

AGENDA NUMBER: 10.3
SUBJECT: Delegation of "Built Strata" Subdivision Applications
LOCATION/ADDRESS: Administration Policy
NAME OF APPLICANT: WAPC
FILE REFERENCE: TPL9
AUTHOR: Manager Development Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 17 March 2009

Attachment: Draft Submission - Delegation of "Built Strata" Subdivision Applications

BACKGROUND:

The WAPC is undertaking a streamlining of planning approvals process and have indicated in their document *"Planning Reform Delegation of "Built Strata" Subdivision Applications to Local Government Consultation Paper March 2009"* that it is considering to delegate the WAPC function of approving built strata subdivision applications to local government. Councils will continue to have a reporting requirement to the WAPC with respect all applications not considered by the WAPC. Council comments are required by Friday 27 March 2009 to WALGA.

"Built Strata" subdivision relate to a strata title application that involves existing buildings that has already been a subject to development and building application and has been constructed accordingly.

COMMENT:

There would be support to the streamlining of the planning approval process and the intent to remove both cost and time implications were there is no added value in the process. As indicated, in the case of "Built Strata" much of the planning and building requirements have already been subject to Councils planning and building approval process.

Within the Shire of Nannup there are a limited number of "Built Strata" Subdivision Applications per year. The likely impact on the Shire would be:

1. An increase in administration in the receipt of applications, distribution to interested parties, colation of feedback, receipt of fees and notification of outcomes.
2. Council would be required to make the decision of final approval or refusal which would necessitate greater duty of care and ultimate responsibility and accountability for any decisions.

There is some reservations in the movement of functions to local government (cost shifting). Although there is a limited number of "Built Strata" Subdivision Applications per year, the resource capacity is limited and incremental loading becomes a resource issue at some time.

With regards to Town Planning fees these are found not to provide full cost recovery for the resources expended and town planning costs are increasing.

The cost effectiveness of this to local government is questioned as the activity would appear to favour the WAPC, rather than improved customer service. Additionally, there appears no cost benefit analysis including the "transferred cost" to local government. The paper indicates that the current timeline for "Built Strata" applications of 40 days (working days not specified) with no indication that the change will result in any reduction of this timeline. It should be noted, smaller local government without critical mass in Town Planning is unlikely to be able to respond in the same timelines that the WAPC is able to.

Additionally, there is no discussion on the intention of strata title applications remaining with the WAPC. This would result in split responsibility for strata titles and may cause some confusion to customers or duplication of processes within two organisations. Currently there is centralised reception, processing and approval whereas the proposal is to split this function, retain strata title applications centrally with WAPC and decentralise "Built Strata" applications to local government, but retaining reporting back to WAPC. It is hard to see how this would be a cost effective solution for local government or if viewed holistically within WA (local government and WAPC).

STATUTORY ENVIRONMENT:

It would not involve legislative changes as the change in WAPC Development Control policies will be amended.

POLICY IMPLICATIONS:

If the amendment is made there will be a follow on requirement to amend Councils policies and procedures.

FINANCIAL IMPLICATIONS:

There will be an increased work load on Council staff which may require additional staffing resources and administration costs. At this stage the fee that Councils would charge is not specified. From current Town Planning fees these do not recover full costs.

STRATEGIC IMPLICATIONS:

Increase in local government responsibilities is incrementally increasing Council's footprint.

RECOMMENDATION:

It is recommended that the Draft Submission - Delegation of "Built Strata" Subdivision Applications as at attachment 1 is endorsed, namely the recommendations:

"It is recommended that any delegation of WAPC responsibilities to local government is based on:

1. *Improved customer service measured in reduced days for application approval.*
2. *Cost benefit analysis that factors in local government true costs.*
3. *Implementation costs are clearly identified and paid by WAPC.*
4. *Fees for approval are based on full cost recovery basis."*

8130 DEAN/CAMARRI

It is recommended that the Draft Submission - Delegation of "Built Strata" Subdivision Applications as at attachment 1 is endorsed, namely the recommendations:

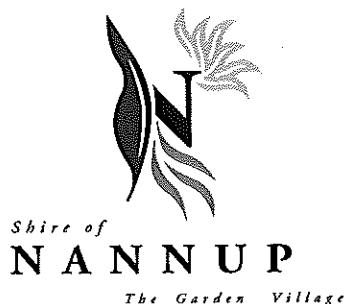
"It is recommended that any delegation of WAPC responsibilities to local government is based on:

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2. *Cost benefit analysis that factors in local government true costs.*
3. *Implementation costs are clearly identified and paid by WAPC.*
4. *Fees for approval are based on full cost recovery basis."*

CARRIED 7/1

Councillors voting for the motion: Dunnet, Bird, Taylor, Pinkerton, Dean, Boulter and Camarri.

Councillors voting against: Lorkiewicz.



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17 March 2009

Our Reference: TPL9

WALGA
Local Government House
PO Box 1544
West Perth WA 6005

Dear Sir/Madam,

RE: PLANNING REFORM DELEGATION OF "BUILT STRATA" SUBDIVISION APPLICATIONS TO LOCAL GOVERNMENT CONSULTATION PAPER MARCH 2009"

Thank you for the memo reference 05-047-01-0011, requesting comment by the 27 March 2009 on the above matter. Council notes that the WAPC is undertaking the streamlining of planning approvals process and have indicated that they are considering delegating the WAPC function of approving built strata subdivision applications to local government. Additionally, it indicates that Councils will continue to have a reporting requirement to the WAPC with respect all applications not considered by the WAPC.

Council generally supports the streamlining of the planning approval process and the intent to remove both cost and time implications were there is no added value in the process. As indicated, in the case of "Built Strata" much of the planning and building requirements have already been subject to Councils planning and building approval process.

The Council has reservations in the transfer of functions to local government. We recognise that there is a limited number of "Built Strata" Subdivision Applications in this Shire per year. However, in a Council where the resource capacity is limited incremental loading becomes a resourcing issue. The impacts on the Council would include; increased administration (receipt of applications, distribution to interested parties, collation of feedback, receipt of fees and notification of outcomes), increased professional resources (Preparation of submissions, expert advice), Council approvals and the additional accountability for any decisions.

With regards to Town Planning fees, it is the experience within this Shire that these are found not to provide full cost recovery for the resources expended. Council is finding that there is increasing cost associated with town planning and any further responsibilities would add to this.

Council is concerned that the result of the proposed changes by the WAPC would result in a more a cost effectiveness activity for the WAPC rather than improved customer service. The lack of an independently prepared cost benefit analysis that addresses the "transferred cost" to local government is considered a significant omission. The paper indicates that the current timeline for "Built Strata" applications of 40 days (working days not specified) with no indication that the change will result in any reduction of this timeline. It should be noted, smaller local government without critical mass in town planning resources is unlikely to be able to respond in the same timelines that the WAPC is able to.

Additionally, there is no discussion on the intention of strata title applications remaining with the WAPC. This would result in split responsibility for strata titles and may cause some confusion to customers or duplication of processes within two organisations. Currently there is centralised reception, processing and approval whereas the proposal is to split this function, retain strata title applications centrally with WAPC and decentralise "Built Strata" applications to local government, but retaining reporting back to WAPC. It is hard to see how this would result in a cost effective solution for local government or if viewed holistically within WA (local government and WAPC)

Recommendation

It is recommended that any delegation of WAPC responsibilities to local government is based on:

1. Improved customer service measured in reduced days for application approval.
2. Cost benefit analysis that factors in local government true costs.
3. Implementation costs are clearly identified and paid by WAPC.
4. Fees for approval are based on full cost recovery basis.

Yours faithfully,

SHANE COLLIE
CHIEF EXECUTIVE OFFICER

AGENDA NUMBER: 10.4
SUBJECT: Application to Initiate Amendment to Local Planning Scheme No. 3
LOCATION/ADDRESS: Lot 500 Brockman Highway, Nannup
NAME OF APPLICANT: Mr. Graham Mackie
FILE REFERENCE: A1369
AUTHOR: Mr Rob Paull - Planning Consultant
DISCLOSURE OF INTEREST:
DATE OF REPORT: 19 March 2009

Attachments: 1. Location Plan.
 2. Rezoning request.
 3. Area 8C of the Nannup Townsite Strategy.

BACKGROUND:

In relation to the consideration of Amendment 1 ('Folly'), to the Shire of Nannup Local Planning Scheme No. 3 ('Local Planning Scheme No. 3') Council on 22 January 2009 resolved (in part) as follows:

8. *That the owner of Lot 500 Brockman Highway and the owner of Lot 1 Brockman Highway both be invited to seek Council support to initiate a (separate) Amendment to LPS 3 for rezoning to Future Development zone.*

Reflecting the above resolution, the owner of Lot 500 Brockman Highway ('the subject land' – Note Attachment 1) has been in discussion with Staff expressing a desire to pursue an amendment to the Scheme. A copy of request to 'rezone' the subject land is included as Attachment 2.

COMMENT:

The subject land has an area of 8.1096ha and is currently zoned 'Agriculture' under Local Planning Scheme No. 3. The principle 'strategic' document in support of the proposed rezoning of the subject land is the Local Planning Strategy. The Local Planning Strategy seeks to:

"..... become a central feature of the Scheme [The Shire of Nannup Local Planning Scheme No. 3], setting out the Council's general aims and intentions for future long term growth and change...The Local Planning Strategy will become a central part of the Scheme, being a consideration the Council will have regard to in making planning decisions, and will carry significant weight in planning appeals...The Local Planning Strategy provides an opportunity for an integrated approach to planning across all areas of the district, including consideration of social, environmental and economic aspects. Once adopted, the LPS is translated into an action plan through the adoption and implementation of Town Planning Scheme No. 3."

The Local Planning Strategy has incorporated recommendations that were formulated within the Shire of Nannup Townsite Strategy ("Nannup Townsite Strategy"), which was adopted by the Shire of Nannup in June 1999. The purpose of the Nannup Townsite Strategy is to:

"identify land suitable for urban and rural-residential expansion of the townsite. The Strategy explores the variety of opportunities and constraints associated with the identification of land suitable to, and required for, long-term townsite expansion."

The relationship between the Local Planning Strategy and the Nannup Townsite Strategy is outlined in the Local Planning Strategy as such:

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

The policy areas, as outlined in the Townsite Strategy, have been similarly incorporated into the Local Planning Strategy as rural planning precincts. As such, the Local Planning Strategy states:

"The Townsite Strategy adopts a simple format utilising information based mapping and plans together with policy areas and statements which, when combined, illustrate the strategic directions for the townsite and surrounds."

The subject land is located in Policy Area No. 8 – Folly: Precinct 8c of the Nannup Townsite Strategy. Below is a short description and summary of recommendations for Policy Area No. 8 – Folly, as outlined in the Local Planning Strategy:

"Policy Area Description

The Folly policy area adjoins the Nannup Townsite on its north-eastern border. While the land contains steep land and commercial tree plantations, it is, by way of topography, divided into a number of precincts which are considered to suit a range of alternative uses and, consistent with the State Planning Strategy, are considered to provide opportunities for a "range of residential lifestyles, tourism experiences and economic opportunities" and "for nodal development with local employment opportunities." This policy area has been divided into three Policy Precincts 8a, 8b and 8c.

The recent sale of the Folly plantation and its removal from the 'State Forest' reserve in Council's existing Town Planning Scheme No. 1 presents opportunities not previously considered due to the land's 'State' ownership and perceived reservation as 'State Forest'.

The land is not regarded as 'Prime Agricultural Land' and would not significantly diminish the existing stock of productive agricultural land currently available within the Shire particularly given its existing use for commercial tree plantations".

The Policy Statement seeks as follows:

"To provide for the progressive development of the land for limited townsite expansion having regard to topographical constraints and the existence of commercial tree plantations.

