Council-local government using these funds to provide public car parks, including on-street and off-street, in the vicinity of the land in respect of which the parking requirement arose (typically in the Nannup town centre).

The Council-local government can set cost per car parking bay is set out in the Council's-local government's annual review of land value in its adopted Fees & Charges Manual (although this generally will not include vehicular manoeuvring areas).

Where desirable to facilitate the conservation of a heritage place, or to enhance or preserve heritage values of a place included on the Municipal List or within a Heritage Precinct, a cash-in-lieu payment may be provided up to a maximum of 100% of the car parking and vehicular manoeuvring costs.

The Council-local government will consider options from the proponent to offset costs and partially meet off site car parking requirements, such as the proponent constructing the bays itself on Council-local government land

and/or reserves subject to the location and the detailed design being approved by the Council~~local government~~.

#### 9. Reciprocal Parking

The Council~~local government~~ may consider reciprocal parking arrangements where it is convinced that the demand for parking by the uses proposed will not coincide. This is where the applicant can suitably demonstrate that various uses, within a single property, or where justified in adjoining or nearby properties, operate at different times of the day/evening or different days of the week, such that the same parking areas can be used by more than one land use. Any such relaxation will be dependent upon the Council~~local government~~ being satisfied that the arrangement will prevail for the duration of the uses concerned.

Where reciprocal parking is proposed, the Council~~local government~~ must be satisfied that:

- the parking facilities serving the proposed uses will be located on the one lot, or that parking arrangements are permanent (e.g. legal agreement, easement, registering appropriate caveats on title or any other formal arrangement that the Council~~local government~~ may require); and
- parking demand in the immediate and long term can be satisfied; and
- no conflict will occur in the operation of the land uses for which the joint use of parking facilities is proposed; and
- the uses being served by the parking arrangements are compatible (i.e. no overlap demand for parking facilities).

If land uses change, such that the parking area is in demand at the same time, then the Council~~local government~~ may require revised parking arrangements to meet the changed circumstances to the satisfaction of the Council~~local government~~.

#### 10. Modifying Development Standards and Requirements for Parking

Where, in the opinion of the Council~~local government~~, conditions are such as to render full compliance with the provisions of this Policy impractical, the Council~~local government~~ may permit such departures as are considered to be warranted in the circumstances of the case.

Clause 5.6 of LPS3 allows the Council~~local government~~ to modify the requirements of LPS3, including car parking standards, but may only do so where it is fully satisfied that:

- approval of the proposed development would be consistent with the orderly and proper planning of the locality and the preservation of the amenities of the locality; and

- the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality.

In order for the Council-local government to consider whether to modify a car parking requirement, it must determine that the above matters are met. It is also incumbent upon the Council-local government to ensure that it acts in fairness and equity between land owners and does not set an unreasonable precedent for similar applications from others.

Given the above, the Council-local government will require the proponent to appropriately justify modifications to development standards and requirements for car parking provision.

The Council-local government considers that the availability of adjoining and/or nearby on-street parking does not in itself constitute a reason to vary the Policy given circumstances and demands will change over time.

#### 11. Dimensions for Parking Spaces, Manoeuvring Aisles and Access Driveways

The dimensions for parking bays and manoeuvring aisles in differing locations are set out in AS 2890 and Austroads Part 11 (February 2008) and any associated updates. To provide general guidance to prospective developers and applicants, a table and diagram of parking spaces and manoeuvring areas are found in Attachments 1 and 2 to this Policy.

For more specific information, proponents of new development proposing a small number of car parking bays (usually less than 10) should contact the Shire to determine the dimensions that should be used for the parking and access in their particular instances to ensure compliance. For larger car parking areas, proponents are encouraged to seek professional design services.

The dimensions detailed in this Policy are generally minimum requirements. Individual circumstances may require the use of dimensions different from those specified in order to provide satisfactory access, manoeuvrability conditions e.g. topography or the provision of special purpose bays.

#### 12. Construction Standards for Parking Areas

There is a presumption in this Policy in favour of all parking areas being sealed, drained and line-marked to the satisfaction of the Council-local government. With the exceptions set out below, all car parking areas, access driveways and crossovers will be required to be sealed, drained and as appropriate lined-marked or suitably defined to the satisfaction of the Council-local government. The exceptions are parking for:

- development in Agricultural zones, the Special Residential Zone, the Special Rural Zone and other non-urban zones (although there is a requirement to seal crossovers that access sealed public roads);
- areas used for parking, circulation and manoeuvring of vehicles on Industry zoned land other than those areas required for customer parking, associated access ways and crossovers; and
- a single dwelling in the Residential Zone or areas classified as "Residential" in the Special Use Zone.

Car parking situated in yard areas or generally behind the front building line within the Industry Zone may be constructed to a suitable non-sealed standard e.g. gravel, subject to dust and drainage being effectively controlled. All car parking bays within front setbacks and/or associated with public use and/or showroom/front office use should be sealed and drained to the Council's local government's satisfaction.

All car parking, vehicle access ways, loading and unloading bays and turning and manoeuvring areas in the Town Centre Zone and the Mixed Use Zone shall be sealed and drained to the specification and satisfaction of the Council local government.

Sealed car parking and vehicular access are required for home businesses and commercial uses in the Residential Zone or areas classified as "Residential" in the Special Use Zone.

Draining car parks may involve the provision of a sump connected to the Council's local government's main drainage system or other arrangements to the satisfaction of the Council local government. The drainage design should seek to treat and detain water on-site so that as much water as possible will soak into the ground, with any surplus water being piped or directed off-site. The drainage shall not be connected to the Shire's local government's main drainage without the written authorisation of the Shire local government and shall be constructed to the Council's local government's satisfaction and standards.

Staff, resident and visitor car parking should be appropriately marked and/or signposted to the satisfaction of the Council local government.

For more detailed requirements on the construction of parking areas and width and construction of crossovers, these are set out in the adopted *Guidelines for Subdivisional Development* prepared by the Institute of Public Works Engineering Australia.

### 13. Pedestrian Movement between Parking Areas and Buildings

The Council local government will seek to ensure there are safe and convenient routes for pedestrians, including disabled persons, between car parks and buildings on each development site.

#### 14. Vehicular Access/Crossovers

The Council-local government requires that points of entry to and exit from properties/car parking areas onto the street suitably address the safety of all road users, road geometry, sight lines and visibility. The respective positions of street furniture such as poles, street lamps and street trees will also be taken into account.

The width of any such access ways/crossovers will be determined by matters including the numbers of vehicles proposed within the car park and the frequency of movements into and from the land in accordance with AS2890. Generally, crossovers will be required to accommodate simultaneous traffic movements into and out of the land.

Unless appropriately justified by the applicant and agreed to by the Council-local government, parking areas should generally be designed to enable a vehicle to manoeuvre within the site. An exception is where no more than two vehicle bays are provided and where there are safe sight distances in both directions.

The Council-local government will require crossovers to be suitably located (to maximise sight distances and safety), constructed and drained. Any gates and fencing are to be suitably located and designed to ensure there are sufficient areas to enable vehicles to park in the crossover and/or on the property without impeding traffic or compromising safety onto the adjoining road.

Where new development and ~~subdivision~~ is proposed, the Council-local government will require sealed crossovers onto existing sealed roads;

- within the Nannup townsite;
- for land zoned Residential and Special Residential outside the Nannup townsite; or
- for major development, in the opinion of the local government, outside of the Nannup townsite.

The above applies unless the proponent demonstrates exceptional circumstances to the satisfaction of the Council-local government.

The local government will not require crossovers to be sealed for minor development from sealed roads in the Special Rural Zone and for areas outside the Nannup townsite, although there is a requirement for the crossover to be suitably located, constructed, drained and maintained.

If the road is gravel, the Council-local government will allow an unsealed crossover which will need to be constructed and drained to the Council's-local government's satisfaction.

A vehicular driveway (ingress and/or egress) should:

- be located such that any vehicle turning from the street into the driveway or into the street from the driveway can be readily seen by the driver of an approaching vehicle and be clear of all obstructions which may prevent drivers from having a timely view of pedestrians/cyclists;
- have separate entry/exit if it is likely that it will be used simultaneously by vehicles both entering and leaving the site and obstruction to traffic in the street could occur;
- be located to the street with the lowest traffic volume; and
- be at least 6 metres from an intersection.

Road safety and turning radii will be taken into account in deciding the position of a crossover.

Dual crossovers should be provided, wherever possible and practical.

Crossovers/access to main roads are required to be located, designed and constructed to the specifications and satisfaction of Main Roads Western Australia.

The access way should be not less than 4 metres in width, but if the size or shape of the lot makes the provision of any access way of that width impractical or unreasonable, the ~~Council~~local government may permit a narrower access way but in no case less than 3 metres in width.

Where laneway access is provided to the rear of a site in the Town Centre or Mixed Use Zones which is not sealed, this is to be generally upgraded through new development and subdivision to provide an effective servicing function. This should be read in conjunction with *Local Planning Policy No. 20 Developer and Subdivider Contributions*.

Where there is conflict between a proposed crossover and public utilities services, such as drainage pits and structures, services inspection pits, power or light poles, traffic medians and street trees, the ~~Council~~local government may set the position of the crossover access onto the road, require its construction and/or repair and maintain the crossover as provided for under Schedule 9.1 (7.2) of the *Local Government Act 1995*.

Any alterations for the removal/relocation of the conflicting public utilities will be at the owner's cost and subject to the approval of the service authority concerned.

Owners/designers are advised to take into account ~~Shire~~local government services, public utility services and street trees.

The Council will contribute (or subsidise) half the cost of a standard crossover up to a maximum of \$800 (one crossover to a property) or as set by the Council's adopted Fees and Charges. This is subject to the crossover being deemed by the ~~Shire~~local government to conform to the ~~Council~~local government specifications. This is subject to the following:

- the subsidy applies to only one crossover per lot;
- proponents must make application for their crossover in writing to the Shire-local government and gain necessary approval/s for the location and design prior to any works being undertaken;
- the subsidy is claimed within 6 months of completion of the crossover;
- the Council-local government will not meet the cost of culverts, alteration to services or tree removal;
- reconstruction of an existing crossover to a property will not attract a subsidy;
- applicants/landowners who received planning approval incorporating a condition relating to constructing or upgrading a crossover are not eligible for a subsidy; and
- subdividers are not eligible for a subsidy for freehold (green title) or strata title lots.

As required, the crossover subsidy rates will be set annually by the Council local government through its adopted fees and charges.

The landowner is responsible for the maintenance of crossovers to the satisfaction of the Council-local government.

The Council-local government will request, where considered appropriate, that the Western Australian Planning Commission impose a condition requiring the subdivider to construct crossovers prior to the clearance of titles. In particular, the Council-local government will require that crossovers are sealed where the crossover accesses a sealed road, and/or suitably constructs/upgrades a crossover where access is from an unsealed road. The Council-local government will seek to ensure crossovers are appropriately located and constructed by subdividers.

#### 15. New public roads created through subdivisions

Where a subdivider proposes to create a new public road, the Council-local government will require the road to be suitably designed by a professional engineer and then suitably constructed and drained to the satisfaction of the Council-local government. The road is to be consistent with the *Guidelines for Subdivisional Development* prepared by the Institute of Public Works Engineering Australia and/or *Liveable Neighbourhoods*.

Where the proposed lots are 3.99 hectares or less, the road/s need to be suitably sealed and drained by the subdivider to the satisfaction of the Council-local government.

For lots that are between 4 and 9.99 hectares, the Council-local government will require that a sealed road is provided where more than 5 lots are created. For lots that are between 4 and 9.99 hectares, where 4 or less lots are created or have the potential to be created from the road, the Council-local government will consider unsealed roads unless there is steeper topography or other ground conditions that create safety issues and/or higher levels of on-going maintenance.



For lots that are 10 hectares or more, the Council-local government will accept unsealed roads.

#### 16. Battleaxe access legs

The Council-local government will require sealed battleaxe access legs for lots in the Town Centre and Mixed Use zones and generally in the Industry, Residential, Future Development zones and for the Special Use Zone (within and adjoining the Nannup townsite) unless suitably justified by the applicant to the satisfaction of the Council-local government.

The Council-local government supports unsealed battleaxe access legs in other zones provided they are designed and constructed to enable year round access by two-wheel drive vehicles.

#### 17. Landscaping Parking Areas

Car parking areas, particularly large parking lots, can be unattractive. The provision of landscaping can assist to reduce visual impacts. The use of shade trees and landscaping strips can assist provide visual relief from extensive areas of bitumen, or other forms of sealing or construction agreed to by the Council-local government.

The Council-local government will require that car park design and construction include adequate provision for suitable landscaping. This could include screen, feature and shade trees and shrubs as appropriate to the satisfaction of the Council-local government.

In residential areas, the R Codes require landscaping proposals to be implemented where parking areas accommodate six or more vehicles.

For commercial and industrial developments in the Industry Zone, the Council local government will require at least 5% of the site area to be landscaped. The purposes of this landscaping are to:

- soften the impact of development;
- screen parking and other visually unattractive areas from view from the street; and
- improve the streetscape.

The Council-local government will normally require the landscaping to be provided along the street frontage (as a minimum) to act as a screen for parking areas where they are located within the front setback.

Where an individual open car park contains 10 or more parking bays for a non-residential use, one parking bay in 10 shall be set aside and planted with trees and/or shrubs to provide shade and visual relief.

#### 18. Implementation

The ~~Council~~ local government may require the lodgement of performance guarantees/bonds against the satisfactory construction, completion and establishment of car parking areas, vehicular access, crossovers and associated landscaping. To achieve effective implementation of planning conditions, the performance guarantee/bonds are to be paid prior to the issue of a Building Permit for new/expanded buildings or prior to occupation for a change of use.

The amount of the bond will be determined by the ~~Council~~ local government and can be set in its annual fees charges.

Crossover construction or reconstruction may be required as a condition of subdivision, development and/or as a condition of issue of Building Permit where it is deemed by the ~~Council~~ local government that the work is necessary.

The ~~Council~~ local government may construct the crossover, if not constructed by the owner/agent within 6 months of practical completion or occupation of the building, for which payment of a crossover bond has been made. Where the ~~Council~~ local government carries out the construction, the owner may not claim a subsidy.

## **ADMINISTRATION**

### Application Requirements

Applications for Planning Approval for new development should provide, in addition to the details of the proposed development, a plan/s at a suitable scale with dimensions shown, which sets out for the entire lot the subject of the application, the following:

- the area to be or already covered by buildings or other structures;
- details of land to be allocated to car parking and other parking;
- details of the position of all access driveways and access crossovers;
- details of pedestrian movement systems between the car park and the building/s; and
- areas to be provided for landscaping and shade trees.

In giving consideration to a Planning Application, the ~~Council~~ local government will require the applicant to:

- clearly indicate on the application form the type of land use that will operate from the land;
- the number of persons to be employed / involved in the operation of the land use; and
- other matters set out in this Policy.