- *Precinct 8c: approx. 285ha where a mix of traditional rural residential and cluster/nodal rural residential subdivision is to be encouraged.*
- *To require the preparation of a Structure Plan over all policy areas and to include the integration of landuses, provision of appropriate linkages between the precincts and staging of lot creation.*
- *To require the rezoning of land (where necessary) as well as require the preparation of a Development Guide Plan to be prepared for the land to be adopted by Council prior to recommending approval to any subdivision or development of land.*
- *Structure Plans and Development Guide Plans are to be endorsed by the Western Australian Planning Commission.*
- *To encourage a range of housing types and lot sizes and therefore, lifestyle opportunities.*
- *To encourage a range of tourist uses having regard to the land's scenic qualities, outlook opportunities and other features.*

Development Issues

• <i>Effluent Disposal</i>	• <i>Water Supply</i>
• <i>Drainage</i>	• <i>Landscape features</i>
• <i>Topography and</i>	• <i>Provision of Community Infrastructure</i>
• <i>Population Growth</i>	• <i>Services</i>
• <i>Land Capability</i>	• <i>Alternative housing/development and lifestyle opportunities</i>
• <i>Residential Land - Development Costs, Sale Prices & Demand</i>	• <i>Tourism/Local employment</i>
• <i>Servicing Constraints</i>	• <i>Nodal Settlement</i>
• <i>Power Supply</i>	• <i>Road Access</i>

Council's Local Planning Strategy was prepared subsequent to the Nannup Townsite Strategy and essentially reflects the same policy direction.

It should be noted that WAPC policy Development Control Policy 3.4 -Subdivision of Rural Land requires as follows:

"3.1 General policy requirement

It is WAPC policy that the subdivision of rural and agricultural land for closer settlement (rural-residential and rural smallholdings) and more intensive agricultural uses should be properly planned through the preparation of regional and local planning strategies and provided for in local planning schemes prior to subdivision.

3.2 Water for rural-residential development

When approving lots for rural-residential development (1-4 ha) the WAPC will generally require connection to a reticulated water supply where it is practical and reasonable to do so. Where it is not practical or reasonable for lots to connect to a reticulated water supply the WAPC may consider an alternative water supply. In determining whether provision of a reticulated water supply is reasonable, the WAPC may consider the cost differential between a reticulated and alternative water supply, and the reliability of an alternative water supply. The reliability of alternative water supplies in different localities needs to be confirmed by available models."

The proponent has requested in correspondence "... support to a zoning that allows for a degree of 'Special Residential Development' or an indication that some lots in the proposed subdivision can be what I call Special Residential' ie., below 1 hectare in size."

It is concluded that it is not in the power of the Council to agree to Special Residential unless it seeks to amend the Local Planning Strategy and the Nannup Townsite Strategy. In this regard, the onus would be upon the proponent to demonstrate why the change is warranted and may relate to providing specific information on effluent disposal, drainage impacts etc.

However, a more simple means of pursuing resolution may be to accept Rural Residential lots that average 1ha. and down to a minimum of 5000m². In this regard, the maximum yield would still be 8 lots, however, it would provide the ability to achieve greater setbacks to Brockman Highway without impacting upon lot yield and a preferred 'clustered' outcome. This is somewhat reflected in Mr. Mackie's plan attached to his correspondence. It would be open for Council to seek a 'public open space' setback to the Highway, however it is suggested that this would become an onerous long term maintenance obligation for the Shire. Accordingly, a 'private' setback that is vegetated is the recommended option.

The proposed rezoning of the subject land is consistent with the recommendations of both the Nannup Townsite Strategy and Local Planning Strategy. Should Council agree to the zoning of the land as referred above, it is considered appropriate that the zone be 'Future Development' zone as per the 'Folly' Amendment.

This zone is still to be considered by the WPAC and the Minister for Planning, however it provides the statutory and strategic direction for structure plans along with land use and development guidance. In this regard, prior to any development or subdivision occurring, the proponent/developer would be legally required to undertake relevant studies/investigations, to the satisfaction of the Council, including the following:

- Drainage Management Plan;
- Access Strategy;
- Fire Management Plan;
- Agricultural Impact Assessment;
- Visual Impact Analysis;
- Local Water Management Strategy;
- Landscape Management Plan;
- Land Capability/Geotechnical Assessment;
- Developer's Contribution Plan;
- Environmental Assessment; and
- Producing Building Design Guidelines.

However, the specific rezoning/Amendment documentation would simply require a 'concept' plan along with an explanation of the proposed subdivision and development and how the above matters would be considered. It is not necessary to detail the above as part of the Scheme Amendment.

It is recommended that Council initiate the rezoning process for the subject land. Guidance should be given as to the anticipated lot yield (8 lots) along with an indication that subject to appropriate design and the result of the above studies/investigations, lots down to 5000m² may be acceptable, provided an average of 1 ha. is achieved.

Should the proponent seek a more dense subdivision arrangement (i.e. lot areas less than 1ha average), then he would need to provide evidence to Council that the Local Planning Strategy and the Nannup Townsite Strategy should be modified.

STATUTORY ENVIRONMENT:

Town Planning Scheme amendments are processed in accordance with the Planning and Development Act and Town Planning Regulations. This allows the proponent to proceed with preparation of amendment documents with the knowledge that Council is prepared to consider the rezoning concept.

Upon preparation of amendment documents for the rezoning of the land, the matter would be presented to Council for formal consideration and resolution.

POLICY IMPLICATIONS: Nil.**FINANCIAL IMPLICATIONS:**

Fees associated with the processing of Town Planning Scheme amendments are set out in Council's current Schedule of Fees and Charges of \$3,300.

STRATEGIC IMPLICATIONS: Nil.**RECOMMENDATION:**

That Council advise the owner of Lot 500 Brockman Highway that:

1. In principle, it is prepared to consider an Amendment to the Shire of Nannup Local Planning Scheme No. 3 ('the Scheme') for the above land to be zoned 'Future Development zone' where it reflects the direction of Area 8C of the Local Planning Strategy, the Nannup Townsite Strategy and the Scheme on the following basis:
 - the anticipated lot yield would be eight (8) lots;
 - subject to appropriate design lots down to 5000m² may be acceptable, where an average of 1 ha. is achieved;
 - a Concept plan being prepared and incorporated into the draft Amendment which reflects the above; and
 - the draft Amendment documents addressing:
 - relevant planning matters,
 - drainage;
 - access;
 - fire management;
 - visual impact;
 - water management;
 - land capability/geotechnical;
 - developer contributions;
 - environmental assessment; and
 - building design guidelines.
2. That Council advise the owner of Lot 500 Brockman Highway to arrange for the preparation of the amendment documents prior to Council considering a request for formal adoption.
3. Should the owner of Lot 500 Brockman Highway seek a more dense subdivision arrangement (i.e. lot areas less than 1ha average.), the owner be advised that he would need to detail to Council why the Local Planning Strategy and the Nannup Townsite Strategy should be modified to reflect such a change.

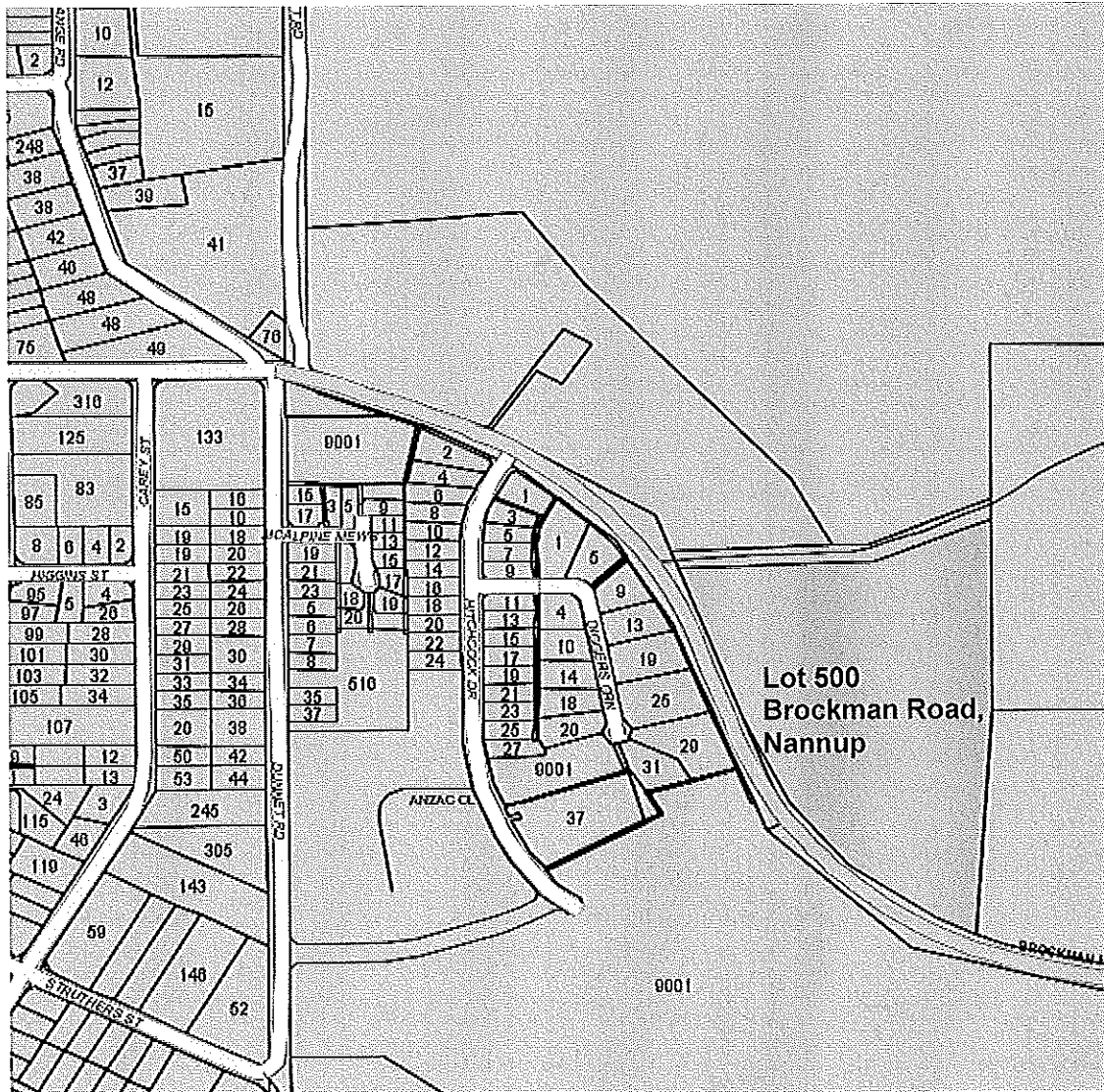
8131 BOULTER/BIRD

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2. That Council advise the owner of Lot 500 Brockman Highway to arrange for the preparation of the amendment documents prior to Council considering a request for formal adoption.
3. Should the owner of Lot 500 Brockman Highway seek a more dense subdivision arrangement (i.e. lot areas less than 1ha average.), the owner be advised that he would need to detail to Council why the Local Planning Strategy and the Nannup Townsite Strategy should be modified to reflect such a change.

CARRIED 8/0

Location plan



To Fax 97561275

Attachment 2

Graham Mackie**3a Braunton Street****Bicton 6157**

Phone/Fax (08) 93394070

Mobile 0439 375 883

grahammackie@bigpond.com

Shane Collie
Shire Clerk
Shire of Nannup
PO Box 11
Nannup 6275

Rezoning of Lot 500 Brockman Highway.

Application is hereby requested for '**support in principle**' for the rezoning of Lot 500 Brockman Highway from 'Agriculture' to 'Folly Development' zone. In particular I am requesting support to a zoning that allows for a degree of 'Special Residential Development' or an indication that some lots in the proposed subdivision can be what I call 'Special Residential' ie., below 1 hectare in size.

I have discussed various options for development with Mr. L. Gutheridge since 2006 without guidance however more recent discussions with Ewen Ross and Robert Paull have been more fruitful.

My land is located in Policy Area 8 - Folly Precinct 8c, of the 1999 Nannup Townsite Strategy and it is immediately east of adjacent development in Policy Area 7 being undertaken by Mr. T. Hine. (refer Plan 1 attached)

Lot 500 has an area of 20 acres 1 rood and 31 perches and is registered as DP 30117 Nannup. The property is serviced by a gazetted road (Brockman Highway), but is not serviced or rated by the Water Corporation.

It is not located on flood prone land but is traversed from North to South by The Dry Brook. It had been my belief that this land could be ceded to Council for recreation and a green entry to the town, but I understand that POS is not a requirement in the zoning area and Council is unlikely to wish to take on areas of relatively high maintenance.

Attached Plan 2 shows Lot 500 and the extent of the 100 year and 25 year Flood Level (in m. AHD). It also shows an outline of the route of the meandering 'Dry Brook' and contours over adjacent lands to the north and west.

Nannup Townsite Strategy

The Nannup Townsite Strategy was prepared in 1999. Policy Area 8 - Folly is divided into a number of precincts and Lot 500 is within Precinct 8c of approx 285ha. The Policy Area 8 Statement includes wording "To encourage a range of housing types and lot sizes and therefore lifestyle opportunities"

The policy document lists as desirable land uses

- *single dwellings
- *tourist development/ uses
- *rural residential
- *special residential**
- *urban development.

Policy Area 8c suggests "a mix of traditional rural residential and cluster nodal rural residential subdivision is to be **encouraged**". The statement requires the preparation of a Structure Plan, and a Development Guide Plan, which has been generally prepared by an adjacent developer for land surrounding Lot 500.

Plan 3 (attached) is an indicative plan of subdivision that I believe will be acceptable by an averaging lot size process and will provide a buffer from Brockman Highway. I consider this will meet the aims of the Nannup Townsite Strategy and will provide **choice of lot size** by taking into account the special qualities and outlook attributes of the land in question.

Servicing.

Discussions with the Water Corporation has indicated that the land can be served from the current reticulation system. Water mains are located in close proximity to Lot 500 in Brockman Highway.

Sewer is not envisaged. Services are also nearby if such service is required.

Enquiries have been made with Western Power. My consultants have been advised that 'there is capacity in the network at Nannup to support the proposed subdivision'.

I look forward to your deliberations and will be pleased to provide any further information required.

Yours Faithfully,



G.L.Mackie






Plan 1




LOT 500

Notes:
The Developer is responsible for the construction of footpaths within the new 'urban' area and footpath contributed for the construction of dual use footpaths for Duval Road, may be sought from the developer at subdivision stage.
Traffic management, road verge treatment will be incorporated at the T junction intersections, along Duval Road at the subdivision stage, in the satisfaction of Council.
The upgrading of the southern section of Duval Road, will be undertaken by the developer, at subdivision stage.

all lot areas and dimensions are subject to survey

LEGEND

-  subject property
-  vegetation buffer 3m (consisting of shrubs and trees)
-  remnant vegetation
-  revegetation - avenue of trees
-  footpath

-  strategic fire break
-  residential density code
-  building envelope

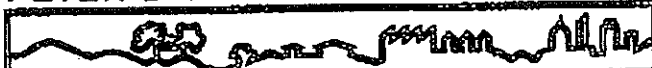
Source: cadastre information plotted from 100m topographic data
cadastre information plotted from 100m topographic data

SUBDIVISION GUIDE PLAN LOT 23 BROCKMAN HIGHWAY NANNUP



SCALE 1:4000
DATE January 2006
PLAN NO: P0486-01 (SGP)

PETER D WEBB AND ASSOCIATES



CONSULTANTS IN TOWN PLANNING & URBAN DESIGN
PO BOX 930 SUBIACO WA 6004 TEL: 9388 7111
UNIT 2/19 YORK STREET SUBIACO FAX: 9388 7240

This subdivision guide plan provides a framework for future detailed subdivision.
Actual subdivision, which may vary from the subdivision guide plan, requires
approval from the Western Australian Planning Commission.

BLACKWOOD RIVER FLOODPLAIN MAPPING . NANNUP TOWNSITE

Legend

68.18 100 Year AR1 Flood Level (in AHD)

66.63 25 Year ARI Flood Level (m AHD)

Extent of 25 Year ARI Flood

Extent of 100 Year ARI Flood

26 Year ARI Floodplain

100 Year ARI Floodplain

Surface Contaminants (p. A-10)

0 100 200 300

Metastasis

PLAN 2

THE DRY BROOK

BROCKMAN HUNT

78

500

501

93394070

6 BROOK

PLAN 3

71

11400m² 1

5500m² 8

5400m²

202

BROCKMAN HWY

10336m² 2

Pond

5500m² 8

5400m² 6

Hine Development

DEVELOPMENT

10800m² 3

500

4

12600m²

5400m² 6

5

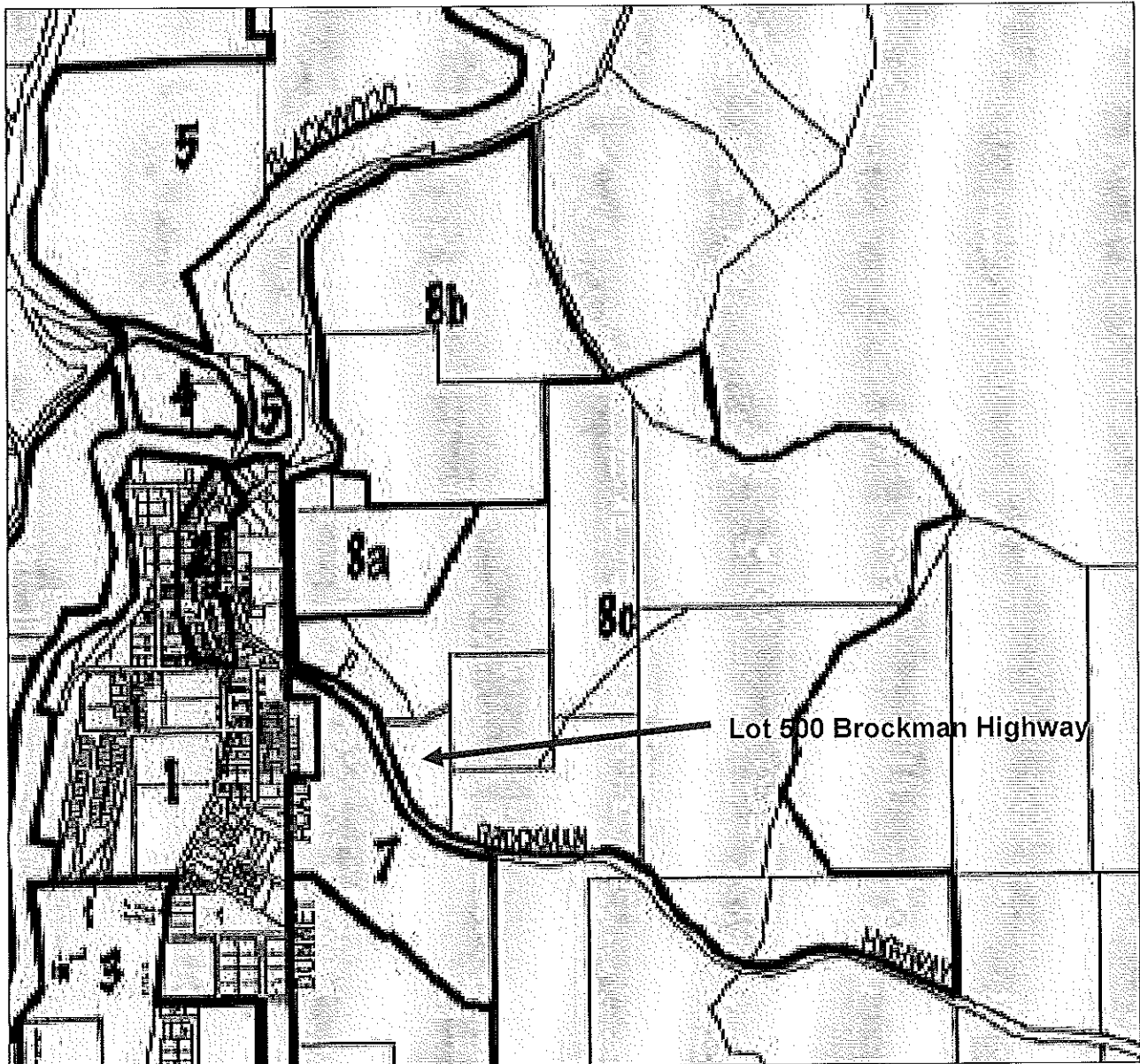
14000m²

50

Pond

THE AREA BROOK DRY

**Location of Lot 500 Brockman Highway in relation to the Shire of
Nannup Townsite Strategy**



AGENDA NUMBER: 10.5
SUBJECT: Communication Services in Nannup District
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: ADM 29
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 17 March 2009

Attachments:	1.	Memorandum from Wadi Farm Consultancy Services (9 separate attachments to this document).
	2.	Draft Community Communications Survey.
	3.	Information from Shire of Donnybrook/Balingup.

BACKGROUND:

For some time now it has been intended to undertake research into some of the known communication gaps in the Nannup district. Council has recognised this and included the issue in its last review of its Forward Plan.

The issue of poor communications was also highlighted in recent fire events in the Balingup Road and Cundinup areas.

COMMENT:

The following areas have been identified as requiring improvement:

- Free to air SBS television, at least for the Nannup townsit.
- ABC radio coverage and location/initiation base of transmission.
- Free to air GWN television reception quality in Nannup townsit.
- Inadequate mobile phone coverage

Each area is discussed briefly below with additional detail contained in the attached memorandum from Wadi Farm Consultancy Services. Note the various form of communications are not discussed in any order of priority.

- Free to air SBS television - Nannup townsite.

This area was looked at a few years ago following representation from Ms Karen Sallik. While there has not been a groundswell of representation on seeking the introduction of this service it would be appropriate to try and ascertain if residents did want to receive SBS television, and if available, would people be willing to contribute toward any costs that may be associated with obtaining the service.

- ABC radio coverage and location/initiation base of transmission.

The main issue associated with ABC radio coverage appears to be the signal emission point with some transmissions being received from places like Karratha or Kalgoorlie.

- Free to air GWN television reception quality in Nannup townsite.

This is an issue with the signal strength on the Dunnet Road tower. Discussions with GWN have been held and input from Mr Peter Thompson sought who has an interest in this area has undertaken some investigation prior.

- Inadequate mobile phone coverage

This has been an issue for some time, in the main due to the technology for mobile telephony being line of sight and Nannup having topography not conducive to line of sight. This issue can be critical in an emergency situation and was highlighted when residents of Balingup Road had all communications cut off during the recent fires.

Contact has been made with the Shire of Donnybrook/Balingup and a concerted joint lobby effort is planned to improve these services. The townsite of Balingup does not have mobile phone coverage at all.

In summary all of the communications matters raised are strictly not core areas of Council's responsibility and it needs to be determined the extent of resources that are put into addressing them. This is a philosophical matter for Council to determine and links very much to recent discussions on what Council's core business is.

The proposed action plan is supported and will at the very least give Council a reasonable picture of what the community would like to see Council doing as well as the degree of which Council funds (if any) are allocated to such areas.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

Minimal at this point being essentially officer time allocation and minor printing and postage. Council may consider future budget allocation if it so chooses.