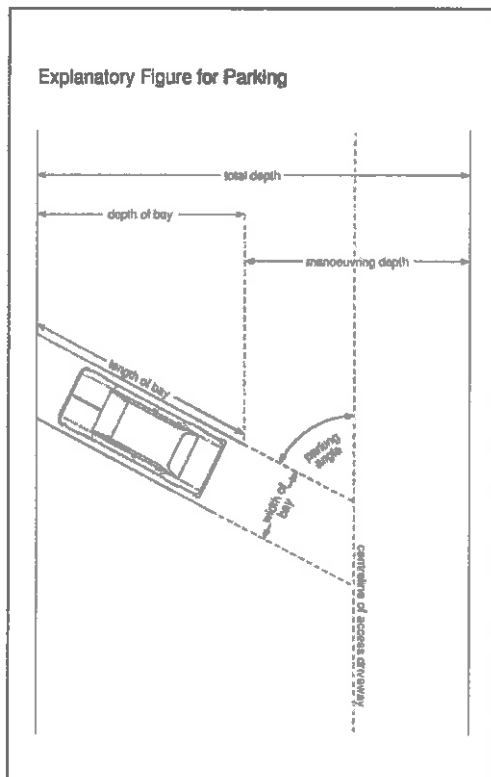
Based on the above information, the Council-local government as part of its development assessment will set out or estimate the expected parking needs of the proposed land use/development.

Related Policies:	LPP 020 Developer and Subdivider Contributions WRK 7 Crossovers
Related Procedures/ Documents	
Delegation Level:	CEO, Manager Infrastructure, Executive Officer, Building Surveyor, Development Services Officer
Adopted:	
Reviewed:	28 November 2013 Res.9046

### Attachment 1 - Parking dimensions

Parking Angle	Width of Bay (m)	Length of Bay (m)	Depth of Bay (m)	Minimum Manoeuvring Depth (m)	Minimum Total Depth (m)
<b>(a) One-Way Access</b>					
90°	2.6	5.5	5.5	5.9	11.4
75°	2.6	5.5	6.0	5.3	11.3
60°	2.6	5.5	6.1	5.0	11.1
45°	2.6	5.5	6.1	3.6	9.7
30°	2.6	5.5	4.8	3.3	8.1
00° (parallel parking)	3.0	6.7	3.0	3.0	6.0
<b>(b) Two-Way Access</b>					
90°	2.6	5.5	5.5	6.0	11.5
75°	2.6	5.5	6.0	6.0	12.0
60°	2.6	5.5	6.1	6.0	12.1
45°	2.6	5.5	6.1	6.0	12.1
30°	2.6	5.5	4.4	6.0	10.4
00° (parallel parking)	3.0	6.7	3.0	6.0	9.0

## Attachment 2 - Explanatory figure for parking



<b>Policy Number:</b>	LPP 015
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Dedication of Road Access</b>
<b>Policy Owner:</b>	Chief Executive Officer Development Services

**Authority:**

Local Government Act 1995  
Land Administration Act 1997 s-56 (1)  
Shire of Nannup Local Planning Scheme No. 3

**Objectives:**

1. To outline the criteria to guide Council—the local government when considering applications from members of the public, government agencies or elected members to dedicate road access to privately owned land;
2. To determine the road safety standard required for any proposed dedicated road to be constructed or upgraded to achieve;
3. To clearly define the Council's—local government's responsibility and obligations in regard to any proposed road dedication in respect to future road construction/upgrade timeframes and subsequent maintenance frequency; and
4. To determine whether any costs associated with future construction/upgrading are to be met by the landowner/s, other bodies or by Council—the local government (or a combination of some or all), and the extent of any such contribution.

**Background:**

The Shire of Nannup has numerous un-dedicated tracks that have been used to gain access to private property through areas of State Forest or other Crown reserves. These tracks are little more than narrow tracks that have not been properly designed or constructed to contemporary road construction standards and often have been used as firebreaks or fire access tracks by the Department of Parks and Wildlife Environment and Conservation (DPaWDEC) in the past.

There are also situations within the Shire of Nannup where road access has been provided to privately owned land by way of a "right of carriageway" easement through crown land negotiated between the private landowner and (usually) the Executive Director DPaWDEC (previously the Conservator of Forests, Forests Department or the Executive Director Department of Conservation and Land Management).

These "rights of carriageway" or "private roads" entitled landholders access through areas of State Forest or Crown land under the control of DPaWDEC.

A "right of carriageway" does not always constitute a public road therefore access is technically restricted to the landowner named in the easement.

There are also instances within the Shire of Nannup where historically created lots are "land locked" and do not have direct access to a public gazetted road and other historically created lots do not have access to a constructed public road.

~~where a road reserve has been created to service private land however the reserve is isolated from a dedicated and constructed road either by other private lands or by crown reserves either managed by Council or DEC.~~

### Policy Statement

#### 1. ~~Council~~ Local Government Involvement in the Dedication Process:

- a. ~~Council~~ The local government will not generally become involved with any request for the dedication of an access track other than when associated with realignment, closure or extension to an existing dedicated road reserve.
- b. ~~Council~~ The local government will only give consideration to an application for the dedication of a track/access as a "road" when the following conditions have been met:

**Comment [JB6]:** Cr Mellema has questioned the Shire involvement

The policy wording has been in place for a number of years. It reflects the Council position to back-away from the time consuming and costly approach of seeking to solve historical issues of land-locked lots. Adding the word 'generally' after 'not' provides a little more wiggle room based on the merits of the case.

1. ~~The proponent/s provides written agreement to the proposal from all affected landowners/land managers (including DPaW) agreeing in writing to the proposal. DPaW generally will not consider supporting a proposal which results in the loss of land it manages, so there is usually the requirement for a land swap; and~~
2. All landowners that the proposed dedicated road will benefit, have agreed to pay all costs incurred during the dedication process including:
  - a. costs incurred to have prepared a Risk Assessment Report of the proposed road dedication to determine the required design required to ensure that the road will be safe for the public to use if dedicated;
  - b. costs associated with the subdivision/amalgamation of private land ceded to create the road reserve;
  - c. costs associated with compensation for land ceded; and
  - d. costs associated with undertaking the survey and lodgement of survey documents with the Department of Regional Development and Lands Services for registering the new dedicated road.

**Comment [JB7]:** ST has advised that based on current Council policy, the Shire will get only get involved if there is support from relevant landowners/land managers

3. All landowners provide ~~Council~~ the local government with a written agreement that all upgrading/construction costs required to meet the safety requirements identified as a result of the Risk Assessment Report will be met by the landowners in full.

**Comment [JB8]:** ST has advised that the Council can make a decision to 'set aside' its policy and provide financial assistance based on the merits of the matter.

2. Landholder Responsibility: Where a property is not serviced by a dedicated road access, all costs incurred to maintain access remains the responsibility of the respective landowner and ~~Council~~ the local government will not provide any assistance for maintenance or upgrading unless the landowner engages the services of ~~Council~~ the local government under a "Private Works" contractor basis and pays the full cost of any such work. Where the access track traverses DPaWDEC lands any maintenance works undertaken by ~~Council~~ the local government will be ~~in~~ be in accordance with ~~Council's~~ the local government Policy WRK.8 Maintenance of DPaWCALM Access Tracks.
  
3. "Public Good" Road Dedications: ~~Council~~ the local government will only progress an application for dedicated road access when ~~Council~~ the local government is of the opinion that is a "public good" in the following circumstances:
  - a. ~~When the proposal is in accordance with Council's Shire of Nannup Local Planning Scheme No. 3 and the Local Planning Strategy; and~~
  - b. ~~The proposal will result in the improvement of Council's the local government's road infrastructure; and~~
  - c. ~~The proposal will be of benefit to the wider community and meet community requirements under the Scheme or Strategy.~~
  
4. ~~This policy will apply to all new requests for dedication of road access from the date of adoption unless otherwise decided by Council.~~

**Comment [JB9]:** ST suggests that with the addition of the word "generally" added to policy statement 1a, policy statement 3 provides some basic guidance as to when the local government would get involved.

**Comment [JB10]:** ST advises that points a, b & c of policy statement 3 are to be considered together and not separately.

Related Policies:	<del>WRKKS.8 Maintenance of DPaWECCALM Access Tracks</del> LPP 020 Developer and Subdivider Contributions
Related Procedures/ Documents	<del>LPP.015.1 Dedication of Road Procedure (to be developed once policy adopted)</del>
Delegation Level:	<del>CEONi</del>
Adopted:	OM 28 October 2010 # 8483
Reviewed:	





# **MAINSTREET REDEVELOPMENT PROJECT CONSULTATION AND COMMUNICATION PLAN**

**JUNE 2015**

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### REVISIONS

Revision	Description	Date	By
A	Issued for Council Endorsement - Draft	25-06-15	BH

### DISCLAIMER

This document has been prepared in good faith on the basis of information available at the date of publication without any independent verification. The Shire of Nannup does not guarantee or warrant the accuracy, reliability, completeness or currency of the information in this publication at the time of publication. Readers are responsible for assessing the relevance and accuracy of the content of this publication. The Shire of Nannup will not be liable for any loss, damage, cost or expense incurred or arising by reason of any authorised person using or relying on information in this publication

## **1 INTRODUCTION**

The Shire of Nannup is embarking on a Town Centre redevelopment project with the view to improve the appearance and safety of the town, and enhance the town's social and economic development potential. This involves the upgrade of the town's main street, which is in the heart of Nannup.

The project will provide safer movement between traffic and pedestrians in the town centre, improved street side parking areas, new kerbing, paved walkways and also upgrades to the existing drainage.

Nannup's current mainstreet is more than 20 years old, with a number of localised, minor road improvements over the years. The town centre has lost some of the attractiveness that Nannup has become known for in the South West. This project is very important for local and regional development for the next 20 years.

The project is to upgrade Warren Road (Vasse Highway) in the town centre. The section of road is from Grange Street to Kearney Street. This will be delivered in stages to suit available funding. Stage One is from Grange Street to Adams Street, which is approximately 340m. It is proposed that the Shire of Nannup will project manage the entire project.

A preliminary estimate and design has determined that the Heart of Nannup - Town Centre Redevelopment will cost in the vicinity of \$3,750,000, however Stage One, from Grange to Adams is estimated to cost \$1,100,000.

The project aims to deliver the following key results:

1. Enhance the appearance of Nannup's Town Centre
2. Improve the safety of Nannup's main street.
3. Enhance the social and economic potential of Nannup's Town Centre

## **2 KEY MESSAGES**

The Shire of Nannup is currently experiencing a higher amount of activity due to the completion of Mowen Road and connection to Margaret River Region. This connection is making Nannup a lot more accessible than in past years.

The construction of the new Nannup Recreational Community Precinct will also be a facility for visitors and functions, providing a centre during local and regional events.

The redevelopment of the mainstreet is a consultative process involving community and local businesses. There is a need for development of clear messages about the project through all consultation. Some of these messages include (but are not limited to) the following:

- 1) What are the immediate issues surrounding the redevelopment of the mainstreet?
  - Safety of pedestrians
  - Out dated infrastructure
  - Appearance (community, visitors, events, traffic etc.).
  - If demolished and rebuilt, disruptions will last for at least 5 months during construction.
  - It is cheaper to construct now than in a few years' time.

## 2) What are the benefits of the redevelopment of the mainstreet?

- Safe use for pedestrians and vehicles
- Added new look and new feel to the town centre.
- Injects new life into the town centre.
- Provides an opportunity for local business to expand along the Nannup mainstreet.
- Mostly State Government funded.

### **3 ISSUES**

Initial consultation will be aimed at presenting a general understanding of the construction schedules and benefits of the mainstreet redevelopment. However:

- There may be some dissention in the community which will need to be monitored and addressed through the communication activities.
- Diversion of the local traffic around the work areas will need to be communicated clearly.
- There may be some perception that the community and local businesses cannot comment on how the works will be completed, and public consultation only forms part of the process.
- There might be loss of trade to local businesses along the planned work areas during construction.
- There will not be opportunity for compensation payments for loss of trade to local businesses.

## 4 COMMUNICATION STRATEGY

### 4.1 Internal Stakeholders

STAKEHOLDER	OBJECTIVE	OUTLET	TIMING	RESPONSIBILITY	AUTHORITY
Staff Reference Group PM / CEO / MI	Involve in construction of mainstreet	Meeting minutes and emails	Fortnightly meeting	PROJECT MANAGER	CEO
Shire staff	Provide regular information on project tasks and schedule to encourage ownership and ensure staff are ambassadors for the project	Email, Staff meetings and briefings	Ongoing	PROJECT MANAGER	CEO

### 4.2 External Stakeholders

STAKEHOLDER	OBJECTIVE	OUTLET	TIMING	RESPONSIBILITY	AUTHORITY
All stakeholders	Regular updates to provide general information on: <ul style="list-style-type: none"> <li>• construction</li> <li>• Effect on local Business</li> <li>• Pedestrian and Traffic management</li> </ul>	Nannup Shire website Newsletters	Fortnightly	PROJECT MANAGER	CEO
Community Group members	Provide information about the project and Council decisions Encourage ownership of the project and outcomes.	Nannup Shire website Site visits and tours Individual communication	Monthly As required	PROJECT MANAGER	CEO

STAKEHOLDER	OBJECTIVE	OUTLET	TIMING	RESPONSIBILITY	AUTHORITY
Chamber of Commerce Big N	Involve in consultation	Briefings Website information	As required	PROJECT MANAGER	CEO
Media	Involve through publicising information	Local newspapers Shire Newsletter Radio Stations	Monthly	PROJECT MANAGER	CEO
Immediate and Surrounding businesses	<p>Inform – regular updates</p> <ul style="list-style-type: none"> <li>• construction process – communicate information interruptions, delays and impact on businesses;</li> <li>• Communicate benefits once construction is complete.</li> <li>• Communicate Parking details</li> <li>• Employee impacts</li> <li>• Emergency services</li> <li>• Deliveries</li> </ul>	<p>Newsletter/project update</p> <p>One on one meetings</p> <p>Community Page</p> <p>Include details on what other councils have done.</p>	Daily/weekly as required	PROJECT MANAGER	PROJECT MANAGER/ CEO

STAKEHOLDER	OBJECTIVE	OUTLET	TIMING	RESPONSIBILITY	AUTHORITY
All stakeholders <ul style="list-style-type: none"> <li>• Shire</li> <li>• Media</li> <li>• MRWA</li> <li>• State Government agencies</li> </ul>	Create an understanding of the project and its goals and milestones	Primary: ROAD OPENING <ul style="list-style-type: none"> <li>• Project information</li> <li>• Displays</li> <li>• Clear explanation of how people have had input to date</li> <li>• Sausage sizzle</li> <li>• Ribbon cut</li> </ul>	December 2015, then as required. ongoing	PROJECT MANAGER	CEO

### 4.3 Media Ideas

- Initial media release
- Photo story – introducing Project Management Group members
- Photo story – introducing Community and local businesses
- Release after first meeting:
  - o general outcomes
  - o when are regular meetings (to advise community)
  - o refer to website for contact details?
- Release after each construction stage
- Release after completion

## 5 Consultation and Communication Framework – Nannup Mainstreet Redevelopment

ELEMENT	STAKEHOLDERS	CONSULTATION LEVEL	POSSIBLE STRATEGIES	RESPONSIBILITY	AUTHORITY
Consultation for the construction of Nannup Mainstreet.	<b>Primary</b> Shire Staff Surrounding businesses Main Roads WA	Involve	One on one meetings, workshops, fact sheets, Nannup Shire Website.	PROJECT MANAGER	CEO
	<b>Secondary</b> Media Big N South West Development Commission	Inform	Regular media releases, one on one meetings, Newsletter, Web presence,	PROJECT MANAGER	CEO
Construction of Nannup Mainstreet.	<b>Primary</b> Shire Staff Surrounding businesses Main Roads WA	Involve	Daily / weekly visit, workshops, fact sheets, Nannup Shire Website.	PROJECT MANAGER	CEO
	<b>Secondary</b> Media Big N South West Development Commission	Inform	Regular media releases, one on one meetings, Newsletter, Web presence,	PROJECT MANAGER	CEO



## **6 DEFINITIONS**

### **6.1 Level 1**

#### **Level 1: Inform**

**NB:** Level 1 process is information distribution only. Participants are given no power or influence over the decision making process.