As noted in the body of this report. Funding allocations will be required to be budgeted and allocated accordingly in the year in which they are received. This report does not relate to funding in the present financial year.

STRATEGIC IMPLICATIONS:

Current Forward Plan Action item 13.4 (H) states as follows:

Seek improvements to district mobile telecommunications coverage, to ensure adequate and modern communication systems are in place throughout the district.

Current Forward Plan Action item 13.4 (I) states as follows:

Seek improvements to communications services of SBS and GWN (Television) and ABC Radio reception. The area should receive services on par with other areas of the state and programs that are relevant to this area.

RECOMMENDATION:

That Council implement the following action plan in relation to improving communications within the Nannup district:

1. Request Hon Terry Redman, MLA assist Council with lobbying the Federal Government to change the satellite feed for the Nannup retransmission facility from Karratha to Bunbury so that local residents can receive local emergency bulletins rather than those related to the North West of Western Australia.
2. Ascertain existing ABC Local Radio reception throughout whole Shire district by way of a "Community Communications Survey".
3. Carry out an analysis of what ABC Local Radio services are currently received and the effective coverage of each within the Shire and identify any "gaps" in the service provision.
4. If the Shire is totally covered by ABC Local Radio (without gaps) then undertake a community awareness program (advertising the available radio stations and frequencies).
5. Ascertain the level of need within the Nannup townsite and adjacent rural area (up to 5kms from Dunnet Road retransmission facility) for the provision of SBS Radio and TV, GWN & WIN TV retransmission facilities. Once again this can be incorporated into the above "Community Communication Survey".
6. If the community survey also highlights that the reception for GWN TV & WIN TV is in need of upgrading, investigate the options available to have both companies improve their service delivery to the residents of Nannup.
7. If there is a demonstrated need within a majority of residents within the "catchment area" investigate the costs associated with the provision of a combined SBS Radio and TV, GWN & WIN TV retransmission service for

the area and determine how these costs are to be funded prior to making application for a subsidy.

8. Support the Donnybrook-Balingup Shire's request for improved mobile phone coverage in small tourist towns where limited or no mobile phone coverage exists as well as identifying coverage blackspots in the Nannup district and investigate options for improvement.
9. Investigate all other funding opportunities that maybe available, ie SWDC, Telstra, Federal Government "Communications Black Spot" funds etc.

8132 LORKIEWICZ/BIRD

That Council implement the following action plan in relation to improving communications within the Nannup district:

1. Request Hon Terry Redman, MLA assist Council with lobbying the Federal Government to change the satellite feed for the Nannup retransmission facility from Karratha to Bunbury so that local residents can receive local emergency bulletins rather than those related to the North West of Western Australia.
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the area and determine how these costs are to be funded prior to making application for a subsidy.

8. Investigate all other funding opportunities that maybe available, ie SWDC, Telstra, Federal Government "Communications Black Spot" funds etc.

CARRIED 8/0

Cr Camarri tabled the following information:

My recommendation is to take Point 8 out of this motion and give it an independent hearing and plan of action.

With that in mind the reasons for this action revolve around:

Life, Property, Emergency
Services.

It has been stated that the Core Business of Council is NOT to "provide communications infrastructure".

However:

it IS the business of a Shire Council to lobby for its constituents.

It IS the business of a Shire Council to instigate what is necessary for the community at large.

It IS the business of Shire Council to oversee Emergency Services in the Shire,

It IS the business of a Shire Council not only to listen to those whose lives, and property are affected by poor communications, but to actively pursue their cause, and it is for these reasons I ask this Council Meeting to give this need the prominence and lobbying capacity that it deserves, to bring about a worthwhile community outcome.

Therefore I urge you to vote to take Point out 8 out of this general motion to:

1. Give Staff the delegated power to lobby in the strongest terms with neighbouring Shires, Ministers, and also within our own right.
2. give it the weight and credibility it deserves, in actively pursuing a better outcome for ALL residents: property and other travellers in this Shire

Signed:

Dated 23 April 2009

8133 CAMARRI/TAYLOR

1. That Council give staff the delegated power to lobby in the strongest terms with neighbouring shires, Ministers and also within our own right.
2. give it the weight and credibility it deserves, in actively pursuing a better outcome for ALL residents property and other travellers in this Shire.

CARRIED 8/0



Memorandum

TO: Shane Collie - CEO

FROM: Kevin Waddington – Wadi Farm Consultancy Services

DATE: 23rd February 2009

FILE REF: ADM 29 & FRC 10

SUBJECT: SBS, GWN & WIN TV Service & Improved ABC Local
Radio Reception

SBS TV Service for Nannup

Currently there is no service available to residents of Nannup unless individual residents install a satellite TV receiver.

In order for residents of the Nannup Shire to receive SBS TV the following options may be available:

1. Each homeowner installs their own satellite TV receiver to receive "free to air" TV and radio services.
2. Council could request SBS to provide a TV service to the Nannup community funded by SBS or government without any financial input from Council or the community.
3. Council could seek funding from SBS under the Self-Help Retransmission Subsidy Scheme to have installed a retransmission facility in Nannup. Note that the coverage would most likely be restricted to an area similar to the ABC TV coverage as shown on the attached map – Attachment 1.
Currently the ABC TV main coverage extends approximately 4kms south-south west, 1.5kms north and east and 2.5kms to the west of the transmitter site located in Dunnet Road Nannup. What is considered as being "adequate coverage" extends approximately 9.5kms south-south west, 4.5kms north and east and 10.5kms to the west of the transmitter site.
4. A community group could seek funding from SBS under the Self-Help Retransmission Subsidy Scheme to have installed a retransmission facility in Nannup.
5. Council together with a community group could seek funding from SBS under the Self-Help Retransmission Subsidy Scheme to have installed a retransmission facility in Nannup.

6. Council provide an annual sum within their budget to assist residents install a satellite receiver/decoder capable of receiving "free to air" TV and radio who have not previously installed satellite TV.

It is unlikely that SBS would give consideration to fully funding (with or without additional government funds) the provision of SBS TV to the Nannup community given that towns larger than Nannup have not been provided with a service unless provided under the Self-Help Retransmission Subsidy Scheme.

The criteria for the provision of SBS TV under the Self-Help Retransmission Subsidy Scheme states that the SBS TV service provided under the Scheme is available to all communities over 3,000 persons. On this basis alone the Nannup community would not qualify for funding and therefore options 3,4 & 5 would not be available. However, it is also stated within the same document that "*There is no upper or lower limit on the size of a community that may apply for an SBS Self-Help*". Given that there are contradictory statements within SBS's document I sought clarification from SBS as to the correct criteria that is to be applied.

Attempts to contact the appropriate SBS staff member to obtain clarification of the current criteria the Council and /or community would have to meet to be eligible for the subsidy scheme was unsuccessful as the officer was absent or didn't call back.

From what I have ascertained from the SBS Subsidy Scheme documentation, there is a considerable amount of leg work required to be undertaken prior to submitting an application to be granted a subsidy to install a retransmission facility.

The following selection criteria will be applied to any application:

- The likelihood of an applicant proceeding with the Self-Help service within the time period proposed;
- The extent to which the application is based upon a fully costed and defined proposed and the community is ready to proceed with provision of the Self-Help service;
- The remoteness of the applicant community, or any special disadvantages the community has regarding the range of communication services available;
- The cost per head of population to be served in establishing the service;
- Whether the applicant has sought or obtained an apparatus licence for retransmission of SBS radio and/or television programs from the ACMA;
- Whether the applicant has applied for, or obtained alternative government funding.

The above are not necessarily in priority order or of equal weight or importance.

The only other option available to Nannup residents is to install their own individual Satellite TV receiver.

If Council is to consider the provision of an SBS TV service, it would be an ideal time to also include both GWN & WIN TV retransmission facilities at the same time as there would be cost savings to be had by combining all the services on the once retransmission licence rather than applying for additional licences at a later time.

When the Donnybrook-Balingup Shire investigated the cost to provide the above services in 2006 including the supply and installation of 4 TV services, satellite input equipment, antenna and feeder, a building, 30 metre mast, Air Conditioning and Power connection was approx. \$150,500. Given that it is now three (3) years since the above cost estimate was provided, it would be prudent to assume that these costs would have risen and that a figure closer to \$180,000 - \$200,000 could be anticipated.

If Council was able to obtain funds through the subsidy schemes these costs could be reduced by anything from \$25,000 - \$55,000 depending whether the subsidy for both the SBS radio and TV was obtained.

Additional savings maybe obtained if the retransmission services could be collocated on the ABC retransmission site.

Prior to Council giving consideration to how best to obtain SBS, GWN & WIN TV for its residents, I would suggest that Council undertake a survey to assess the level of need within the community for such a service as there is little documented evidence (it is mainly anecdotal evidence) to support Council proceeding with this initiative.

The Shire of Nannup is comprised of peoples descended from non-English speaking backgrounds and therefore being able to view and listen to programs broadcast in their country of origin's language would be comforting to those residents.

Also the ability to obtain SBS TV would particularly help the seniors within the Nannup district to enjoy quality diverse television programs without the constant interruption caused by airing of commercials.

ABC Local Radio Coverage

Poor local radio reception has been raised previously with the area's parliamentary representative, Hon Terry Redman, MLA, in July 2008.

Mr Redman sought information about the poor local radio service from the Minister for Broadband, Communications and Digital Economy, Senator Stephen Conroy (*Attachment 2*) and as a result of his enquiry was advised by Senator Conroy's office that there was nothing the ABC could do to improve the local radio service to Nannup residents, primarily due to the cost implications.

The ABC Local Radio retransmission for the Nannup transmitter would continue to be fed from Karratha and not Bunbury because the ABC has only one satellite-fed service for this location.

Mr Redman expressed dissatisfaction with the response however did not commit to any followup action to be undertaken in regards to this matter.

Currently the Shire of Nannup is served to varying extents by the following ABC radio services:

- ABC Classic FM (FM Band)
- ABC Local Radio (AM & FM Bands)
- ABC Radio National (AM Band)
- ABC Triple J (FM Band)
-

(A full list of services with associated callsigns & frequencies is attached - *Attachment 3*).

These services are transmitted from various transmitters including Bunbury, Busselton, Manjimup, Perth, Wagin and the local retransmission station in Nannup.

The Nannup retransmission service is on the FM band only and the coverage is limited by terrain and extent of vegetation and has the same coverage area as the TV signal that is also retransmitted from the Nannup facility in Dunnet Road.

The recent bushfire at Ferndale has highlighted serious deficiencies in the local radio coverage area where residents along Balingup Road (approximately 15+ kms from Nannup) were unable to receive ABC Local Radio and therefore were unaware of what was happening in regards to the fire situation.

Discussions with the ABC Reception Adviceline regarding the lack of local radio coverage in parts of the Nannup Shire has indicated that local radio coverage is provided by the five (5) local radio transmission facilities within the South West Region provide to varying degrees coverage of the whole district. While the district has been provided with coverage, the issue that remains is the strength of the signal that residents are actually receiving.

The five (5) Local radio signals that provide coverage to the Nannup Shire as:

1. Bunbury(Busselton Transmitter)	6BS	684 AM
2. Manjimup	6MJ	738 AM
3. Perth	6WF	720 AM
4. Wagin	6WA	558 AM
5. Nannup	6ABCRR	98.1 FM

Of the above local radio services, all except the Nannup service is transmitted on the AM band which is a "ground plane" signal which has the ability to "follow" the lie of the land as opposed to the FM Band where the signal is markedly affected by terrain and vegetation (line of sight).

The signal coverage maps for each local radio station are attached (*Attachments 4 – 8*).

ABC Local Radio is the primary emergency communication media to provide the community with updates on matters such as bushfire, flood and other natural disaster threats to communities and it is therefore of extreme importance that all residents of the Nannup Shire are able to tune into the local radio network to receive regular updates.

The Nannup ABC radio transmissions are received via satellite from the Karratha transmitter which may not broadcast the relevant emergency bulletins for the South West Region.

Currently, different services can be received in different parts of the Shire however the signal strength varies depending on locality.

Unless a residents survey is undertaken to ascertain exactly which radio signals are received and the strength of each signal, it will be very difficult to suggest any remedial works necessary to provide a reliable local radio service that can be guaranteed to cover the whole Shire district.

The Shire of Nannup maybe able to indirectly benefit from representations being made by the Shire of Donnybrook-Balingup to have better reception for radio, TV and more recently mobile phone in the Balingup town area.

During the recent fires around Balingup (Ferndale), Greenbushes and Bridgetown, the lack of mobile phone coverage hampered the emergency services ability to maintain effective communications during the emergency period including providing information to residents and members of the public. The Donnybrook-Balingup Shire has been endeavouring to have reception of radio, tv and mobile phone improved since 2002 with little success.

A joint or coordinated approach from both the Donnybrook-Balingup and Nannup Shires may lend more weight to encourage the ABC and Telstra in particular to improve their service delivery to the two Shires.

Summary:

Due to the lack of accurate and definitive local radio & TV reception information for the Shire of Nannup, it is difficult to recommend any short term practical actions that could be implemented to overcome the perceived shortcomings of existing areas of coverage.

Residents who do not currently receive ABC Local Radio have scant hope of that changing in the near future as the ABC would be unlikely to increase the transmission's output power unless as a result of the community survey it can be demonstrated that there are significant numbers of residents who can't pick up a signal within the Shire.

Those residents who can receive a signal, albeit a weak one, maybe able to enhance the strength of the signal by installing a "Long Wire Antenna" (*Attachment 9*) or other aid to improve the signal strength. Installation of any alternative antennae should be only undertaken on the advice of a qualified radio technician who has an in-depth knowledge of radio communications (radio) equipment and performance.

Also there is little evidence within the Council's records of any demand from the residents of the Shire of Nannup for the provision of SBS, GWN or WIN TV services and even if there had been evidence that a need existed, the Shire's population is under that required to be eligible for self help funding to instal a SBS TV retransmission facility. The SBS Subsidy Scheme guidelines contain conflicting information in this regard and needs to be clarified.

I contacted Karen Saalik and discussed the deficiencies that she has identified with the current reception in her area. Her concern is that the lack of a SBS TV service means that her elderly parent does not have access to quality programs free of commercials (or with a greatly reduced incidence of commercials).

At the time of writing contact is pending with Mr Peter Thompson who has done some investigative work in this area and he may be able to assist in seeking improvements to services.

I attempted to contact SBS TV again regarding the subsidy scheme and still have not received a return phone call, so I can't add any further clarification on this matter.

I also contacted Watsons Technical Services (they undertook a reception survey for the Shire of Donnybrook-Balingup in 2006) to ascertain if they could provide a quote to undertake a similar survey for the Nannup Shire next financial year. Unfortunately they have ceased that line of work.

I have instead contacted Satellite Appliance Sales of Suite 5, 204 Balcatta Road, Balcatta 6021 (Ph. 9240 1004) to provide a quote to undertake a survey next financial year. This quote will be forwarded direct to you in the near future.

It has become apparent from my investigations that the ABC does provide five (5) local radio services to the residents of the Nannup Shire, however whether all the residents are aware of the individual frequencies carrying the local radio service is something that Council needs to determine in order to formulate a plan of action to have the radio reception within the community improved.

The best way to advise residents of the various local radio frequencies/stations is to provide the information in the Shire's "Council Notes" section in the Nannup Telegraph and include it in the "Bushfire Brigade" section of the Information Booklet that is sent to all ratepayers each year with the rates.

In both cases, it would be helpful if the Council undertook a community survey specifically seeking information on what services were currently available, how they were received and what services were considered necessary for the community.

Some residents may not be receiving a reasonable signal due to factors peculiar to their circumstances, ie interference caused by their own electrical appliances, wiring problems etc.

It is important to identify those areas that receive no signal at all and those where the signal is weak or has interference to the signal that is not caused by local factors (as noted previously).

Once it can be ascertained that the absent or poor signal is not caused by the resident's situation, the ABC could be approached to see if there is a remedy available to "fill" the radio reception "Black Hole".

If Council were to undertake a survey, some of the information to be requested could include:

- 1 What services are currently received
 - a ABC Classic FM 93.3 FM
 - b ABC Triple J 94.1 FM
 - c ABC Local Radio 6BS 684 AM
 - d ABC Radio National 6RN 1224 AM
 - e ABC Local Radio 6MJ 738 AM
 - f ABC Local Radio 6ABCRR 98.1 FM (Nannup)
 - g ABC Radio National 6ABCRN 98.9 FM (Nannup)
 - h ABC Local Radio 6WF 720 AM
 - i ABC Local Radio 6WA 558 AM
 - j ABC Digital TV 585.5 MHz (Bunbury)
 - k ABC TV 102.25 FM (Bunbury)
 - l ABC Digital TV 739.625 MHz (Manjimup)
 - m ABC TV 555.224 MHz (Nannup)
 - n SBS TV
 - o SBS Radio
 - p GWN TV
 - q WIN TV
- 2 How are they received
 - a Radio – battery
 - b Radio – mains power
 - c Radio – Satellite receiver/decoder
 - d TV – antenna
 - e TV – Satellite receiver/decoder
- 3 Quality of signal – clear or interference evident
- 4 Straight line distance from Nannup townsite
- 5 Terrain where the property is located
- 6 Vegetation type surrounding property
- 7 Any other service would like to receive
- 8 Preparedness to pay for an improved service
- 9 General comments

I have prepared below, a draft plan of action for Council, if it considers it a priority, to improve the service provision of a reliable ABC AM Local Radio service to all Nannup residents and to pursue the provision of a combined SBS, GWN & WIN TV retransmission facility.

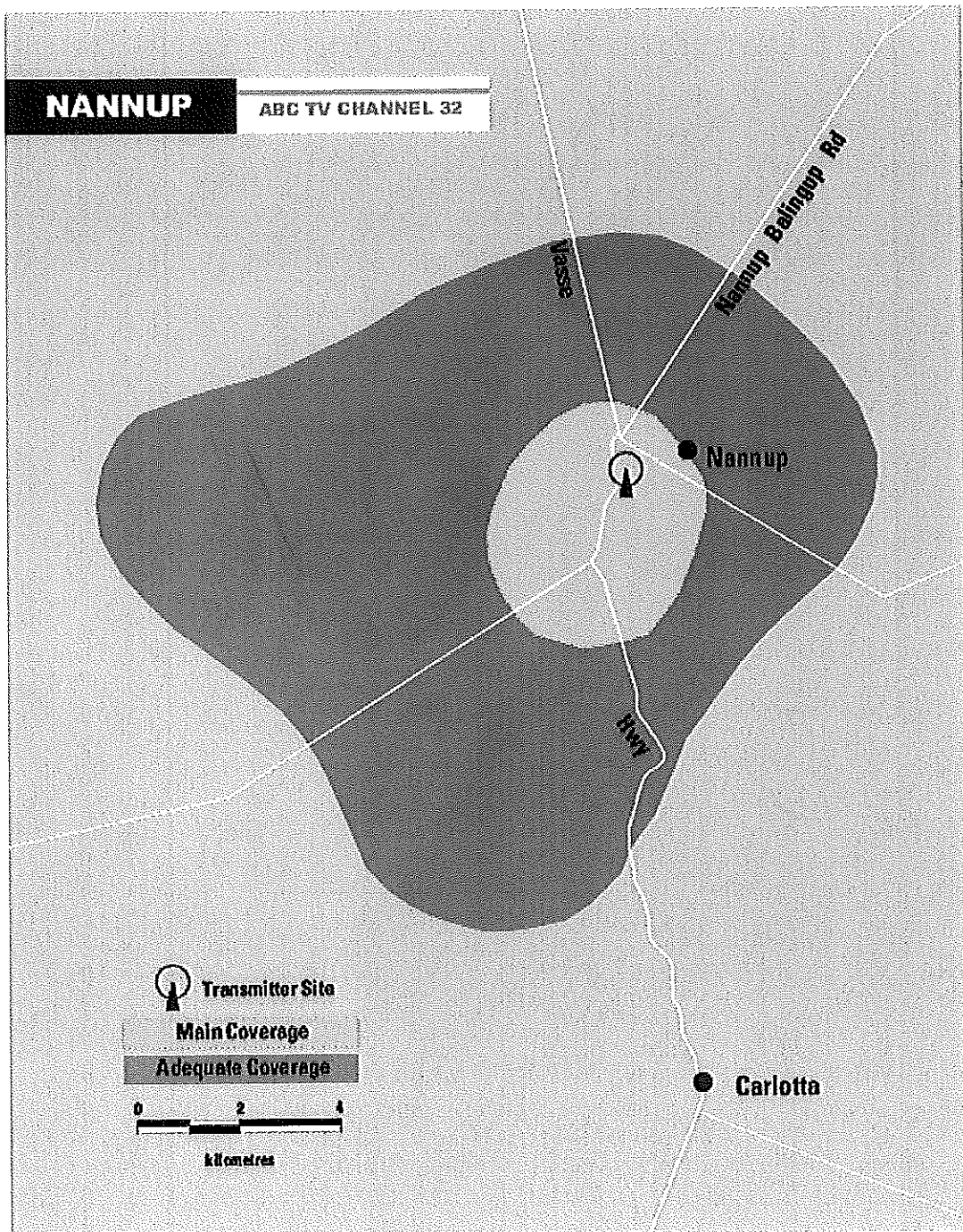
There may be an opportunity to save on the cost of the infrastructure if the current ABC retransmission site is suitable to collocate the additional services and still provide a suitable coverage.

PROPOSED ACTION PLAN

1. Request Hon Terry Redman, MLA assist Council with lobbying the Federal Government to change the satellite feed for the Nannup retransmission facility from Karratha to Bunbury so that local residents can receive local emergency bulletins rather than those related to the North West of Western Australia.
2. Ascertain existing ABC Local Radio reception throughout whole Shire district by way of a "Community Communications Survey".
3. Carry out an analysis of what ABC Local Radio services are currently received and the effective coverage of each within the Shire and identify any "gaps" in the service provision.
4. If the Shire is totally covered by ABC Local Radio (without gaps) then undertake a community awareness program (advertising the available radio stations and frequencies).
5. Ascertain the level of need within the Nannup townsite and adjacent rural area (up to 5kms from Dunnet Road retransmission facility) for the provision of SBS Radio and TV, GWN & WIN TV retransmission facilities. Once again this can be incorporated into the above "Community Communication Survey".
6. If the community survey also highlights that the reception for GWN TV & WIN TV is in need of upgrading, investigate the options available to have both companies improve their service delivery to the residents of Nannup.
7. If there is a demonstrated need within a majority of residents within the "catchment area" investigate the costs associated with the provision of a combined SBS Radio and TV, GWN & WIN TV retransmission service for the area and determine how these costs are to be funded prior to making application for a subsidy.
8. Support the Donnybrook-Balingup Shire's request for improved mobile phone coverage in small tourist towns where limited or no mobile phone coverage exists.
9. Investigate all other funding opportunities that maybe available, ie SWDC, Telstra, Federal Government "Communications Black Spot" funds etc.