This level is to be used when:

- Factual information is needed to describe a policy, program or process
- A decision has already been made or no decision is required
- The public needs to know the results of a process
- There is no opportunity to influence the final outcome
- There is a need for acceptance of a proposal or decision before a decision may be made
- An emergency or crisis arises requiring immediate action
- Information is necessary to ease concerns
- The issue is relatively simple.

### **6.2 Level 2**

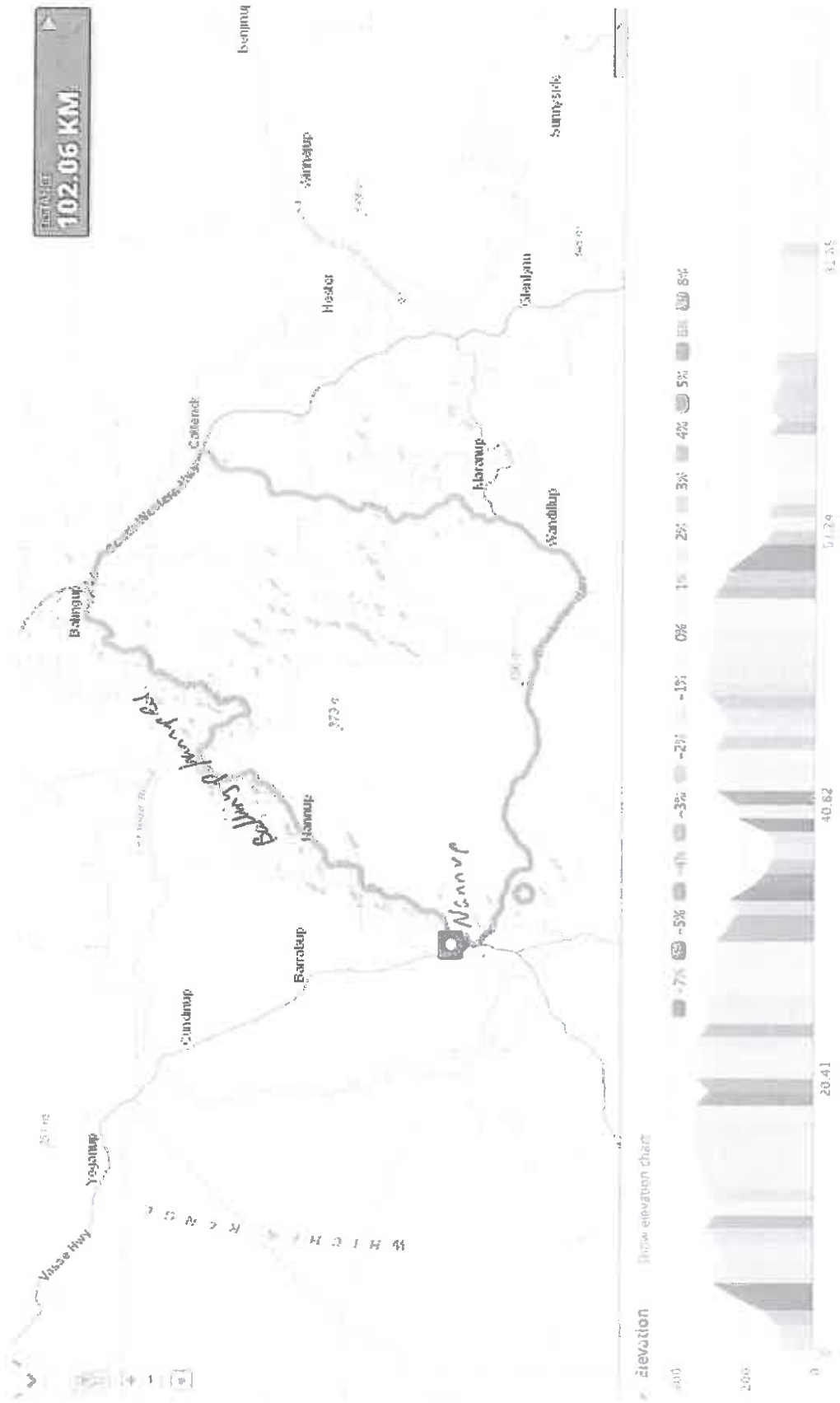
#### **Level 2 : Involve**

**NB:** Level 2 process involves Council or officers on behalf of Council actively seeking out community views, opinions and feedback on particular issues. It enables key stakeholders to provide input into the decision making process without necessarily shaping the outcome. This type of process may also involve key stakeholders providing comment on existing Council policy, projects or services and in some cases, their views and recommendations may comprise part of the decision making process.

This Level is to be used when:

- The purpose is primarily to listen and gather information
- Policy decision is still being shaped and discretion is required
- There may not be a firm commitment to do anything with the view collected
- A two way flow of information exchange is required
- Individuals and groups have an interest in the issue and will likely be effected by the outcome
- There is an opportunity to influence the final outcome
- Discussion with stakeholders is to be encouraged
- Input may shape policy/program delivery

Item	Quantity	Start Date	End Date	Progress %
Harvest Reception Centre	280	11/08/14	08/10/15	47%
Steps & Paving to Alternative Main Entry	8	11/08/14	15/08/14	100%
Access Ramp to Alternative Main Entry	6	18/08/14	22/08/14	2
Fire Exit to Alternative Main Entry	6	25/08/14	29/08/14	3
Lighting to Alternative Main Entry	5	25/08/14	29/08/14	3
Handrail to Alternative Main Entry	10	25/08/14	05/09/14	5
Paint Doors & Handrails	5	08/09/14	12/09/14	6
Site Storage	5	11/08/14	18/08/14	28%
Workers Facilities	5	11/08/14	15/08/14	85%
Security Fencing	5	11/08/14	15/08/14	85%
Waste Management Facilities	5	11/08/14	15/08/14	105%
Remove Existing Paving	5	11/08/14	15/08/14	115%
Remove Asphalt & Covered Ways	8	11/08/14	15/08/14	128%
Remove Organic Materials & Soil Layer	5	11/08/14	15/08/14	158%
De-water site / Install Subsoil Drain	20	08/08/14	08/09/14	8
Site Excavation/Grand Fill to Levels	40	08/08/14	31/09/14	8
Composition of Site & Certification	10	03/10/14	14/10/14	18
Fire Hall to Existing Community Facility	8	03/10/14	07/10/14	175%
Resign Paving / Delete Existing Entry	5	03/10/14	07/10/14	185%
Escalator Footings	10	10/10/14	21/10/14	19
Place Reinforcing & Pour Footings	10	24/10/14	02/12/14	20
Form and Place Concrete	8	08/12/14	12/12/14	21
Upgrade Sports Hall Lighting	10	12/10/15	28/10/15	32
Upgrade Sports Hall Ventilation	10	12/10/15	28/10/15	25%
Erect Structural Steel	20	21/09/15	17/02/15	100%
Services Pre-lay	5	24/10/14	28/10/14	100%
Services Pre-lay	5	24/10/14	28/10/14	25%
Terrace Treatment to Sand Pad	5	24/10/14	28/10/14	27%
Waterproof Membrane to Slab	5	01/12/14	05/12/14	28
Reinforcing to Slab & Thickenings	5	01/12/14	05/12/14	28%
Form Thickenings/Slab & Finish	5	01/12/14	05/12/14	30%
External Brickwork	20	02/02/15	27/03/15	100%
Internal Brickwork	28	02/02/15	08/04/15	88%
Internal/External Door/Window Frames	8	10/04/15	21/04/15	80%
Roof Plumbing & Guttering	20	22/04/15	19/05/15	34
Roof Safety Anchors	1	27/04/15	27/04/15	100%
Electrical, Comm Pre-Wire	10	27/04/15	06/05/15	100%
TV System Pre-wire	10	27/04/15	06/05/15	37%
Plumbing Tube-out	10	27/04/15	06/05/15	38%
Security System Pre-wire	10	27/04/15	06/05/15	38%
Stormwater Drainage	10	27/04/15	06/05/15	40%
Run New Water & Fire Services Supply	10	27/04/15	06/05/15	41%
Ventilation Ducting	10	18/08/15	28/09/15	80%
External Cladding & Bolt Lining	25	17/09/15	18/08/15	40%
Metal Wall Framing	10	17/09/15	28/08/15	100%
Woods Design Drawings	25	25/09/15	28/08/15	
AC Tube Out	5	11/08/15	17/09/15	
Fire Service	5	18/08/15	24/09/15	47
Flush Plasterboard Linings	25	03/08/15	07/07/15	30%
Truss Felling	15	03/08/15	23/08/15	49%
Render Bldg A and Sports Hall	10	28/08/15	08/07/15	
Doors & Frames	10	24/08/15	07/07/15	6%
Rain Water Tanks	10	24/08/15	07/07/15	62%
Rain Water Harvest/Perforator Sprinklers Pump	10	08/07/15	21/07/15	83
Quality Report 2	5	27/09/15	02/07/15	
Carpark Site Works	10	09/07/15	18/07/15	85
Car Park Lighting	10	09/07/15	18/07/15	85%
Relocative Garden	10	17/07/15	30/07/15	87
Relocative To Garden	9	31/07/15	04/08/15	88
Paving Relocative Garden	4	31/07/15	09/08/15	88%
Car Park Mark and Seal	15	08/08/15	25/08/15	89
Carpark Line Marking	15	27/08/15	05/09/15	81
Handles, Locks & Keying	10	03/07/15	18/07/15	87%
Generator Compound	10	17/07/15	30/07/15	83
Wall & Floor Tiling	20	17/07/15	13/08/15	84%
Second Fix Carpentry	10	17/07/15	30/07/15	83%
Plumbing Fix-off	5	31/07/15	09/08/15	88
Electrical Fix-off	5	31/07/15	09/08/15	87%
Fire Protection Fix-off	10	31/07/15	13/08/15	88%
Mechanical Fix-off	10	31/07/15	13/08/15	88%
Relieve Sanitary Facility	5	14/08/15	20/08/15	70
Talut Painting	5	14/08/15	20/08/15	71%
External Painting	20	14/08/15	10/09/15	72%
Internal Painting	18	14/08/15	03/09/15	73%
New Doors Bldg A/ Remove Window Treatments	5	14/08/15	29/08/15	74%
FI Cabinets	10	14/08/15	27/08/15	75%
Kitchen & Bar Sited Fix-out	10	14/08/15	07/09/15	76%
Relieve Kitchen Facility	5	14/08/15	20/08/15	77%
Carpit Tiles & Mals	5	28/08/15	08/09/15	77
Ext GPOs BldgA	5	04/09/15	10/09/15	78
Tube Out Drains Fountain	2	04/09/15	07/09/15	80%
Pathways & External Elements	12	08/09/15	23/09/15	81
Clean of Building B	5	05/09/15	14/09/15	82%
Fluores & Fillings from Existing Bar	5	15/09/15	21/09/15	83
Communications FI Off	5	15/09/15	21/09/15	84%
Install and Commission Generator	5	22/09/15	28/09/15	85
Landscaping: Drains/Fence/Ext Sealing	10	04/09/15	17/09/15	81%
Operable Wall to Community Room	5	22/09/15	28/09/15	85%
Plumbing Re-fit to Community Facility	5	22/09/15	28/09/15	86%
Electrical Re-fit to Community Facility	5	22/09/15	28/09/15	86%
Flush Plasterboard Wall Linings	5	22/09/15	28/09/15	86%
FI Cabinets to Tea Prep Area	5	29/09/15	05/10/15	91
Second Fix Carpentry	5	29/09/15	05/10/15	82%
Internal Painting	5	28/09/15	05/10/15	88%
Signage-Director Ref	5	29/09/15	05/10/15	84%
Community Information Package	5	28/09/15	05/10/15	85%

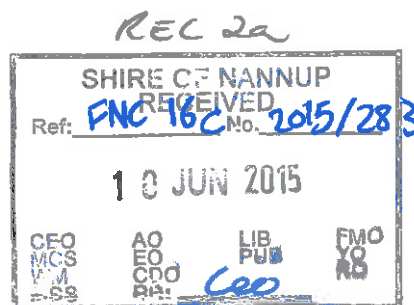




**The Hon Terry Redman MLA  
Minister for Regional Development; Lands;  
Minister Assisting the Minister for State Development**

Our ref: 39-30739

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



*Pete*  
Dear Mr ~~Clarke~~

**ROYALTIES FOR REGIONS – SOUTH WEST REGIONAL GRANTS SCHEME**

Thank you for your application for financial assistance through the fourth round of the Royalties for Regions South West Regional Grants Scheme.

I am very pleased to advise you that your application has been successful. Funding to assist with the 'Nannup Recreation Precinct Upgrade' for \$144,294 (excluding GST) is approved, subject to you meeting the conditions and agreement process.

The South West Development Commission will provide you with a copy of a 'Grant Agreement', which details the standard terms and conditions to be met and includes your GST obligations and information on the grant payment process.

Once you have signed this Grant Agreement and provided the Commission with the appropriate information to confirm that you meet the specified funding conditions, arrangements will be made to pay Regional Grant Scheme funds.

In the meantime, please contact Amanda Taylor, Grants Coordinator at the Commission on (08) 9792 2000 if you have any queries.

I wish you every success with carrying this project forward with the assistance of Royalties for Regions.