Kevin Waddington
Consultant



PARLIAMENT OF WESTERN AUSTRALIA

LEGISLATIVE ASSEMBLY



TERRY REDMAN MLA
MEMBER FOR STIRLING



OUR REF:JT1148/Sub-21

28 August 2008

**RE: PETITION FOR ABC SOUTH WEST – BUNBURY RADIO
BROADCAST TO NANNUP**

Dear Petitioner/s

As a person who signed the petition calling for ABC South West Bunbury radio to be broadcast into the Nannup area, you may recall that I recently forwarded to you for your interest, a copy of my letter to Senator the Hon Stephen Conroy, Minister for Broadband Communications and the Digital Economy. I wrote to Senator Conroy as a direct result of receiving a copy of the petition from Ms Val Russell, of Nannup, on behalf of the petitioners.

I have now received a response from the Office of Senator Conroy and have enclosed a copy for your information.

The response is an unsatisfactory one for Nannup residents and I do not believe that it fully addresses the issues raised in my earlier correspondence.

As you are aware, a state election will be held on 6 September and I am a candidate for the seat of Blackwood-Stirling. Should I be successful, I will then be in a position to pursue this matter further with the Federal Government, and would be happy to do so.

Yours sincerely

Terry Redman MLA
MEMBER FOR STIRLING

25 AUG 2008



OFFICE OF SENATOR THE HON STEPHEN CONROY

MINISTER FOR BROADBAND, COMMUNICATIONS AND THE DIGITAL ECONOMY
DEPUTY LEADER OF THE GOVERNMENT IN THE SENATE

Mr Terry Redman MLA
Member for Stirling
Parliament of Western Australia
PO Box 61
MOUNT BARKER WA 6324

20 AUG 2008

Dear Mr Redman

ABC Local Radio in Nannup

Thank you for your representation dated 3 July 2008 to the Minister for Broadband, Communications and the Digital Economy on behalf of the Nannup Community concerning Australian Broadcasting Corporation (ABC) Local Radio coverage in Nannup. The Minister has asked me to respond on his behalf.

The ABC Local Radio service broadcast to Nannup on 98.1 FM features programming which the Nannup transmitter receives by satellite from the ABC North West studio in Karratha. The ABC has advised that sourcing Local Radio programming via satellite is the only viable option for providing such a service to Nannup and a number of other communities in regional and remote parts of Western Australia. The ABC currently has the capacity to provide only one satellite-fed service to these locations and the Karratha programming is used for this purpose – the ABC is therefore unable to make the Bunbury Local Radio service available via satellite to the Nannup transmitter.

The ABC has further advised that ABC Local Radio services across Western Australia generally broadcast identical content for the majority of the day but with separate content for the breakfast and morning programs. While the ABC will attempt to provide the most appropriate local content to each location, this is not always possible due to the limitations of the distribution network and the cost of expanding its use of satellite delivery.

The ABC is however aware of the importance of its Local Radio broadcasts, particularly during emergency situations. Although the ABC Local Radio service received on 98.1 FM in Nannup emanates from the studio in Karratha, the ABC has the ability to alter the satellite program source so that the most relevant information is made available to affected residents during natural disasters.

The ABC also maintains a portable 'Flyaway' FM transmission facility based in Perth which is designed to be used temporarily in any location. This is to provide redundancy and reliability to ABC Local Radio services should they experience disruptions in times of natural disasters.

ABC Local Radio content is also available from a dedicated internet website for the South West of Western Australia which includes Bunbury local news, weather, events and emergency information at www.abc.net.au/southwestwa/radio.

I would also note that Nannup is within the predicted coverage area of the ABC's Bunbury Local Radio service broadcast on 684 AM, and on the fringe of coverage for the Manjimup ABC Local Radio service on 738 AM and the Wagin ABC Local Radio service on 558 AM. It may be possible to receive some of these services using a high-quality AM band receiver, and residents may wish to explore this option to optimise their reception of these AM signals.

Thank you for bringing this matter to the Minister's attention. I trust this information will be of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sophie Mitchell', with a long, flowing horizontal stroke extending to the right.

Sophie Mitchell
Adviser

PARLIAMENT OF WESTERN AUSTRALIA

LEGISLATIVE ASSEMBLY



TERRY REDMAN MLA
MEMBER FOR STIRLING



OUR REF:JT1101/Sub-21

3 July 2008

Senator the Hon Stephen Conroy
Minister for Broadband, Communications and the Digital Economy
Suite MG70
Parliament House
CANBERRA ACT 2600

SHIRE OF NANNUP RECEIVED			
Ref: _____		No. _____	
27 FEB 2009			
CEO MCS WM MDS	AO EO CDO CR:	LIB PUB	FMO YO RO

Dear Minister

I write on behalf of the Nannup community, with regard to ABC Local Radio coverage in that area.

The town of Nannup is located in the heart of the Blackwood Valley in Western Australia's south west. Although Nannup is only 70km from its nearest regional centre, Bunbury, residents cannot receive radio broadcasts from ABC Bunbury. Instead, radio programs are broadcast from Perth, over 280km away, for part of the morning, then from Karratha, over 1400km away, for the rest of the day.

I can understand the community's frustration at receiving broadcasts from a radio station in the state's north west, at times giving them information about cyclones and fishing conditions that have no relevance to people living in the state's south, yet not being able to receive information broadcast about their own community and region from nearby Bunbury.

The ABC traditionally plays a very important community role in keeping people informed during emergency situations, such as bush fires and floods. In that area, such information would be broadcast from Bunbury, so in an emergency situation, Nannup homes would not have access to this vital information.

There has been a great deal of effort put in place by governments to enable people in most parts of Australia to access broadband and digital technology. It is only reasonable and fair that the people of Nannup should be able to access their local ABC radio broadcast.

Accordingly, I seek your consideration, support and advice about measures that can be implemented to achieve this for the Nannup community and look forward to your response.

Yours sincerely

Terry Redman MLA
MEMBER FOR STIRLING

OFFICE - 2 LANGTON ROAD, (PO BOX 61), MOUNT BARKER WA 6324
Tel: (08) 9851 1544 Fax: (08) 9851 1912 Free Call: 1800 644 811
Email: Terry.Redman@mp.wa.gov.au

Trevor Hay

From: "Vanessa Cruise" <Cruise.Vanessa@abc.net.au>
To: <tdhay@westnet.com.au>
Sent: Monday, 14 April 2008 9:51 AM
Subject: 98.1FM Nannup Local Radio

Hi Trevor

Thank you for your email. I'm sorry for the delay in responding to your comments.

The Nannup Local Radio service on 98.1FM (Mono), broadcast from Dunnet Road, is currently working to specification - <http://abc.net.au/reception/freq/>.

The Nannup Local Radio service is fed by satellite. On the satellite, the two regional WA Local Radio services that are available are Kalgoorlie and Karratha. This is why the Nannup service receives the Karratha feed at the present time. Unfortunately, it is not possible to feed the Nannup service from the Bunbury Local Radio service by landline, as the costs are prohibitive. There are no other viable off-air (non-satellite) inputs for the Nannup Local Radio service. The satellite feed is the only practical input for the Nannup service at this point in time. However, the ABC is looking at possible alternative feed sources for the future.

I'm sorry I couldn't be of more help at this time.

Kind regards

Vanessa Cruise

Communications Officer

ABC Transmission Public Relations Unit

1300 139 994

Below is the result of your feedback form. It was submitted by

() on Wednesday, March 12, 2008 at 15:56:55

Name: Trevor Hay

Email: tdhay@westnet.com.au

Postcode: 6275

Town: Nannup

state: WA

Telephone: 0897561772

Which ABC service: ABC Local Radio

Channel/Freq: 98.1FM

Your description of the problem: I have just moved to Nannup in Southwest WA. I am amazed to find that my local radio transmitter broadcasts the northwest

28/02/2009

(Karratha - thousands of kms away) signal. Why is this so and when will the local station be pumped through the Nannup Transmitter?

Is the problem: Continuous

Does it affect more than just one Radio or TV?: No

Do your neighbours have the same problem?: Yes

Please consider the environment before printing this e-mail.

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28/02/2009

Shop

More Subjects...

Your Local ABC

News

Television

Radio

ABC Home

home

tv

digital tv

radio

tuning in

maintenance

other services

contact us

site map

Frequency Information

The items listed below are the results of your search.
You searched for all services in the postcode **6275**.

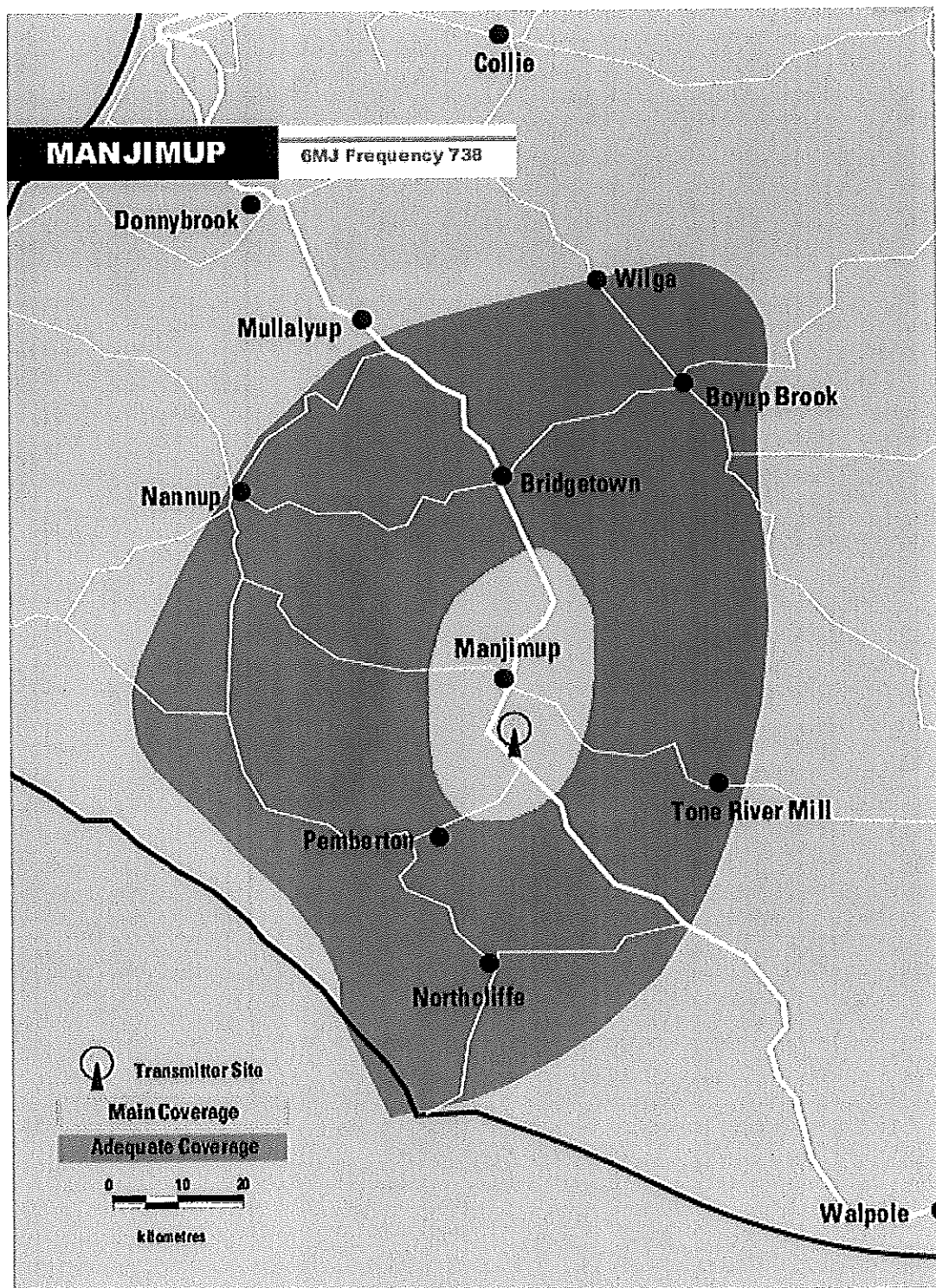


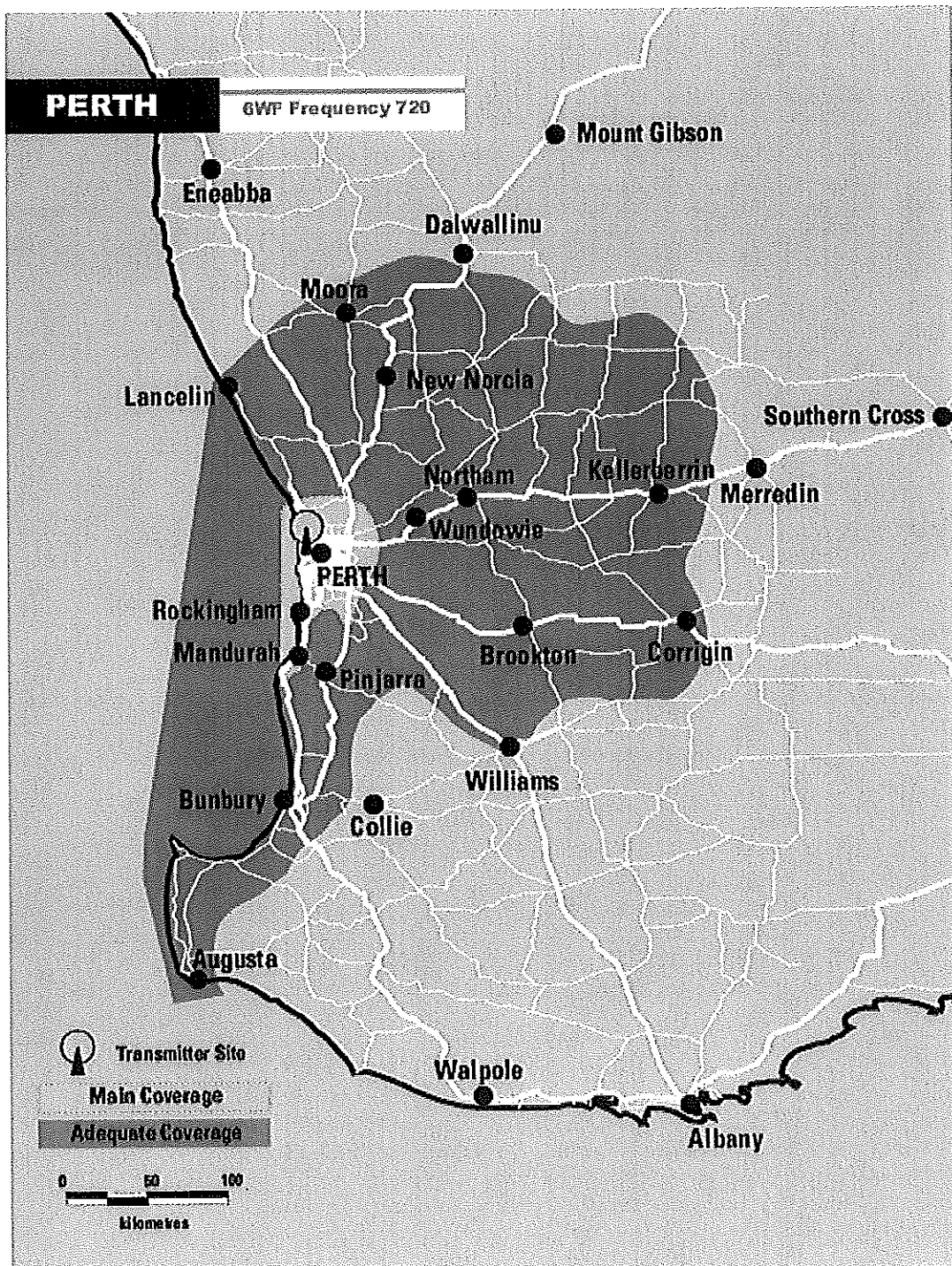
States	Transmitter Area	ABC Service	State	Callsign	Frequency
ACT					
NSW					
VIC					
QLD					
SA					
TAS					
WA					
NT					
	Bunbury	ABC Classic FM	WA	6ABCFM	93.3 FM
	Bunbury	ABC Digital TV	WA	ABSW36	585.5 MHz
	Bunbury	ABC Television	WA	ABSW5	102.25 FM
	Bunbury	ABC triple J	WA	6JJJ	94.1 FM
	Bunbury (Busselton)	ABC Local Radio	WA	6BS	684 AM
	Busselton	ABC Radio National	WA	6RN	1224 AM
	Manjimup	ABC Digital TV	WA	ABW58	739.625 MHz
	Manjimup	ABC Local Radio	WA	6MJ	738 AM
	Nannup	ABC Local Radio	WA	6ABCRR	98.1 FM
	Nannup	ABC Radio National	WA	6ABCRN	98.9 FM
	Nannup	ABC Television	WA	ABW32	555.224 MHz
	Perth	ABC Local Radio	WA	6VWF	720 AM
	Wagin	ABC Local Radio	WA	6WA	558 AM

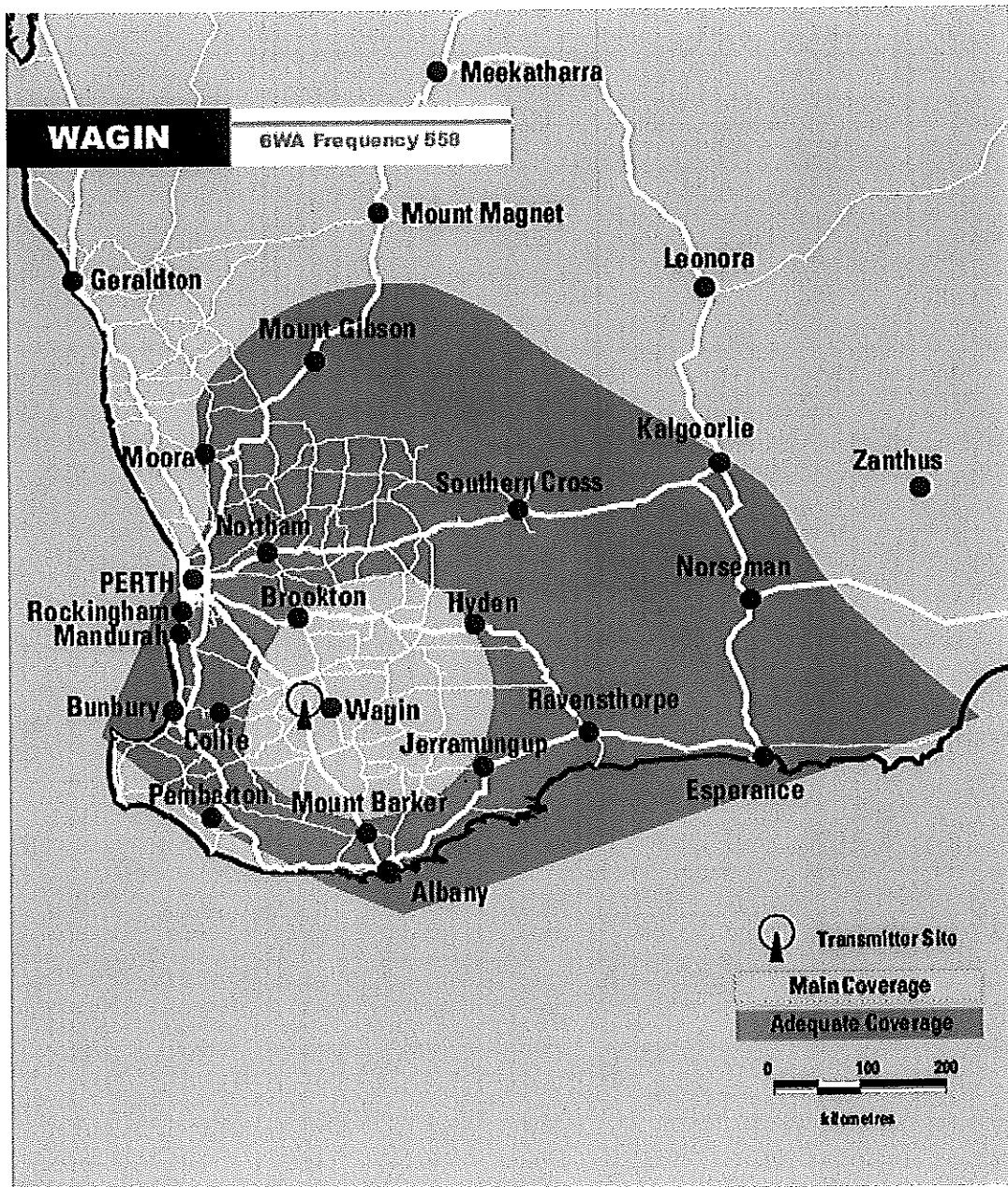
Showing 1 to 13 of 13

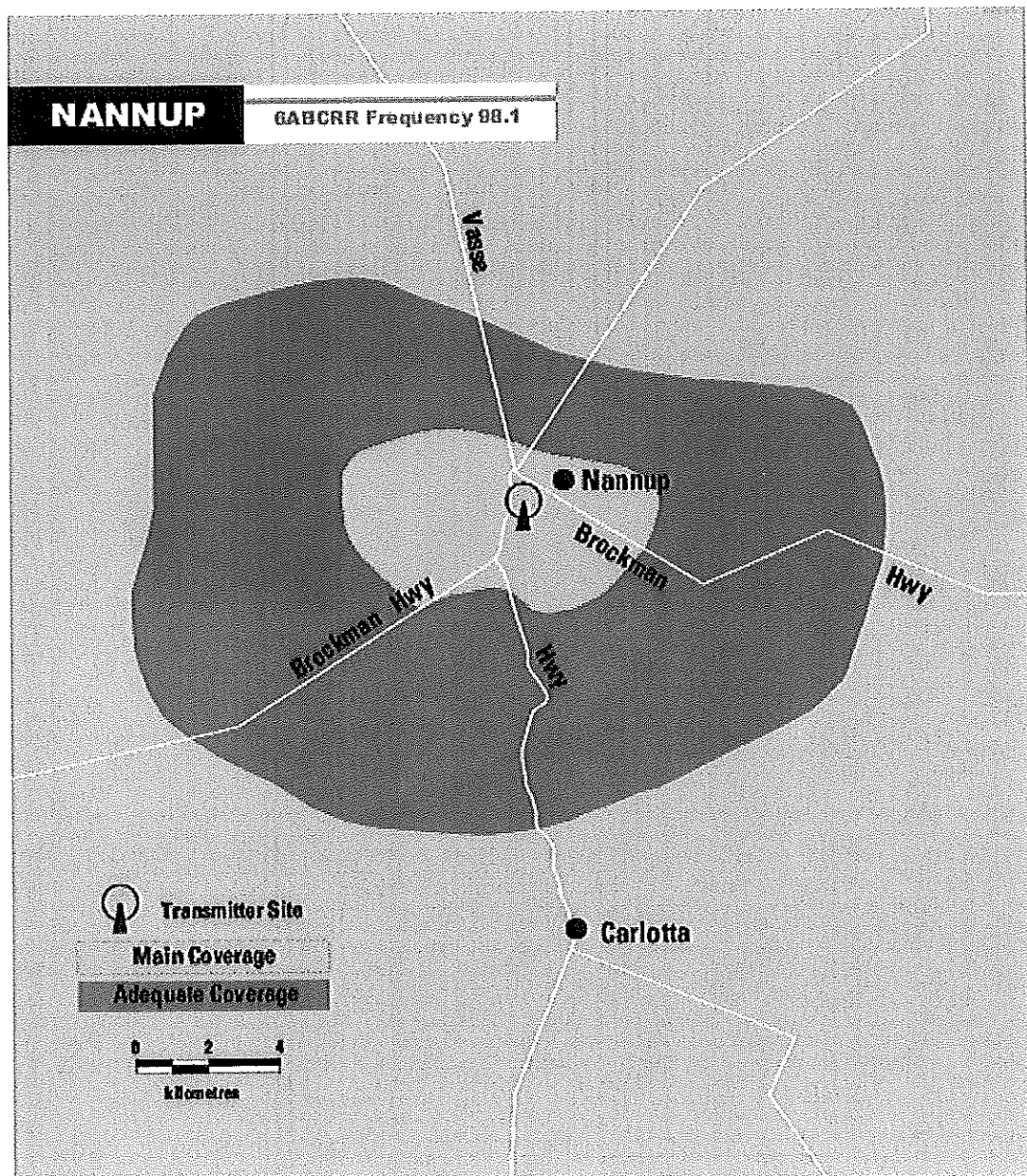
Self-help services are highlighted with this colour