Yours sincerely

**HON TERRY REDMAN MLA  
MINISTER FOR REGIONAL DEVELOPMENT**

08 JUN 2015

FEES & CHARGES 2015/16		SERVICE		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
							Uplift Factor	Uplift Factor	Uplift Factor
							0.00%	5.00%	10.00%
							Uplift Factor	Uplift Factor	Uplift Factor
<b>LIBRARY</b>									
<b>HISTORY BOOKS</b>									
				Each	N	N	\$7.00	\$7.35	\$7.00
				Each	N	N	\$7.00	\$7.35	\$7.00
				Each	N	N	\$5.00	\$5.25	\$5.00
				Per Book	N	Y	\$6.50	\$6.93	\$6.00
<b>ADMINISTRATIVE SERVICES</b>									
<b>PROPERTIES REPORT (UN BOUND)</b>									
				Each	N	Y	\$120.00	\$126.00	\$126.00
				Each	N	Y	\$28.00	\$29.40	\$30.00
<b>COUNCIL MINUTES AND AGENDAS</b>									
				Per Year	N	Y	\$225.00	\$236.25	\$240.00
				Per Meeting	N	Y	\$25.00	\$26.25	\$27.00
				Per Year	N	Y	\$225.00	\$236.25	\$240.00
				Per Meeting	N	Y	\$25.00	\$26.25	\$27.00
<b>PHOTOCOPIES</b>									
<i>Only Applicable to Community/Not-For-Profit Organisations</i>									
				Each	N	Y	\$0.75	\$0.79	\$0.80
				Each	N	Y	\$1.00	\$1.05	\$1.00
				Each	N	Y	\$1.00	\$1.05	\$1.00
				Each	N	Y	\$1.50	\$1.58	\$1.60
				Each	N	Y	\$0.30	\$0.32	\$0.50
				Each	N	Y	\$0.30	\$0.32	\$0.50
				Each	N	Y	\$0.30	\$0.32	\$0.50
<b>FACSIMILES</b>									
<i>(Sending &amp; Receiving)</i>									
				Per Page	N	Y	\$5.00	\$5.25	\$5.00
				Per Page	N	Y	\$7.00	\$7.35	\$7.50
				Per Page	N	Y	\$20.00	\$21.00	\$21.00
				Per Page	N	Y	\$12.00	\$12.60	\$12.00

FEES & CHARGES 2015/16 SERVICE	UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
<b>MISCELLANEOUS ADMINISTRATION:</b>						
Production of Misc. Computer Reports, Other Information Requiring Dedicated Staff Time	Per 15 Mins		Y	\$26.00	\$27.30	\$27.00
Freedom of Information Requests (as set by FOI Regulations 1993 Schedule 1)						
- Application for FOI	Per Application	Y	N	\$30.00	\$31.50	\$32.00
- Staff Time Dealing With Application	Per Hour (Pro Rata)	Y	N	\$30.00	\$31.50	\$32.00
- Access Time Supervised by Staff	Per Hour (Pro Rata)	Y	N	\$30.00	\$31.50	\$32.00
- Photocopying:						
- Staff Time to Copy Information	Per Hour (Pro Rata)	Y	N	\$30.00	\$31.50	\$32.00
- Cost Per Copy		Y	N	\$0.20	\$0.21	\$0.50
<b>SETTLEMENT FEES:</b>						
Account Enquiries - Rates Only	Per Hour		Y	\$100.00	\$105.00	\$105.00
Orders & Requisitions	Per Enquiry		Y	\$50.00	\$52.50	\$52.00
Written Report to Settlement Agency	Per Enquiry		Y	\$90.00	\$94.50	\$95.00
Replying to a property settlement questionnaire	Each	N	Y	\$95.00	\$99.75	\$100.00
	Each	Y	Y	\$73.00		\$73.00
<b>HIRE OF FACILITIES</b>						
<b>SHIRLEY HUMBLE ROOM</b>						
Bond for All Bookings (Except Exempted Community Groups)	Per Hire	N	N	\$200.00	\$210.00	\$200.00
Function Room	Per Hour	N	Y	\$15.00	\$15.75	\$16.00
	Per Half Day	N	Y	\$45.00	\$47.25	\$48.00
	Per Day	N	Y	\$70.00	\$73.50	\$75.00
<b>TOWN HALL</b>						
Bond for All Bookings (Except Passive Use)	Per Hire	N	N	\$200.00	\$210.00	\$200.00
Hourly Rate - Active Sporting Event Hire	Per Hour	N	Y	\$22.00	\$23.10	\$24.00
Session Rate - Morning (8 AM - 12 NOON)	Per Session	N	Y	\$60.00	\$63.00	\$63.00
- Afternoon (12 NOON - 5 PM)	Per Session	N	Y	\$60.00	\$63.00	\$63.00
- Evening (After 6PM)	Per Session	N	Y	\$60.00	\$63.00	\$63.00
Seasonal Booking Option	Per Term	N				\$204.00
<b>**New fee proposed**</b> Based on 65% of Hour hall hire x 10 weeks = (\$24.00 x 10 = \$204)						
Daily Rate	Per Day	N	Y	\$120.00	\$125.00	\$125.00
Social Events Session Rate - Morning (8 AM - 12 NOON)						\$82.00
- Afternoon (12 NOON - 5 PM)						\$82.00
- Evening (After 6PM)						\$82.00
Social Events - Daily Rate	Per Day	N	Y	\$100.00	\$105.00	\$150.00
Long Term Hire (Passive Use Only) - Two Days	Per Day	N	Y	\$100.00	\$105.00	\$105.00
- Three - Five Days	Per Day	N	Y			
- More Than Five Days	Per Day	N	Y			

FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
	<b>SERVICE</b>						
	Surcharge For Alcohol Consumption	Per Session	N	Y	\$50.00	\$52.50	\$55.00
	Social events refer to all functions that are not sporting in nature i.e. Weddings, Birthdays, Funerals, Exhibitions, Auctions, Film nights etc						
	<b>BOWLING CLUB</b>						
	Indicative fees only. Facility available through the <u>Nannup Bowling Club</u>						
	Bond for All Bookings (Except Passive Use)	Per Hire	N	N	\$200.00	\$210.00	\$200.00
	Hourly Rate	Per Hour	N	Y	\$50.00	\$31.50	\$32.00
	Daily Rate	Per Day	N	Y	\$110.00	\$115.50	\$115.00
	Surcharge For Alcohol Consumption	Per Session	N	Y	\$50.00	\$52.50	\$55.00
	<b>RECREATION HALL</b>						
	Bond for All Non-Recreational Bookings	Per Hire	N	N	\$1,000.00	\$1,050.00	\$1,050.00
	Bond for Recreational Bookings	Per Hire	N	N	\$200.00	\$210.00	\$200.00
New	Sporting Events - Hourly	Per Hour	N	Y	\$22.00	\$23.10	\$24.00
	Sporting Events - Daily	Per Day	N	Y	\$120.00	\$126.00	\$125.00
New	Other Functions (Social, Cabaret, Wedding, Overnight Events, etc.) - daily	Per day	N	Y	\$260.00	\$273.00	\$275.00
	Long Term Hire - Two Days	Per Day	N	Y	\$180.00	\$189.00	\$190.00
	Seasonal Booking Option - Basketball/Netsball/Trapeze	Per Term	N			\$204.00	
New	Based on 65% of hour half hire x 10 weeks = (\$24.00 x 10 = \$204)						
	*Non recreational bookings refer to all social functions that are not sporting in nature i.e. Weddings, Birthdays, Funerals, Exhibitions, Auctions						
	<b>SENIORS ROOM - PORTION OF OLD COMMUNITY CENTRE</b>						
	Bond for all bookings	Per Hire	N	N			\$200.00
	1/2 day hire	1/2 day	N	Y			\$50.00
	Full day hire	per day	N	Y			\$100.00
New	Surcharge For Alcohol Consumption	Per Session	N	Y			\$55.00
	<b>COMMUNITY ROOM - PORTION OF OLD COMMUNITY CENTRE</b>						
	Bond for all bookings	Per Hire	N	N			\$200.00
	1/2 day hire	1/2 day	N	Y			\$50.00
	Full day hire	per day	N	Y			\$100.00
	Surcharge For Alcohol Consumption	Per Session	N	Y			\$55.00
	NB: If both Seniors Room and Community Room booked only one bond to be charged and only one surcharge for alcohol consumption if applicable.						
	<b>MISCELLANEOUS EQUIPMENT</b>						
	Hire of Trestles	Each	N	Y	\$5.00	\$6.25	\$5.00
	Hire of Polypropylene Chairs - Individual	Each	N	Y	\$1.50	\$1.58	\$1.50
	Hire of Polypropylene Chairs - Maximum	Per Day	N	Y	\$130.00	\$136.50	\$140.00
	Hire of Public Address (PA) Equipment	Per Hire	N	Y	\$25.00	\$26.25	\$25.00
	Bond for projector	Per Hire	N	N	\$200.00	\$210.00	\$250.00
	Hire of Nordic Poles	Per Day	N	Y	\$10.00	\$10.50	\$10.00
	<b>FOOTBALL / CRICKET OVAL</b>						
	Community Sporting Groups	Per Day	N	Y	\$63.00	\$66.15	\$65.00
	Other Groups (\$200 Bond Required)	Per Day	N	Y	\$63.00	\$66.15	\$65.00
	Seasonal Charge	Per Year	N	Y	\$490.00	\$514.50	\$500.00
	Change Rooms	Per Day Per Change Room	N	Y	\$27.00	\$28.35	\$30.00

FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
SERVICE							
<b>HOCKEY FIELD</b>							
Community Sporting Groups	Per Day	N	Y	\$63.00	\$66.15	\$65.00	
Other Groups (\$165 Bond Required)	Per Day	N	Y	\$63.00	\$66.15	\$65.00	
Change Rooms	Per Day Per Change Room	N	Y	\$27.00	\$28.35	\$28.00	
<b>TOWN GREENS</b>							
Village Green	Per Day	N	Y	\$63.00	\$66.15	\$65.00	
Oki Roads Board Building Park	Per Day	N	Y	\$63.00	\$66.15	\$65.00	



FEES & CHARGES 2015/16						
SERVICE	UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
Event Rubbish Bond	Per Event	N	N	\$500.00	\$625.00	\$625.00
<b>FORESHORE PARK</b>						
Bond for All Bookings	Per Hire	N	Y	\$650.00	\$682.50	\$650.00
<b>ALL FACILITIES - NO POWER</b>						
Not-For-Profit Incorporated Local Community Groups	Per Day	N	Y	\$75.00	\$78.75	\$80.00
All Other Community Groups	Per Day	N	Y	\$300.00	\$315.00	\$315.00
Commercial Use	Per Day	N	Y	\$400.00	\$420.00	\$420.00
<b>ALL FACILITIES</b>						
Not-For-Profit Incorporated Local Community Groups	Per Day	N	Y	\$150.00	\$167.50	\$155.00
All Other Community Groups	Per Day	N	Y	\$750.00	\$787.50	\$790.00
Commercial Use	Per Day	N	Y	\$950.00	\$987.50	\$1,000.00
<b>CONSUMER POLES</b>						
Each Pole	Per Day	N	Y	\$40.00	\$42.00	\$42.00
Note: Actual Cost of the account for the period will be charged when being used for more than just street stalls.						
<b>FIRE CONTROL</b>						
Application for Suspension of Prohibited Burning Period	Per Application	N	Y	\$450.00	\$472.50	\$475.00
Application for Fire Break Variation						
- One (1) Year	Per Lot Applied For	N	Y	\$100.00	\$105.00	\$105.00
- Five (5) Year	Per Lot Applied For	N	Y	\$252.00	\$264.60	\$265.00
Firebreaks Fine	Each	N	Y	\$240.00	\$252.00	\$250.00
Firebreak Fines - Late Payment Fee	Each	N	Y	\$15.00	\$15.75	\$15.00
Firebreak Fines - Late Payment Court Registration Fee	Each	N	Y	\$45.00	\$47.25	\$50.00
Firebreak Fines - Late Payment Enforcement Certificate Fee	Each	N	Y	\$12.00	\$12.60	\$12.50
<b>ENVIRONMENTAL HEALTH</b>						
<b>PREMISES FEES:</b>						
Notification (food street traders, registered elsewhere)	Each	N	N	\$48.00	\$50.40	\$50.00
Registration (food business in Shire)	Each	N	N	\$110.00	\$115.50	\$115.00
Inspection Fee - High/Medium Risk	per annum	N	N	\$0.00	\$0.00	\$145.00
Inspection Fee - Low Risk	per annum	N	N	\$0.00	\$0.00	\$85.00
Verification Certificate	Each	N	Y	\$52.50	\$55.13	\$55.00
Food Premises Fit Out Approval - High/Medium Risk (includes Notification)	Each	N	N	\$210.00	\$220.50	\$220.00
Food Premises Fit Out Approval - Low Risk (includes Notification)	Each	N	Y	\$157.50	\$165.38	\$165.00
Follow Up Inspections <30 Mins Officer Time	Each	N	Y	\$52.50	\$55.13	\$55.00
Follow Up Inspections 30 mins or more Officer Time	Each	N	Y	\$90.00	\$94.50	\$95.00
Food Spoil (Written Confirmation of Disposal)	Each	N	Y	\$105.00	\$110.25	\$110.00
Handressing Fit Out Approval	Each	N	Y	\$105.00	\$110.25	\$110.00
Beauty Therapy/Skin Piercing Fit Out Approval	Each	N	Y	\$105.00	\$110.25	\$110.00
Registration - Lodging House	Each	N	Y	\$157.50	\$165.38	\$165.00
Seized Food Analysis Certificate	Each	N	Y	\$52.50	\$55.13	\$55.00
Food Sampling Request	Each	N	Y	\$52.50	\$55.13	\$55.00
<b>TEMPORARY FOOD PREMISES (STALL HOLDERS)</b>						
Food Sampling Request	Each	N	Y	\$52.50	\$55.13	\$55.00
Festival Notification - per event	Each	N	Y	\$52.50	\$55.13	\$55.00

	UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
<b>FEE &amp; CHARGES 2015/16</b>						
<b>SERVICE</b>						

FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
SERVICE							
** New							
<b>OTHER ENVIRONMENTAL HEALTH CHARGES:</b>							
	Section 39, 40 (Liquor Licensing) Certificates	Each	N	N	\$90.00	\$94.50	\$95.00
	Noise Monitoring - Non-Complying Event	Each	N	Y	\$525.00	\$551.25	\$550.00
	Local Government Report Fee	Each	Y	N	\$150.00		\$150.00
<b>WATER TESTING:</b>							
	Bacteriological Testing	Per Test	N	Y	\$126.00	\$132.30	\$135.00
	Chemical Testing (Plus Cost of Analysis)	Per Test	N	Y	\$126.00	\$132.30	\$135.00
	Regular Water Testing (6 Per Year)		N	Y	\$525.00	\$551.25	\$550.00
<b>HEALTH (TREATMENT OF SEWERAGE AND DISPOSAL OF EFFLUENT AND LIQUID WASTE) REGULATIONS 1994</b>							
<b>SEPTIC TANKS:</b>							
	Application Fee	Each	Y	Y	\$118.00		\$118.00
	Inspection Fee	Each	Y	Y	\$118.00		\$118.00
<b>CARAVAN &amp; CAMPING FEES HEALTH ACT 1911 SECTION 344C</b>							
	Caravan & Camping Facility - Minimum Fee	Per ground	Y	N	\$200.00		\$200.00
	Short & Long Stay Caravan Park	Per Site	Y	N	\$6.00		\$6.00
	Camp Site	Per Site	Y	N	\$3.00		\$3.00
	Overflow Site	Per Site	Y	N	\$1.50		\$1.50
	Application for Caravan Annexes or Park Home Approval	Each	Y	N	\$80.00		\$80.00
	Transfer of Facility License (Caravan Park/Camp Ground)	Each	Y	N	\$100.00		\$100.00
	Temporary License Facility	Each	Y	N	\$100.00		\$100.00
<b>OVERFLOW CAMPING AREAS</b>							
	No Facilities Required	Per Person	N	Y	\$12.50	\$13.13	\$13.00
	Facilities Required (\$250.00 Bond for Group Booking)	Per Person	N	Y	\$13.00	\$13.65	\$14.00
<b>HEALTH (PUBLIC BUILDINGS) REGULATIONS 1982:</b>							
	Inspection of Premises	Per Application	N	Y	\$157.50	\$165.38	\$165.00
	Environmental Assessment & Reports on Request	Per Application	N	Y	\$157.50	\$165.38	\$165.00
	Public Building Approval <1,000 People	Per Application	N	N	\$290.00	\$282.50	\$282.00
	Public Building Approval 1,000 People or more	Per Application	N	N	\$500.00	\$525.00	\$525.00
<b>HEALTH (OFFENSIVE TRADES FEES) REGULATIONS 1976:</b>							
	Artificial Manure Depots	Per Application	Y	N	\$202.00		\$202.00
	Blood Drying	Per Application	Y	N	\$163.00		\$163.00
	Bone Merchant Premises	Per Application	Y	N	\$163.00		\$163.00
	Bone Mills	Per Application	Y	N	\$163.00		\$163.00
	Butcher Shops & Similar	Per Application	Y	N	\$163.00		\$163.00
	Fat Melting, Fat Extraction or Tallow Melting ESTABLISHMENTS	Per Application	Y	N	\$163.00		\$163.00
	Felmongeries	Per Application	Y	N	\$163.00		\$163.00
	Fish Curing Establishments	Per Application	Y	N	\$202.00		\$202.00
	Fish Processing Establishments in which Whole Fish are Cleaned & Prepared	Per Application	Y	N	\$285.00		\$285.00
	Flock Factories	Per Application	Y	N	\$163.00		\$163.00
	Gut Scraping, Preparation of Sausage Skins	Per Application	Y	N	\$163.00		\$163.00
	Knackeries	Per Application	Y	N	\$285.00		\$285.00
	Laundries, Dry Cleaning Establishments	Per Application	Y	N	\$140.00		\$140.00

FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
	Manure Works	Per Application	Y	N	\$202.00		\$202.00
	Piggeries	Per Application	Y	N	\$285.00		\$285.00
	Pieces for Storing, Drying or Preserving Bones	Per Application	Y	N	\$163.00		\$163.00
	Poultry Farming	Per Application	Y	N	\$285.00		\$285.00
	Poultry Processing Establishments	Per Application	Y	N	\$285.00		\$285.00
	Rabbit Farming	Per Application	Y	N	\$285.00		\$285.00
	Shellfish & Crustacean Processing Establishments	Per Application	Y	N	\$285.00		\$285.00
	Slaughterhouses	Per Application	Y	N	\$285.00		\$285.00
	Any Other Offensive Trade Not Specified	Per Application	Y	N	\$285.00		\$285.00
	<b>BUILDING CONTROL</b>						
	<b>BUILDING REGULATIONS 2012</b>						
	<b>BUILDING PERMIT</b>						
	Uncertified Application Class 1 or Class 10 Building/Structure - Minimum Fee	Per Application	Y	N	\$90.00	\$90.00	\$90.00
	Uncertified Application Class 1 or Class 10 Building/Structure - Scale Fee	Per Application	Y	N	construction	construction	construction
	Certified Application:	Per Application					
	- Class 1 or Class 10 Building/Structure - Minimum Fee	Per Application	Y	N	\$90.00	\$90.00	\$90.00
	- Class 1 or Class 10 Building/Structure - Scale Fee	Per Application	Y	N	0.19% of value of construction	0.19% of value of construction	0.19% of value of construction
	- Class 2 to 9 Building/Structure - Minimum Fee	Per Application	Y	N	\$90	\$90	\$90
	- Class 2 to 9 Building/Structure - Scale Fee	Per Application	Y	N	0.09% of constructed value of animal	0.09% of constructed value of animal	0.09% of constructed value of animal
	<b>BUILDING PERMIT EXTENSION</b>						
	Major Reassessments (Estimated Value of Construction Remaining):						
	- Class 1 or Class 10 Building/Structure - Minimum Fee	Per Application	Y	N	\$90.00	\$90.00	\$90.00
	- Class 1 or Class 10 Building/Structure - Scale Fee	Per Application	Y	N	0.32% of value of construction	0.32% of value of construction	0.32% of value of construction
	- Class 2 to 9 Building/Structure - Minimum Fee	Per Application	Y	N	\$90.00	\$90.00	\$90.00
	- Class 2 to 9 Building/Structure - Scale Fee	Per Application	Y	N	construction	construction	construction
	Extension of Time for Building Approval Certificate	Per Application	Y	N	\$90.00	\$90.00	\$90.00
	<b>DEMOLITION PERMIT</b>						
	Class 1 or Class 10 Building/Structure	Each	Y	N	\$90.00	\$90.00	\$90.00
	Class 2 to 9 Building/Structure	Per Storey	Y	N	\$90.00	\$90.00	\$90.00
	Extension of Time	Per Application	Y	N	\$90.00	\$90.00	\$90.00

FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
SERVICE							
Performance Bond - Site Clean-Up & Verges Including Footpaths	Each	N	N		\$750.00	\$750.00	\$750.00
<b>OCCUPANCY PERMIT &amp; BUILDING APPROVAL CERTIFICATE</b>							
Occupancy Permit for a Completed Building	Each	Y	N		\$90.00	\$90.00	\$90.00
Temporary Permit for Incomplete Building	Each	Y	N		\$90.00	\$90.00	\$90.00
Modification for Additional Use of Building on Temporary Basis	Each	Y	N		\$90.00	\$90.00	\$90.00
Replacement Permit for Permanent Change of Building Use	Each	Y	N		\$90.00	\$90.00	\$90.00
Building Approval Application Certificate (Strata) - Minimum Fee	Per Application	Y	N		\$100.00	\$100.00	\$100.00
Building Approval Application Certificate (Strata) - Scale Fee	Each Strata Unit	Y	N		\$10.00	\$10.00	\$10.00
Occupancy Permit where Unauthorised Work has been done - Minimum Fee	Each	Y	N		\$90.00	\$123.30	\$123.30
Occupancy Permit where Unauthorised Work has been done - Scale Fee	Each	Y	N		\$10.00	\$21.92	\$15.74
Building Approval Certificate where Unauthorised Work has been done	Each	Y	N		\$35.00	\$35.00	\$35.00
Replacement Occupancy Certificate for Existing Building	Each	Y	N		\$90.00	\$90.00	\$90.00
Building Approval Certificate where Unauthorised Work has not been done	Each	Y	N		\$90.00	\$123.30	\$123.30
Extension of Time for Occupancy Permit	Each	Y	N		\$90.00	\$90.00	\$90.00
<b>OTHER APPLICATIONS</b>							
Declaration that a Building Standard Does Not Apply	Each	Y	N		\$2,000.00	\$2,000.00	
<b>OTHER BUILDING CHARGES</b>							
Temporary Accommodation Approval	Each	N	Y		\$110.00	\$115.50	\$115.00
Extension of Temporary Accommodation Approval	Each	N	Y		\$110.00	\$115.50	\$115.00
<b>Crossover Performance Bonds</b>							
Single crossovers to residential/rural living properties	Each	N	N		\$3,000.00	\$3,000.00	\$3,000.00
Double crossovers to residential/rural living properties	Each	N	N		\$6,000.00	\$6,000.00	\$6,000.00

FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
<b>SERVICE</b>							
Single commercial/industrial crossovers		Each	N	N	\$5,000.00	\$5,000.00	\$5,000.00
Double commercial/industrial crossovers		Each	N	N	\$7,500.00	\$7,500.00	\$7,500.00
<b>CONSTRUCTION TRAINING FUND LEVY (CTF)</b>							
<b>BUILDING SERVICES LEVY</b>							
Applies to Building & Demolitions Applications For Works up to \$45,000 (inc. GST)		Per Application	Y	N	\$40.50	\$40.50	\$61.65
For Works Over \$45,000 (inc GST)		Per Application	Y	N			
<b>BUILDING PLAN SEARCHES AND RESEARCH FEE</b>							
Building Plans		Each	N	N	\$58.00	\$60.90	\$60.00
Provide Copy of Housing Indemnity Insurance Policy		Each	N	N	\$58.00	\$60.90	\$60.00
Copy of Archived Building Plans		Each	N	Y	\$32.00	\$90.00	\$90.00
<b>BUILDING INSPECTION AND REPORTS</b>							
Housing Indemnity Insurance Report		Each	N	Y	\$1,165.50	\$1,223.76	\$1,225.00
Inspection		Each	N	Y	\$80.00	\$84.00	\$85.00
Weekend Call Out Fee - Per Hour (Minimum of One Hour)		Per Hour	N	Y	\$160.00	\$168.00	\$170.00
Monthly Building Statistics Report		Per Year	N	Y	\$185.00	\$194.25	\$195.00
		Per Month	N	Y	\$42.00	\$44.10	\$45.00
<b>DOG REGISTRATION</b>							
Sterilised - 1 Year		Each	Y	N	\$20.00		\$20.00
Sterilised - 3 Year		Each	Y	N	\$42.50		\$42.50
Sterilised - Lifetime		Each	Y	N	\$100.00		\$100.00
Pensioner Concession - sterilised - 1 year		Each	Y	N	\$10.00		\$10.00
Pensioner Concession - sterilised - 3 year		Each	Y	N	\$21.25		\$21.25
Pensioner Concession - sterilised - Lifetime		Each	Y	N	\$50.00		\$50.00
Unsterilised - 1 Year		Each	Y	N	\$50.00		\$50.00
Unsterilised - 3 Year		Each	Y	N	\$120.00		\$120.00
Unsterilised - Lifetime		Each	Y	N	\$250.00		\$250.00
Pensioner Concession - unsterilised - 1 year		Each	Y	N	\$25.00		\$25.00
Pensioner Concession - unsterilised - 3 year		Each	Y	N	\$60.00		\$60.00
Pensioner Concession - unsterilised - Lifetime		Each	Y	N	\$125.00		\$125.00
Working Dog - unsterilised - 1 Year		Each	Y	N	\$12.50		\$12.50
Working Dog - unsterilised - 3 Year		Each	Y	N	\$30.00		\$30.00
Working Dog - unsterilised - Lifetime		Each	Y	N	\$62.50		\$62.50
Dogs kept in an approved kennel		Per Application	Y	N	\$200.00		\$200.00

FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
<p>Note: Registration fees reduced by 50% if registered after 31 May</p> <p>Working dog concession is equal to 25% of registration fee payable.</p>							
<b>CAT REGISTRATION</b>							
Sterilised - 1 Year	Each	Y	N	\$20.00			\$20.00
Sterilised - 3 Year	Each	Y	N	\$42.50			\$42.50
Pensioner Concession - sterilised - 1 year	Each	Y	N	\$10.00			\$10.00
Pensioner Concession - sterilised - 3 year	Each	Y	N	\$21.25			\$21.25
Unsterilised - 1 Year	Each	Y	N	\$50.00			\$50.00
Unsterilised - 3 Year	Each	Y	N	\$120.00			\$120.00
Pensioner Concession - unsterilised - 1 year	Each	Y	N	\$25.00			\$25.00
Pensioner Concession - unsterilised - 3 year	Each	Y	N	\$60.00			\$60.00
Lifetime Registration	Each	Y	N	\$100.00			\$100.00
Lifetime Registration - Pensioner	Each	Y	N	\$50.00			\$50.00
<p>Note: Registration fees reduced by 50% if registered after 31 May</p>							
<b>WASTE MANAGEMENT</b>							
<b>Refuse Collection</b>							
Kerbside Rubbish Collection	Per Bin	N	N	\$180.00	\$198.00		\$200.00
Kerbside Recycling Collection	Per Bin	N	N	\$125.00	\$125.00		\$125.00
<b>Refuse Disposal</b>							
Residents tip fee - Included within Rates Notice as per Waste Avoidance and Resource Recovery Act 2007. Does not include costs associated with tyre disposal.							
Non-Resident's Pass	Per Pass	N	N	\$55.00	\$60.50		\$60.00
<b>TIP FEES - No Tip Pass</b>							
Small Load <1m <sup>3</sup>	Each	N	Y	\$7.00	\$7.70		\$8.00
Large Load <1m <sup>3</sup>	Each	N	Y	\$12.00	\$13.20		\$15.00
Large Trailer > 1.8m x 1.2m	Each	N	Y	\$38.00	\$41.80		\$45.00
Small Truck up to 4T	Each	N	Y	\$105.00	\$115.50		\$115.00
Medium Truck 4 - 6T	Each	N	Y	\$165.00	\$181.50		\$180.00
Large Truck 8 - 14T	Each	N	Y	\$210.00	\$231.00		\$230.00
Semi Trailer	Each	N	Y	\$275.00	\$302.50		\$300.00
< 3MF Skip Bin	Each	N	Y	\$45.00	\$49.50		\$50.00
3MF - 6MF Skip Bin	Each	N	Y	\$75.00	\$82.50		\$85.00
6MF - 10MF Skip Bin	Each	N	Y	\$120.00	\$132.00		\$135.00
> 10MF Skip Bin	Each	N	Y	\$165.00	\$181.50		\$180.00
Asbestos	Per MF	N	Y	\$80.00	\$88.00		\$90.00

FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
Asbestos - Minimum charge		per load	N	Y		\$0.00	\$50.00
<b>TIP FEES - TYRES/RIMS</b>							
Passenger Tyre		Each	N	Y	\$8.50	\$9.35	\$10.00
Light Truck & 4 x 4 Tyre		Each	N	Y	\$12.00	\$13.20	\$15.00
Truck Tyre		Each	N	Y	\$18.50	\$20.35	\$20.00
Super Single Truck		Each	N	Y	\$22.00	\$24.20	\$25.00
Passenger Tyre On Rim		Each	N	Y	\$12.00	\$13.20	\$15.00
Light Truck & 4 x 4 Tyre On Rim (not split rim)		Each	N	Y	\$16.00	\$17.60	\$20.00
Super Single Truck Tyre On Rim		Each	N	Y	\$38.00	\$41.80	\$40.00
Small Forklift Tyre UP TO 30 cm		Each	N	Y	\$12.00	\$13.20	\$15.00
Medium Forklift Tyre 30cm to 40cm		Each	N	Y	\$16.00	\$17.60	\$20.00
Large Forklift Tyre 45cm to 60cm		Each	N	Y	\$22.00	\$24.20	\$25.00
Solid Forklift Tyre Small TO 30cm		Each	N	Y	\$16.00	\$17.60	\$20.00
Solid Forklift Tyre Medium 30cm to 45cm		Each	N	Y	\$22.00	\$24.20	\$25.00
Solid Forklift Tyre Large 45cm to 60cm		Each	N	Y	\$27.50	\$30.25	\$30.00
Solid Forklift Tyre Extra Large 60cm to 1m		Each	N	Y	\$100.00	\$110.00	\$110.00
Solid Forklift Tyre 1m & above (Per Tonnie)		Each	N	Y	\$180.00	\$198.00	\$200.00
Tractor Tyre Small UP TO 1m		Each	N	Y	\$38.00	\$41.80	\$40.00
Tractor Tyre Large 1m to 1.5m		Each	N	Y	\$100.00	\$110.00	\$110.00
Tractor Tyre 1.5m to 2.2m		Each	N	Y	\$180.00	\$198.00	\$200.00
Bobcat Tyre		Each	N	Y	\$12.00	\$13.20	\$15.00
Earthmover Tyre Small UP TO 1m		Each	N	Y	\$110.00	\$121.00	\$120.00
Earthmover Tyre Medium 1m to 1.5m		Each	N	Y	\$150.00	\$165.00	\$165.00
Earthmover Tyre Large 1.5m to 2.2m		Each	N	Y	\$220.00	\$242.00	\$245.00
Grader Tyre		Each	N	Y	\$100.00	\$110.00	\$110.00
<b>DEPOT SERVICES</b>							
Supply of Used Aggregate Ex-Depot - Loaded		Per Trailer	N	Y	\$45.00	\$47.25	\$47.00
Supply of New Aggregate Ex-Depot - Loaded		Per Trailer	N	Y	\$105.00	\$110.25	\$110.00
Only the plant listed below is available for hire. All plant must be hired with an operator							
<b>WEEKDAY HIRE</b>							
4.5T Truck		Per Std Hour	N	Y	\$132.00	\$138.60	\$138.00
14T Truck		Per Std Hour	N	Y	\$168.00	\$176.40	\$175.00
Backhoe		Per Std Hour	N	Y	\$147.00	\$154.35	\$155.00
Grader		Per Std Hour	N	Y	\$489.00	\$515.45	\$515.00
Loader		Per Std Hour	N	Y	\$168.00	\$176.40	\$176.00
Roller		Per Std Hour	N	Y	\$137.00	\$143.85	\$145.00
Tractor		Per Std Hour	N	Y	\$132.00	\$138.60	\$140.00
<b>WEEKEND HIRE</b>							
4.5T Truck		Per Std Hour	N	Y	\$174.00	\$182.70	\$182.00
14T Truck		Per Std Hour	N	Y	\$206.00	\$215.25	\$215.00
Backhoe		Per Std Hour	N	Y	\$190.00	\$199.50	\$200.00
Grader		Per Std Hour	N	Y	\$620.00	\$651.00	\$630.00
Loader		Per Std Hour	N	Y	\$205.00	\$215.25	\$215.00
Roller		Per Std Hour	N	Y	\$205.00	\$215.25	\$215.00



FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
	<b>SERVICE</b>						
	Tractor	Per Std Hour	N	Y	\$205.00	\$215.25	\$215.00
	<b>OTHER HIRE CHARGES</b>						
	Hire of Pkg Trailer	Per Std Hour	N	Y	\$65.00	\$66.15	\$66.00
	Hire of Boat	Per Std Hour	N	Y	\$63.00	\$66.15	\$66.00
	<b>LABOUR CHARGES</b>						
	Weekday	Per Std Hour	N	Y	\$63.00	\$66.15	\$66.00
	Weekend	Per Std Hour	N	Y	\$95.00	\$99.75	\$100.00
	<b>OTHER WORKS</b>						
	Quotations can be obtained for small jobs. These will be charged at an appropriate hourly rate.						
	<b>HIRE OF TEMPORARY FENCING</b>						
	Bond		N	N	\$525.00	\$551.25	\$525.00
	For Other Local Governments for Extended Periods Only	Per Metre/Week	N	Y	\$16.00	\$16.80	\$17.00
	Erected & Dismantled within Nannup Townsite	Per Metre/Week	N	Y	\$32.00	\$33.60	\$35.00
	<b>WATER FROM BROCKMAN ST AND DEPOT STAND PIPE:</b>						
	Commercial Users	Per KL	N	Y	\$21.00	\$22.05	\$22.00
	Local Residents for Domestic Purposes	Per KL	N	Y	\$9.00	\$9.45	\$9.50
	Heavy Haulage Agreement	Each	N	Y	\$252.00	\$264.60	\$265.00
	<b>CEMETERY</b>						
	<b>RIGHT OF BURIAL</b>						
	Grant of Exclusive Right of Burial - 25 Year Period	Each	N	Y	\$770.00	\$808.50	\$850.00
	Grant of Exclusive Right of Burial Niche Wall/Rosse Garden - 25 Year Period	Each	N	Y	\$175.00	\$183.75	\$200.00
	Renewal of Grant of Exclusive Right of Burial - 25 Year Period	Each	N	Y	\$150.00	\$157.50	\$150.00
	Registration of Transfer of Form of Grant of Right of Burial	Each	N	Y	\$25.00	\$26.25	\$27.00
	<b>INTERMENT TO A DEPTH OF 4.1M</b>						
	Any Person Ten Years of Age or Older	Each	N	Y	\$1,000.00	\$1,050.00	\$1,050.00
	Any Person Under Ten Years of Age	Each	N	Y	\$900.00	\$945.00	\$900.00
	A Stillborn Child	Each	N	Y	\$600.00	\$630.00	\$600.00
	Additional Fee - Interment Without Due Notice	Each	N	Y	\$120.00	\$126.00	\$125.00
	Additional Fee - Interment Not in Usual Hours	Each	N	Y	\$120.00	\$126.00	\$125.00
	Additional Fee - Interment on a Saturday, Sunday or Public Holiday	Each	N	Y	\$550.00	\$577.50	\$580.00
	<b>ASHES</b>						
	Interment of Ashes in existing grave	Each	N	Y	\$220.00	\$231.00	\$250.00
	Placement of Ashes Within Niche Wall (includes plaque with standard inscription)	Each	N	Y	\$470.00	\$483.50	\$495.00
	Placement of Ashes in Rose Garden (includes plaque with standard inscription & Concrete Base)	Each	N	Y	\$500.00	\$525.00	\$525.00

FEES & CHARGES 2015/16	UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
Placement of Ashes in Rose Garden - No Plaque	Each	N	Y	\$270.00	\$285.50	\$285.00
<b>MEMORIALS</b>						
Dedicated Memorial Rose Bush/Shrub (exclusive family use, maximum of 8) Interments. (Shrub selection to be approved by CEO as per Council plan)						
- Initial Placement (includes plaque with standard inscription & concrete base	Each	N	Y	\$750.00	\$787.50	\$790.00
- Subsequent Single Placements	Each	N	Y	\$380.00	\$396.00	\$400.00
Permission to Erect Headstone, Kerbing or Monument	Each	N	Y	\$45.00	\$47.25	\$50.00
<b>LICENSE FEES</b>						
Undertakers Annual License Fee	Each	N	Y	\$120.00	\$125.00	\$125.00
Undertakers Single License Fee (for one interment)	Each	N	Y	\$35.00	\$36.75	\$40.00
<b>CARAVAN PARK</b>						
Caravan Parks and Camping Grounds Act 1995						
**Income now received through lease and not fees and charges**						
<b>Winter</b>						
Powered Sites - Standard	Per night	N	Y	\$30.00	\$0.00	\$0.00
Powered Site - Seniors	Per night	N	Y	\$26.00	\$0.00	\$0.00
Unpowered Sites - Standard	Per night	N	Y	\$25.00	\$0.00	\$0.00
Unpowered Sites - Senior	Per night	N	Y	\$20.00	\$0.00	\$0.00
Additional Adult	Per night	N	Y	\$10.00	\$0.00	\$0.00
Children aged 5 - 16	Per night	N	Y	\$5.00	\$0.00	\$0.00
Children under 5	Per night	N	Y	\$0.00	\$0.00	\$0.00
Showers	Per person	N	Y	\$5.00	\$0.00	\$0.00
<b>Standard</b>						
Powered Sites - Standard	Per night	N	Y	\$32.00	\$0.00	\$0.00
Powered Site - Seniors	Per night	N	Y	\$28.00	\$0.00	\$0.00
Unpowered Sites - Standard	Per night	N	Y	\$27.00	\$0.00	\$0.00
Unpowered Sites - Senior	Per night	N	Y	\$23.00	\$0.00	\$0.00
Additional Adult	Per night	N	Y	\$12.00	\$0.00	\$0.00
Children aged 5 - 16	Per night	N	Y	\$7.00	\$0.00	\$0.00
Children under 5	Per night	N	Y	\$0.00	\$0.00	\$0.00

FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
	SERVICE						
	Shows	Per person	N	Y	\$5.00	\$0.00	\$0.00
	Peak						
	Powered Sites - Standard	Per night	N	Y	\$35.00	\$0.00	\$0.00
	Powered Site - Seniors	Per night	N	Y	\$30.00	\$0.00	\$0.00
	Unpowered Sites - Standard	Per night	N	Y	\$29.00	\$0.00	\$0.00
	Unpowered Sites - Senior	Per night	N	Y	\$25.00	\$0.00	\$0.00
	Additional Adult	Per night	N	Y	\$12.00	\$0.00	\$0.00
	Children aged 5 - 16	Per night	N	Y	\$7.00	\$0.00	\$0.00
	Children under 5	Per night	N	Y	\$0.00	\$0.00	\$0.00
	Showers	Per person	N	Y	\$5.00	\$0.00	\$0.00
	Manup Music Festival: 26th Feb 2015 to 2nd Mar 2016						
	Powered Site Per Adult	3 Nights			\$95.00	\$0.00	\$0.00
	Unpowered Site Per Adult	3 Nights			\$80.00	\$0.00	\$0.00
	Per Child 6 to 17 years	3 Nights			\$30.00	\$0.00	\$0.00
	Under 5 years	3 Nights			\$0.00	\$0.00	\$0.00
	<b>TOWN PLANNING</b>						
	<b>DEVELOPMENT APPLICATIONS</b>						
	Determination of a development application where the estimated cost of the development is:						
	e) No more than \$50,000		Y	N	\$147		\$147
	b) More than \$50,000 but not more than \$500,000		Y	N	0.32% of the estimated cost of the development		0.32% of the estimated cost of the development
	c) More than \$500,000 but not more than \$2.5 million		Y	N	\$1,700 + 0.257% for every \$1 in excess of \$500,000		\$1,700 + 0.257% for every \$1 in excess of \$500,000
	d) More than \$2.5 million, but not more than \$5 million		Y	N	\$7,101 + 0.206% for every \$1 in excess of \$1 million		\$7,101 + 0.206% for every \$1 in excess of \$1 million
	e) More than \$5 million but not more than \$21.5 million		Y	N	\$12,633 + 0.123% for every \$1 in excess of \$5 million		\$12,633 + 0.123% for every \$1 in excess of \$5 million
	f) More than \$21.5 million		Y	N	\$34,196		\$34,196
	Single Dwelling (where Planning Approval required)		N	N	\$147	\$154	\$154
	Additions to Single Dwelling (where Planning Approval required)		N	N	\$147	\$154	\$154
	Second Dwelling for Rural Purposes		N	N	\$147	\$154	\$154
	Ancillary Accommodation/Grammy Flat/Caretakers Dwelling		N	N	\$147	\$154	\$154
	Relocation of a Building Envelope		N	N	\$120	\$128	\$128

FEES & CHARGES 2015/16		UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 15/16
SERVICE							
	Setback Reduction (in addition to other fees)		N	N	\$120	\$126	\$125
<b>MISCELLANEOUS DEVELOPMENT APPLICATIONS</b>							
	Extractive Industry		Y	N	\$739		\$739
	Plantations		N	N	0.32% of the assessed valuation		0.32% of the assessed valuation
	Aquaculture		N	N	\$441	\$463	\$465
	Sign Application Fee		N	N	\$146	\$153	\$153
<b>CHANGE OF USE</b>							
	Change of Use (Other than if stipulated below)		Y	N	\$285		\$285
	Retail / Shop (use only)		N	N	\$72	\$76	\$76
	Home Occupation (including cottage industry)		Y	N	\$222		\$222
	- where home occupation has commenced prior to initial application for approval of home occupation being granted, fee will be actual fee plus penalty of two times fee.						
	Home Occupation Renewal		Y	N	\$73		\$73
	- where home occupation renewal application received after expiry date, fee will be actual fee plus penalty of two times fee.						
	Bed & Breakfast Accommodation (additional fees if notification required)		N	N	\$300	\$315	\$315
	Farm Stay/Holiday Cottage (in existing residence)		N	N	\$290	\$305	\$305
	Affresco Dining		N	N	\$280	\$305	\$305
	Consulting Rooms		N	N	\$185	\$194	\$195
	Light/General/Service/Rural Industry (use only)		N	N	\$72	\$76	\$76
<b>SCHEME AMENDMENTS/STRUCTURE PLANS</b>							
	Minor Amendment	Per FCT	N	N	\$2,700.00	\$2,835.00	\$2,835.00
	Major Amendment - determined by CEO	Per FCT	N	N	\$4,725.00	\$4,961.25	\$4,960.00
	Structure Plan - if previously addressed through scheme amendment	Per Application	N	N	\$525.00	\$551.25	\$550.00
	Structure Plan - (separate to scheme amendment process)	Per FCT	N	N	\$4,725.00	\$4,961.25	\$4,960.00
	Revised minor structure plan	Per Application	N	N	\$525.00	\$551.25	\$550.00
	Revised major structure plan (separate to scheme amendment process) - determined by CEO	Per FCT	N	N	\$7,700.00	\$2,835.00	\$2,835.00
	Detailed area plans	Per Application	N	N	\$800.00	\$840.00	\$840.00
	Revised detailed area plans	Per Application	N	N	\$400.00	\$420.00	\$420.00
<b>SUBDIVISIONS</b>							
	Clearance Certificates	Per Lot	Y	N	\$73		\$73
	Up to 5 lots	Per Lot	Y	N	\$35		\$35
	6 to 199 lots	Per Lot					

FEES & CHARGES 2015/16 SERVICE	UNIT	STATUTORY	GST	Current 2014/15	Annual Adjustment - no rounding	Proposed 16/16
More than 195 lots	Per Application	Y	N	\$7,393		\$7,393
<b>OTHER PLANNING FEES</b>						
Issue of zoning certificate	Each	Y	N	\$73.00		\$73.00
Section 40 (Liquor Licensing) Certificate	Each	N	Y	\$75.00		\$75.00
Issue of written planning advice	Each	Y	Y	\$73.00		\$73.00
Certificate of Title Search	Each	N	Y	\$73.00	\$76.65	\$77.00
Road Closure Application	Per Application	N	Y	\$550.00	\$577.50	\$575.00
Erection of tourism directional sign (excludes cost of sign)	Each	N	Y	\$139	\$145.95	\$146
<b>PLANNING DOCUMENTS</b>						
Copy of Local Planning Scheme Text	Each	N	Y	\$75.00	\$78.75	\$79.00
Copy of Local Planning Strategy	Each	N	Y	\$75.00	\$78.75	\$79.00
Copy of Townships Strategy	Each	N	Y	\$75.00	\$78.75	\$79.00
Copy of Municipal Inventory	Each	N	Y	\$75.00	\$78.75	\$79.00
<b>ADVERTISING/NOTIFICATION OF PROPOSALS (NOT SCHEME AMENDMENTS)</b>						
Local newspaper advertising	Each	N	N	\$185.00	\$194.25	\$195.00
<b>STRATA TITLE FEES</b>						
Memup Strata Title Fees						
s) For a certificate under Section 95(2)		N	N	Minimum \$100		

## SHIRE OF NANNUP

## STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 MAY 2015

<u>Operating</u>	2014/15	2014/15	2014/15	Variances	
	Y-T-D Actual	Y-T-D Budget	Budget	Budget to	Y-T-D
	\$	\$	\$	Actual	
				%	\$
<b>Revenues/Sources</b>					
Governance	341	917	1,000	63%	576
General Purpose Funding	1,091,414	1,353,898	1,476,980	19%	262,485
Law, Order, Public Safety	236,423	239,729	261,522	1%	3,306
Health	6,126	2,383	2,600	(157%)	(3,743)
Education and Welfare	91,439	12,678	13,830	(621%)	(78,762)
Housing	13,260	15,396	16,796	14%	2,136
Community Amenities	152,089	151,487	165,258	(0%)	(603)
Recreation and Culture	36,639	41,433	45,200	12%	4,794
Transport	2,043,309	2,019,491	2,203,081	(1%)	(23,818)
Economic Services	46,639	149,279	162,850	69%	102,640
Other Property and Services	54,678	22,917	25,000	(139%)	(31,761)
	<u>3,772,356</u>	<u>4,009,607</u>	<u>4,374,117</u>	<u>(6%)</u>	<u>237,251</u>
<b>(Expenses)/(Applications)</b>					
Governance	(266,129)	(262,970)	(286,876)	1%	3,159
General Purpose Funding	(122,886)	(131,067)	(142,982)	(6%)	(8,181)
Law, Order, Public Safety	(483,354)	(425,992)	(464,719)	13%	57,362
Health	(58,969)	(61,293)	(66,865)	(4%)	(2,323)
Education and Welfare	(191,663)	(145,129)	(158,323)	32%	46,534
Housing	(42,390)	(38,678)	(42,194)	10%	3,712
Community Amenities	(402,960)	(464,812)	(507,068)	(13%)	(61,853)
Recreation & Culture	(426,225)	(502,212)	(547,868)	(15%)	(75,987)
Transport	(2,830,916)	(2,315,987)	(2,526,531)	22%	514,929
Economic Services	(225,971)	(283,657)	(309,444)	(20%)	(57,686)
Other Property and Services	(336,440)	(17,258)	(18,827)	1849%	319,182
	<u>(5,387,902)</u>	<u>(4,649,056)</u>	<u>(5,071,697)</u>	<u>16%</u>	<u>738,847</u>
<b>Adjustments for Non-Cash</b>					
<b>(Revenue) and Expenditure</b>					
(Profit)/Loss on Asset Disposals	34,752	(4,583)	(5,000)	(858%)	(39,335)
Depreciation on Assets	2,294,771	1,879,029	2,049,850	22%	(415,742)
<b>Capital Revenue and (Expenditure)</b>					
Purchase Land and Buildings	(839,610)	(36,667)	(40,000)	2190%	802,943
Purchase Infrastructure Assets	(1,814,590)	(2,338,491)	(2,551,081)	(22%)	(523,901)
Purchase Plant and Equipment	(365,430)	(439,358)	(479,300)	(17%)	(73,929)
Purchase Furniture and Equipment	(16,718)	0	0	0%	16,718
Proceeds from Disposal of Assets	(6,736)	132,917	145,000	(105%)	139,653
Repayment of Debentures	(40,466)	(66,663)	(72,723)	(39%)	(26,197)
Proceeds from New Debentures	0	0	0	0%	0
Leave Provisions	0	188,451	205,583	(100%)	188,451
Accruals	(4,424)	7,745	8,449	(157%)	12,169
Self Supporting Loan Principal Income	11,370	12,570	13,713	(10%)	1,200
Transfers (to)/from Reserves	0	53,277	58,120	(100%)	53,277
ADD Net Current Assets July 1 B/Fwd	818,391	817,891	0		(500)
LESS Net Current Assets Year to Date	(179,266)	931,639	0		1,110,905
<b>Amount Raised from Rates</b>	<u>(1,364,969)</u>	<u>(1,364,969)</u>	<u>(1,364,969)</u>		<u>0</u>

# SHIRE OF NANNUP

## STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2014 TO 31 MAY 2015

	2014/15 Actual \$	Brought Forward 01-July-2014 \$
<b>NET CURRENT ASSETS</b>		
<b>Composition of Estimated Net Current Asset Position</b>		
<b>CURRENT ASSETS</b>		
Cash - Unrestricted	(273,931)	830,390
Cash - Restricted	134,055	46,685
Cash - Reserves	2,108,446	2,086,771
Receivables	658,842	676,784
Inventories	6,240	11,074
	<u>2,633,652</u>	<u>3,651,704</u>
<b>LESS: CURRENT LIABILITIES</b>		
Payables and Provisions	<u>(570,417)</u>	<u>(699,856)</u>
	2,063,235	2,951,848
Less: Cash - Reserves - Restricted	(2,242,501)	(2,133,456)
<b>NET CURRENT ASSET POSITION</b>	<u>(179,266)</u>	<u>818,391</u>

**OPERATING EXPENSES TO 31 MAY 2015**

**Governance Expenditure**

Budget	Actual	Explanation	Current	Year End	(Under Expended)/Over Expended
\$	\$		\$	\$	
0	110	Election Expenses	110	110	
4,000	0	Revaluations	(4,000)	4,000	
12,100	12,880	Refreshments	780	12,100	
31,950	41,875	Donations/contributions	9,925	41,875	9,925
20,600	14,976	Councillor allowances	(5,624)	20,600	0
17,345	20,513	Subscriptions	3,168	20,500	3,155
8,600	3,819	Conference Expenses	(4,781)	8,600	0
17,330	12,687	Insurance	(4,643)	6,635	(10,695)
2,000	4,545	CEO performance review	2,545	4,545	2,545
6,450	6,399	Bank Charges	(51)	6,450	0
11,330	7,280	Audit Fees	(4,050)	11,330	0
1,000	299	Legal Expenses	(701)	1,000	0
1,000	702	Gratuities	(298)	1,000	0
1,500	0	Blackwood Valley Trails	(1,500)	1,500	0
843	774	Depreciation Council furniture	(69)	843	0
<b>136,048</b>	<b>126,859</b>		<b>(9,189)</b>	<b>141,088</b>	<b>5,040</b>

**General Administration**

Budget	Actual	Explanation	Current	Year End	(Under Expended)/Over Expended
\$	\$		\$	\$	
34,056	0	Annual Leave expense	(34,056)	34,056	0
386,508	397,842	Admin Salaries	11,334	386,508	0
40,443	33,842	Superannuation	(6,601)	40,443	0
19,700	17,575	Insurance	(2,125)	17,575	(2,125)
2,000	1,136	Minor furniture & equip	(864)	2,000	0
57,872	33,087	Building & Gardens maintenance	(24,785)	57,872	0
41,160	47,546	Computer maintenance	6,386	45,000	3,840
15,000	18,192	Printing & Stationery	3,192	16,000	1,000
14,125	12,101	Telephone Expenses	(2,024)	14,125	0
3,000	514	Office Equipment Maintenance	(2,486)	3,000	0
4,400	3,550	Postage	(850)	4,400	0



Budget	Actual	Explanation	Current	Year End
6,000	13,004	Accommodation & Travel	7,004	12,000
4,625	13,869	Advertising	9,244	9,000
12,200	14,757	Staff training expenses	2,557	15,000
300	293	Sundry expenses	(7)	300
11,841	0	Long Service Leave	(11,841)	11,841
19,750	15,903	Fringe Benefits Tax	(3,847)	19,750
	1,751	Recruitment Expenses	1,751	1,400
	774	Depreciation - Furniture	774	0
29,529	30,507	Depreciation - Plant & Equipment	978	29,529
<b>702,509</b>	<b>656,243</b>		<b>(46,266)</b>	<b>719,799</b>
				<b>17,290</b>

Budget	Actual	Explanation	Current	Year End
<b>General Purpose Revenue</b>				
\$	\$		\$	\$
5,000	3,193	Rates Legal expenses	(1,807)	5,000
8,350	1,824	Rating Valuation Expenses	(6,526)	8,350
100	0	Write offs - rates	(100)	100
25,677	21,041	DOT Licensing Expenses	(4,636)	25,677
39,127	26,058		(13,069)	39,127
<b>Law &amp; Public Order</b>				
\$	\$		\$	\$
10,000	9,560	Firebreak inspections	(440)	10,000
55,900	25,360	DFES - Assistance to Bush Fire Brigades	(30,540)	55,900
6,000	21,042	CESO - Vehicle	15,042	16,000
31,816	28,780	DFES - Insurance	(3,036)	28,780
10,000	4,580	Maintenance of Strategic Firebreaks	(5,420)	10,000
500	4,947	DFES - minor equipment	4,447	500
30,156	17,535	Firebreak Inspections	(12,621)	19,000
2,672	1,486	Superannuation	(1,186)	1,700
928	0	Annual leave expense	(928)	928
74,485	65,545	CESO - Salary & Insurance costs	(8,940)	74,485
7,499	15,197	CESO - Superannuation	7,698	12,500
6,317	0	CESO - Annual Leave	(6,317)	6,317
2,193	0	CESO - Long Service Leave	(2,193)	2,193
500	88	CESO - Uniforms	(412)	500
1,500	0	CESO - Training	(1,500)	1,500
1,500	3,722	DFES - Maint of equipment	2,222	1,500
7,063	6,940	Animal Control - Salaries	(123)	7,063
3,500	6,121	Animal Control	2,621	6,200
743	1,027	Animal Control - Superannuation	284	743
626	0	Animal Control - Annual leave expense	(626)	626
217	0	Animal Control - Long Service Leave	(217)	217
16,394	3,018	DFES - Vehicle maint	(13,376)	16,394
1,500	2,436	DFES - Maint of land & buildings	936	1,500
500	1,766	DFES - Clothing & accessories	1,266	500
1,800	2,555	DFES - Utilities	755	1,800
5,000	5,842	DFES - Other goods & services	842	5,000
2,800	2,490	SES - Utilities	(310)	2,800
1,003	1,037	SES - Insurance	34	1,003
	784	SES - Minor plant	784	0
	0	SES - Maint of plant & equipment	0	0

<b>Budget</b>	<b>Actual</b>	<b>Explanation</b>	<b>Current</b>	<b>Year End</b>
1,000	1,591	Emergency response	591	1,300
	0	SES - Maintenance of vehicles	0	0
	2,551	SES - Maint of land & buildings	2,551	0
	0	SES - Clothing & accessories	0	0
7,597	911	SES - Other goods & services	(6,686)	7,597
116,658	117,782	Depreciation	1,124	116,658
<b>408,367</b>	<b>354,695</b>		<b>(53,672)</b>	<b>417,204</b>
				<b>8,837</b>

Budget	Actual	Explanation	Current	Year End
		<b>Health</b>		
\$	\$		\$	\$
100	99	Insurance	(1)	100
1,599	0	Health - annual leave	(1,599)	1,599
48,791	44,519	Health inspections	(4,272)	48,791
555	0	Long Service Leave	(555)	555
1,898	2,060	Superannuation	162	1,898
2,050	1,320	Admin Expenses	(730)	2,050
<b>54,993</b>	<b>47,998</b>		<b>(6,995)</b>	<b>54,993</b>
		<b>Education &amp; Welfare</b>		
\$	\$		\$	\$
8,937	7,371	Pre School maintenance	(1,566)	8,937
1,100	7,754	Family Fun day	6,654	1,100
1,000	0	Community Events support	(1,000)	1,000
9,650	20,967	School holiday program	11,317	9,650
0	0	Cultural Plan	0	0
2,100	0	Seniors activities	(2,100)	100
79,212	82,184	Community Development	2,972	109,302
7,274	8,340	CDO - Superannuation	1,066	7,274
8,129	1,048	Promotions	(7,081)	8,129
2,126	0	CDO - Long Service Leave	(2,126)	2,126
1,500	971	Training	(529)	1,500
15,587	10,838	Depreciation	(4,749)	15,587
<b>136,615</b>	<b>139,472</b>		<b>2,857</b>	<b>164,705</b>
		<b>Housing</b>		
\$	\$		\$	\$
13,243	15,755	Building Maintenance	2,512	20,000
17,500	16,062	Depreciation	(1,438)	17,500
<b>30,743</b>	<b>31,816</b>		<b>1,073</b>	<b>37,500</b>
		<b>Community Amenities</b>		
\$	\$		\$	\$
34	(430)	SSL Accrued interest	(464)	34
13,713	11,370	SSL Principal	(2,343)	13,713
35,620	31,006	Collection - domestic waste	(4,614)	35,620
41,300	35,040	Collection - recycling	(6,260)	41,300
				<b>28,090</b>

Budget	Actual	Explanation	Current	Year End
114,080	92,633	Waste Management Facility	(21,447)	114,080
12,000	12,417	Street Bin Pick up	417	12,000
120,760	100,013	Town Planning Services	(20,747)	115,060
9,650	3,290	Admin Expenses	(6,360)	9,650
1,447	0	Planning - Long Service Leave	(1,447)	1,447
4,951	3,041	Planning - Superannuation	(1,910)	4,951
7,500	13,176	Town Planning Scheme review	5,676	13,200
4,172	0	Planning - Annual Leave	(4,172)	4,172
1,500	0	LPS Amend Exp	(1,500)	1,500
13,390	8,019	Cemetery Exp	(5,371)	13,390
38,860	25,465	Public Conveniences	(13,395)	38,860
6,363	5,309	SSL Interest	(1,054)	6,363
4,475	4,107	Depreciation - waste facility	(368)	4,475
8,993	9,226	Depreciation - toilets	233	8,993
<b>438,808</b>	<b>353,684</b>		<b>(85,124)</b>	<b>438,808</b>

Budget	Actual	Explanation	Current	Year End
		<b>Recreation &amp; Culture</b>		
\$	\$		\$	\$
12,027	10,991	Town Hall	(1,036)	12,027
21,576	17,346	Rec Centre	(4,230)	21,576
3,008	3,016	Community Centre	8	3,016
1,281	1,329	Supper Room	48	1,329
1,387	1,663	Old Roads Board Building	276	1,387
2,508	2,512	Bowling Club	4	2,512
519	546	Cundinup Hall	27	546
428	785	Carlotta Hall	357	785
1,242	2,157	Community House	915	1,905
245,230	160,458	Public Parks	(84,772)	245,230
7,500	7,954	Art Maintenance	454	7,500
15,154	13,929	Library Salaries & insurance	(1,225)	15,154
3,850	3,004	Office Expenses - Library	(846)	3,850
200	0	Write-Offs - Library	(200)	200
33,243	4,526	Foreshore Park	(28,717)	33,243
1,875	1,721	Depreciation Community House	(154)	1,875
3,125	3,101	Depreciation Community Sheds	(24)	3,125
1,850	1,698	Depreciation Carlotta Hall	(152)	1,850
42,341	49,217	Depreciation Recreation Centre	6,876	42,341
26,150	23,627	Depreciation Town Hall	(2,523)	26,150
35,758	35,728	Depreciation Parks	(30)	35,758
1,625	1,491	Depreciation Old Roads Board	(134)	1,625
425	390	Depreciation Cundinup Hall	(35)	425
<b>462,302</b>	<b>347,187</b>		<b>(115,115)</b>	<b>463,409</b>
		<b>Transport</b>		
\$	\$		\$	\$
39,542	27,056	Depot Maintenance	(12,486)	39,542
5,000	6,069	Traffic Signs	1,069	5,000
32,000	18,335	Bridge Maintenance	(13,665)	32,000
5,000	1,032	Crossovers	(3,969)	5,000
622	(1,026)	Loan - accrued interest	(1,648)	622
690,000	590,031	Local Road Maintenance	(99,969)	690,000
85,000	37,259	Road Verge Maintenance	(47,741)	85,000
23,850	18,717	Street Lighting	(5,133)	23,850
9,000	3,510	Street Sweeping	(5,490)	9,000
5,000	4,297	Traffic Counter Maintenance	(703)	5,000
6,000	5,527	Safety Works	(473)	6,000
6,000	1,350	Equipment replacement	(4,650)	6,000
				<b>1,107</b>

<b>Budget</b>	<b>Actual</b>	<b>Explanation</b>	<b>Current</b>	<b>Year End</b>
6,165	3,491	Loan - Interest	(2,674)	6,165
59,010	29,096	Loan - Principal	(29,914)	59,010
30,000	2,076	Gravel Pit	(27,924)	30,000
5,000	5,342	ROMANS	342	5,342
1,384,401	1,312,777	Depreciation - Roads	(71,624)	1,384,401
<b>2,391,590</b>	<b>2,064,938</b>		<b>(326,652)</b>	<b>2,391,932</b>
				<b>342</b>
				<b>0</b>
				<b>0</b>
				<b>0</b>
				<b>342</b>
				<b>0</b>
				<b>0</b>

Budget	Actual	Explanation	Current	Year End
<b>Economic Services</b>				
\$	\$		\$	\$
800	1,175	Australia Day	375	1,100
12,825	17,842	Functions & Events	5,017	17,128
80,518	41,028	Caravan Park	(39,490)	41,028
4,100	3,892	Caravan Park admin expenses	(208)	3,892
24,950	12,523	Caravan park utilities	(12,427)	12,254
2,000	1,722	Caravan Park promotion	(278)	1,750
20,113	10,664	Caravan Park & Camping	(9,449)	10,664
44,298	21,809	Caravan park wages	(22,489)	21,616
10,000	11,094	Visitor Centre services	1,094	10,000
7,500	9,708	Regional Promotion	2,208	9,341
10,000	2,835	Tourism promotion	(7,165)	10,000
1,199	0	Building Control - Long Service Leave	(1,199)	0
39,007	39,889	Building Control - Salary	882	39,007
4,104	4,121	Building Control - Superannuation	17	4,104
3,458	0	Building Control - Annual Leave	(3,458)	0
3,339	2,277	Building Control - Expenses	(1,062)	3,339
17,910	17,286	Depreciation - Caravan Park	(624)	17,910
<b>286,121</b>	<b>197,865</b>		<b>(88,256)</b>	<b>207,790</b>
<b>Other Property &amp; Services</b>				
\$	\$		\$	\$
23,154	48,252	Private Works	25,098	46,000
10,000	17,193	Training	7,193	16,345
3,562	(4,501)	Accrued salaries & wages	(8,063)	3,562
28,921	0	Long Service Leave	(28,921)	28,921
89,960	47,955	Salaries	(42,005)	67,000
80,096	0	Annual Leave	(80,096)	80,096
112,442	82,875	Superannuation	(29,567)	112,442
0	15	Office expenses	15	15
30,646	22,325	Sick pay	(8,321)	30,646
69,294	57,862	Insurances	(11,432)	57,862
10,000	8,607	Protective Clothing	(1,393)	10,000
4,500	1,944	Safety Meetings	(2,556)	4,500
56,382	29,470	Wages - plant	(26,912)	56,382
30,000	27,363	Tyres & Batteries	(2,637)	30,000
		Matched by increased income		22,846
		Additional training required for new workers. It is envisaged that a training schedule will be completed in Dec this year to highlight areas where training has lapsed and needs to be undertaken		6,345
		No year end variance anticipated		0
		No year end variance anticipated		0
		Savings from Manager Infrastructure on unpaid leave		(22,960)
		No year end variance anticipated		0
		No year end variance anticipated		0
		No year end variance anticipated		15
		No year end variance anticipated		0
		Reduced cost of Workers Comp Insurance through lower employee numbers		(11,432)
		No year end variance anticipated		0
		No year end variance anticipated		0
		Some costs allocated directly to jobs		0
		No year end variance anticipated		0



Budget	Actual	Explanation	Current	Year End
19,045	18,409	Insurances & Licenses	(636)	19,045
	408	Admin Expenses	408	72
	874	Workers Comp	874	2,622
225,000	172,603	Fuel & Oil	(52,397)	225,000
4,000	1,128	Sundry Tools	(2,872)	4,000
37,884	35,827	Holiday Pay	(2,057)	37,884
60,000	56,971	Parts & External Work	(3,029)	60,000
2,000	240	Recruitment Exp	(1,760)	2,000
324,510	271,331	Depreciation - Vehicles	(53,179)	324,510
16,295	16,930	Depreciation - Depot	635	16,295
<b>1,237,691</b>	<b>914,084</b>		<b>(323,607)</b>	<b>1,235,199</b>
<b>6,324,914</b>	<b>5,260,900</b>	<b>TOTAL</b>	<b>(1,064,014)</b>	<b>6,311,554</b>
		Less Expenditure tied to additional income		
		Less Non Cash Depreciation Increases	(54,693)	0
		Total Expenditure Savings Anticipated for Year	(54,693)	(54,693)
			(58,053)	(68,053)

**SHIRE OF NANNUP**  
**ACCOUNTS FOR PAYMENT - MAY 2015**

<b>EFT/ Cheque</b>	<b>Date</b>	<b>Name</b>	<b>Invoice Description</b>	<b>Amount</b>
<b>Chq/EFT</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
EFT7146	05/05/2015	ROBERT LONGMORE	COUNCIL MEETING ATTENDANCE	\$ 132.00
EFT7147	05/05/2015	QUICK CORPORATE AUSTRALIA	STATIONERY	\$ 223.06
EFT7148	05/05/2015	PSI AUDIO (WA) PTY LTD	SERVICE CALL OUT - COUNCIL CHAMBERS	\$ 624.00
EFT7149	05/05/2015	DEAN GUJA	EHO SERVICES	\$ 3,320.00
EFT7150	05/05/2015	STAPLES AUSTRALIA PTY LTD	STATIONERY SUPPLIES	\$ 229.02
EFT7151	05/05/2015	GREG FLEAY'S PLUMBING SERVICE	SHIRE DEPOT TEST	\$ 190.30
EFT7152	05/05/2015	PICKLE & O	MORNING TEA & LUNCH 17/04/2015	\$ 449.00
EFT7153	05/05/2015	WEBSECURE TECHNOLOGIES PTY LTD	ANNUAL MAINTENANCE	\$ 357.50
EFT7154	05/05/2015	JOANNA KEPA	YOUTH SUPERVISION	\$ 100.00
EFT7155	05/05/2015	COMPASS RENOVATIONS	BATHROOM & GENERAL REPAIRS - DUNNET RD	\$ 4,805.13
EFT7156	05/05/2015	COUNTRY'S JUNIOR FOOTBALL CLUB	KIDSPORT VOUCHERS	\$ 500.00
EFT7157	05/05/2015	CITY & REGIONAL FUELS	DIESEL	\$ 15,413.99
EFT7158	05/05/2015	CG & LJ GRIFFIN	TULIP BULBS	\$ 4,876.98
EFT7159	05/05/2015	DEPARTMENT OF AGRICULTURE & FOOD WA	BULBS	\$ 59.00
EFT7160	05/05/2015	BULLIVANTS	TESTING LIFTING EQUIPMENT	\$ 1,919.45
EFT7161	05/05/2015	CJD EQUIPMENT PTY. LTD.	UNIVERSAL JOINT	\$ 584.91
EFT7162	05/05/2015	GEOGRAPHE SAWS & MOWERS	BEARINGS ETC	\$ 189.00
EFT7163	05/05/2015	LANDGATE	LANDGATE VALUATIONS	\$ 455.45
EFT7164	05/05/2015	HOWSON MANAGEMENT PTY LTD	PROJECT MANAGEMENT	\$ 4,020.50
EFT7165	05/05/2015	TOLL IPEC ROAD EXPRESS PTY LTD	FREIGHT COSTS	\$ 153.06
EFT7166	05/05/2015	INFORMA AUSTRALIA PTY LTD	SUBSCRIPTION	\$ 370.00
EFT7167	05/05/2015	JASON SIGNMAKERS	SIGNAGE	\$ 88.00
EFT7168	05/05/2015	LGIS WORKCARE	INSURANCE PAYMENT	\$ 1,020.84
EFT7169	05/05/2015	NANNUP COMMUNITY RESOURCE CENTRE	TELEGRAPH ADVERTISING	\$ 811.40
EFT7170	05/05/2015	PRESTIGE PRODUCTS	CLEANING PRODUCTS	\$ 24.64
EFT7171	05/05/2015	SYNERGY	ELECTRICITY EXPENSES	\$ 361.30
EFT7172	05/05/2015	SHIRE OF MANJIMUP	IT CONSULTANCY	\$ 1,072.50
EFT7173	05/05/2015	LOUISE STOKES	REIMBURSEMENT OF EXPENSES	\$ 117.23
EFT7174	05/05/2015	TOTALLY SOUND	NANNUP AMPHITHEATRE	\$ 2,414.28
EFT7175	05/05/2015	TRACIE BISHOP	REIMBURSEMENT OF EXPENSES	\$ 49.00
EFT7176	05/05/2015	WALGA	RATES IN LOCAL GOVERNMENT TRAINING	\$ 522.50
EFT7177	05/05/2015	WORTHY CONTRACTING	MOWEN ROAD EXPENSES	\$ 42,151.99
EFT7178	06/05/2015	BRC - BUILDING SOLUTIONS	NANNUP REC CENTRE	\$ 59,892.05
EFT7179	12/05/2015	AUSTRALIA'S SOUTHWEST	MOWEN ROAD OPENING	\$ 110.00
EFT7180	12/05/2015	WAYNE WONITJI WEBB	ACKNOWLEDGEMENT OF COUNTRY	\$ 600.00
EFT7181	19/05/2015	GREENLINE AGRICULTURE	OIL FILTER	\$ 1,161.95
EFT7182	19/05/2015	KELYN TRAINING SERVICES	CHAINSAW COURSES	\$ 4,376.00
EFT7183	19/05/2015	AGRA FORCE	SUPPLY 4 TONNE BASE	\$ 1,100.00
EFT7184	19/05/2015	SCANIA AUSTRALIA	SERVICE NP 3005	\$ 2,929.22
EFT7185	19/05/2015	QUICK CORPORATE AUSTRALIA	STATIONERY SUPPLIES	\$ 179.91
EFT7186	19/05/2015	EDGE PLANNING & PROPERTY	PLANNING SERVICES	\$ 2,775.30
EFT7187	19/05/2015	DEAN GUJA	EHO SERVICES	\$ 2,656.00
EFT7188	19/05/2015	COVS PARTS	METRIC DRILL	\$ 286.66
EFT7189	19/05/2015	PICKLE & O	MORNING TEA AND LUNCH FOR 7 PEOPLE	\$ 549.50
EFT7190	19/05/2015	NANNUP DISTRICT HIGH SCHOOL P & C	BAG OF RAGS	\$ 48.00
EFT7191	19/05/2015	BLACKWOOD SIGNS	VISITOR INFORMATION BAY SIGNS	\$ 330.00
EFT7192	19/05/2015	ANNE SLATER	COUNCIL MEETING ATTENDANCE	\$ 983.86
EFT7193	19/05/2015	ROBERT BOOTSMA	REIMBURSEMENT OF EXPENSES	\$ 18.00
EFT7194	19/05/2015	FIRE & SAFETY WA	SAFETY GEAR	\$ 285.62
EFT7195	19/05/2015	BUSSELTON NETBALL ASSOCIATION INC.	KIDSPORT APPLICATION	\$ 145.00
EFT7196	19/05/2015	CITY & REGIONAL FUELS	DIESEL	\$ 5,477.27
EFT7197	19/05/2015	SCOPE BUSINESS IMAGING	PREVENTATIVE SERVICE PLAN	\$ 565.65
EFT7198	19/05/2015	BRUCE TH' ARTIST	PAPER MAKING FRAMES	\$ 150.00
EFT7199	19/05/2015	AUSTRALIAN TAXATION OFFICE	BAS COMMITMENT	\$ 8,956.00
EFT7200	19/05/2015	AMD CHARTERED ACCOUNTANTS	ACQUITTAL AUDIT HERITAGE TRAIL PROJECT	\$ 462.00
EFT7201	19/05/2015	BULLIVANTS	CONCRETE LIFTING CRUTCHES	\$ 685.52
EFT7202	19/05/2015	BUSSELTON PEST & WEED CONTROL	BRIDGES INSPECTION	\$ 4,925.14
EFT7203	19/05/2015	DEPARTMENT OF FIRE AND EMERGENCY	ESL FOR 2014/15 QUARTER 3	\$ 21,614.80
EFT7204	19/05/2015	HOWSON MANAGEMENT PTY LTD	PROJECT MANAGEMENT	\$ 3,272.50
EFT7205	19/05/2015	TOLL IPEC ROAD EXPRESS PTY LTD	FREIGHT COSTS	\$ 77.49

EFT7206	19/05/2015	JASON SIGNMAKERS	BRACKET AND SIGNS	\$	833.80
EFT7207	19/05/2015	NANNUP HARDWARE & AGENCIES	SUNDRY SUPPLIES	\$	5,911.61
EFT7208	19/05/2015	NANNUP NEWSAGENCY	POSTAGE AND STATIONERY	\$	531.68
EFT7209	19/05/2015	NANNUP EZIWAY SELF SERVICE STORE	SUNDRY SUPPLIES	\$	663.34
EFT7210	19/05/2015	NANNUP COMMUNITY RESOURCE CENTRE	PHOTOCOPYING	\$	50.00
EFT7211	19/05/2015	NANNUP LIQUOR STORE	REFRESHMENTS	\$	190.90
EFT7212	19/05/2015	SW PRECISION PRINT	STATIONERY SUPPLIES	\$	554.00
EFT7213	19/05/2015	SYNERGY	ELECTRICITY EXPENSES	\$	439.05
EFT7214	19/05/2015	SOUTHWEST TYRE SERVICE	WHEEL ALIGNMENT	\$	60.00
EFT7215	19/05/2015	TRADE HIRE	TURFCUTTER	\$	1,077.55
EFT7216	19/05/2015	WARREN BLACKWOOD WASTE	WASTE PICKUP EXPENSES	\$	9,216.92
EFT7217	19/05/2015	BONNIE LOCH SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	\$	596.52
EFT7218	19/05/2015	WA LOCAL GOVERNMENT SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	\$	19,429.50
				<i>EFT Payments - Municipal Account</i>	<b><u>\$ 251,774.34</u></b>

19783	05/05/2015	SENSIS PTY LTD	YELLOW PAGES	\$	110.66
19784	05/05/2015	BOOEASY PTY LTD	CONTRACT PAYOUT	\$	4,180.00
19785	05/05/2015	CWA NANNUP	EVENING MEAL FOR 13PPL	\$	390.00
19786	05/05/2015	NANNUP SPORTS & RECREATION ASSOC	KIDSPORTS VOUCHERS	\$	2,066.00
19787	05/05/2015	OFFICE OF STATE REVENUE	REFUND OF PENSIONERS REBATE CLAIMED	\$	296.08
19788	05/05/2015	MAIN ROADS WA	BRIDGE- MILYEANNUP COAST ROAD	\$	437,800.00
19789	05/05/2015	SOUTHWEST HEARING CONSERVATION	AUDIOMETRIC TESTS SEP 2014	\$	1,078.00
19790	05/05/2015	TELSTRA	TELEPHONE EXPENSES	\$	77.15
19791	05/05/2015	WATER CORPORATION	WATER WXPENSES	\$	756.30
19792	06/05/2015	DEPARTMENT OF LOCAL GOVERNMENT	REIMBURSEMENT FOR YOUTH WEEK	\$	715.00
19793	19/05/2015	NANNUP BASKETBALL ASSOCIATION	KIDSPORT FUNDING	\$	360.00
19794	19/05/2015	SENSIS PTY LTD	YELLOW PAGES	\$	63.14
19795	19/05/2015	NANNUP BOWLING CLUB	HALL HIRE	\$	50.00
19796	19/05/2015	TELSTRA	TELEPHONE EXPENSES	\$	47.51
19797	19/05/2015	AMP LIFE LTD	SUPERANNUATION CONTRIBUTIONS	\$	245.94
19798	19/05/2015	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	\$	2,299.04
19799	19/05/2015	IIML ACF IPS APPLICATION TRUST	SUPERANNUATION CONTRIBUTIONS	\$	888.05
19800	19/05/2015	ESSENTIAL SUPER	SUPERANNUATION CONTRIBUTIONS	\$	284.19
				<i>Cheque Payments - Municipal Account</i>	<b><u>\$ 451,707.06</u></b>

<b>TOTAL MUNICIPAL PAYMENTS FOR PERIOD</b>	<b>\$ 703,481.40</b>
<b>TOTAL TRUST PAYMENTS FOR PERIOD</b>	<b>\$ -</b>
<b>TOTAL PAYMENTS FOR PERIOD:</b>	<b><u>\$ 703,481.40</u></b>