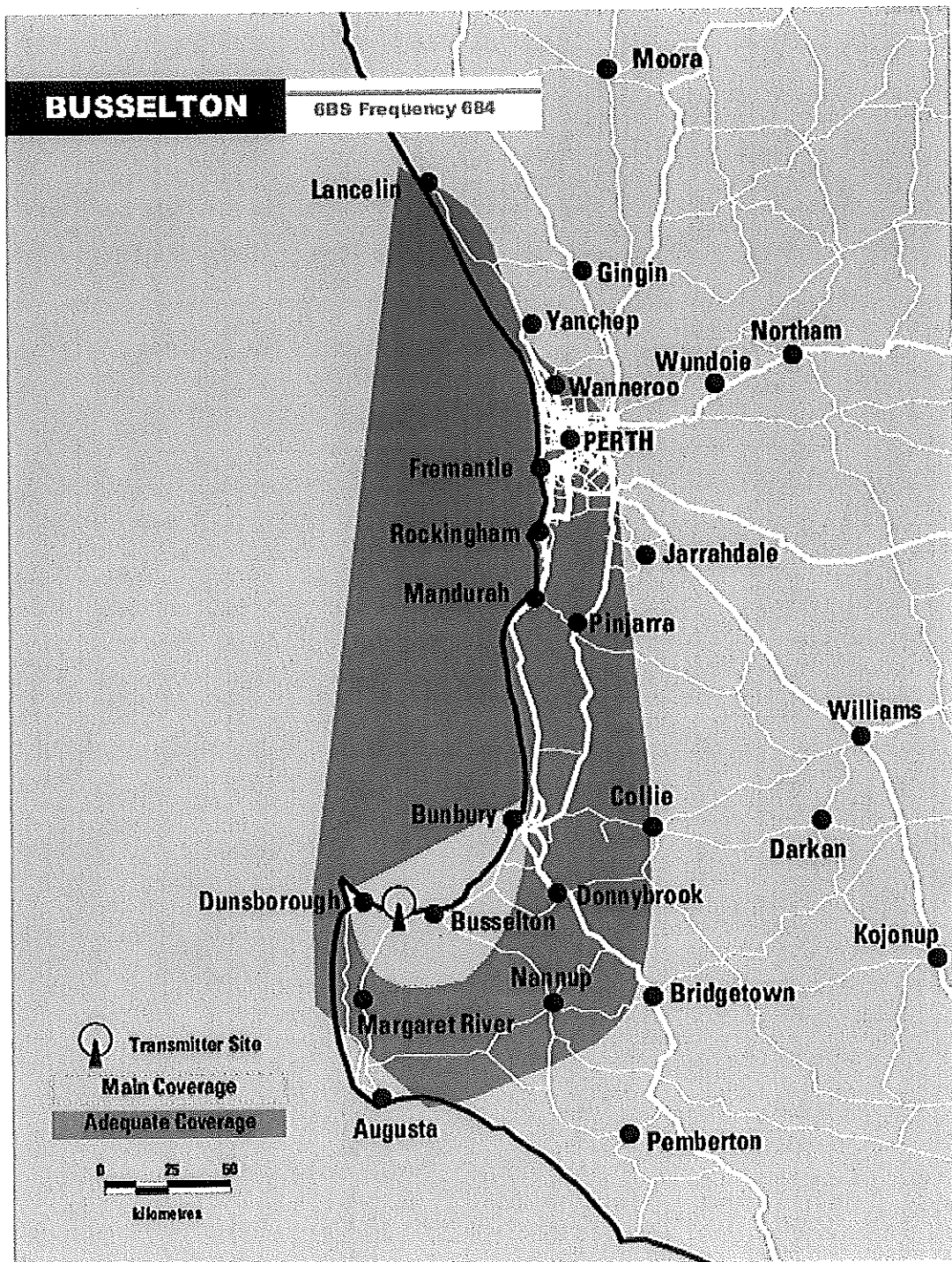












A SIMPLE WAY TO IMPROVE AM RADIO RECEPTION

Note: This only applies where when you have a reception.

Long Wire Antenna

The relatively simple long wire antenna can be used as an extension to a radio's existing antenna, or connected to the radio receiver terminals.

The basic long wire antenna system consists of:

Heavy gauge insulated wire or 4 gauge copper wire for the antenna.

Wire situated at least 2.5 metres high (ie above head height).

The wire should be at least 20 metres long with no joins.

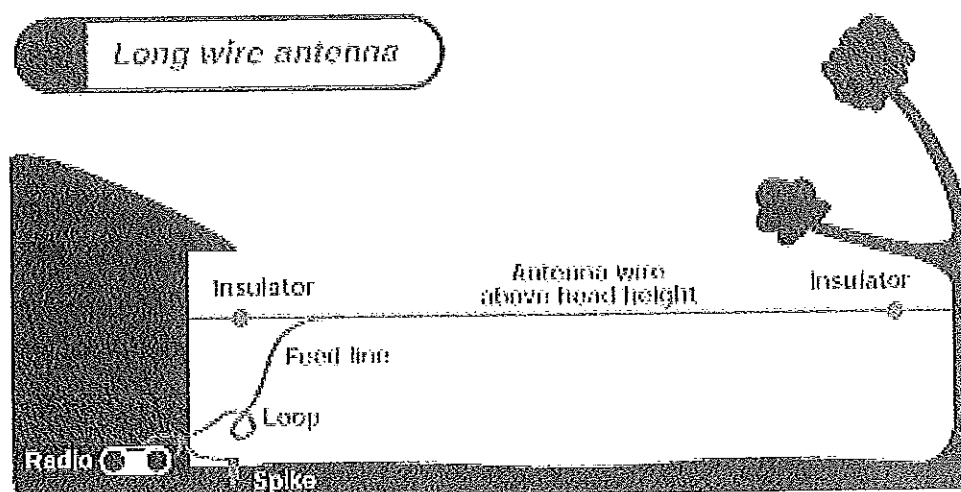
Insulators are installed at each end of the wire to ensure the house and tree (or post) is isolated from the antenna.

The antenna should be placed away from any objects that may interfere with reception.

The feed line is soldered to the antenna wire. There must be a loop in the feed line just before it enters the house so rainwater drips off.

The feed line is connected to the antenna terminal of the radio. A separate wire runs from the earth terminal to an earth spike.

If the radio does not have terminals, the feed line can be attached to the radio's own antenna.





COMMUNITY COMMUNICATIONS SURVEY 2009

In light of the recent inability of some residents to obtain regular updates on the Bridgetown and Ferndale bushfires in neighbouring Shires, Council is now seeking feedback from all residents on their individual experience with telecommunications (Radio, Television and Mobile Phone) receptions within the Shire of Nannup.

In particular Council wishes to establish whether the primary radio station (ABC Local Radio 6BS operating on 684 AM) that broadcasts ½ hourly updates for bushfires, floods and other natural disasters, is available to all Shire residents.

Please complete the survey below and return to the Shire of Nannup, PO Box 11 Nannup or drop it into the Shire Office @ 15 Adam Street Nannup by the dd/mm/yyyy.

NAME: _____

PROPERTY ADDRESS: _____

☐ where applicable

1 What services do you currently receive

a	ABC Classic FM	93.3 FM		Y/N
b	ABC Triple J	94.1 FM		Y/N
c	ABC Local Radio	6BS	684 AM (Busselton)	Y/N
d	ABC Radio National	6RN	1224 AM	Y/N
e	ABC Local Radio	6MJ	738 AM (Manjimup)	Y/N
f	ABC Local Radio	6ABCRR	98.1 FM (Nannup)	Y/N
g	ABC Radio National	6ABCRN	98.9 FM (Nannup)	Y/N
h	ABC Local Radio	6WF	720 AM (Perth)	Y/N
i	ABC Local Radio	6WA	558 AM (Wagin)	Y/N
j	ABC TV		102.25 FM (Bunbury)	Y/N
k	ABC TV		555.224 MHz (Nannup)	Y/N
l	SBS TV			Y/N
m	GWN TV			Y/N
n	WIN TV			Y/N
o	Next G Mobile Phone			Y/N
p	ADSL Broadband			Y/N
q	Wireless Broadband			Y/N

In relation to Radio & TV services:

2 How are they received

a	Radio		Y/N
i	Battery		Y/N
ii	Mains power		Y/N
iii	Satellite receiver/decoder		Y/N
b	TV		Y/N
i	Antenna		Y/N
ii	Satellite receiver/decoder		Y/N

3 Quality of signal

- | | |
|------------------------------|-----|
| a Clear | Y/N |
| b Slight interference | Y/N |
| c Medium interference | Y/N |
| d Heavy interference evident | Y/N |

4 Straight line distance from Nannup townsite _____ Kms

5 Terrain where the property is located

- | | |
|--------------------------|-----|
| a Flat | Y/N |
| b Slight undulating land | Y/N |
| c Very hilly land | Y/N |

6 Vegetation type surrounding property

- | | |
|--------------------------|-----|
| a Cleared land | Y/N |
| b Medium timbered forest | Y/N |
| c Heavy timbered forest | Y/N |

7 Any other service you would like to receive

Please detail: _____

8 Are you prepared to contribute financially to the provision of improved radio and TV services? Y/N

If yes, by way of:

- | | |
|---|-----|
| a Increase in Shire rates | Y/N |
| b Fixed annual contribution to the Shire | Y/N |
| c Annual contribution to a community group specifically formed to provide the infrastructure and ongoing maintenance costs of the service | Y/N |

9 Any other comments you would like to add or expand on points listed above?

Please return to:

To:

Chief Executive Officer

Shire of Nannup

Free Post

PO Box 11

NANNUP WA 6275

8.4.11	SUBJECT:	MOBILE PHONE COVERAGE - BALINGUP
	Location:	Balingup
	Applicants:	N/A
	Zone:	N/A
	File Ref:	CSV 15/1
	Author:	J Attwood (W Trow)
	Report Date:	18th February 2009
	Attachments:	N/A

Background

Since 2002, Council has completed a number of surveys and these revealed resident dissatisfaction with mobile phone services in the Shire – particularly in the town of Balingup. Since that time, Council has been actively lobbying to secure mobile phone coverage for Balingup. Apart from an informal lobbying process, the following action has been taken:

- As a result of a visit by Mr John Morgan (Telstra) in August 2005, Council submitted an application to provide mobile phone services in Balingup.
- In October 2005, Council wrote to Senator the Honourable Helen Coonan (Minister of Communications, Information Technology & Arts) and highlighted the need to improve telecommunications. The response received from Senator Coonan did not lead to any progress being made.
- At the Council meeting held on 10 May 06, Mr Ray Phelps (Telstra Countrywide) advised that mobile phone service would be available in Balingup and along the South Western Highway in 2006/07. He also advised that the Commonwealth government had announced plans to provide \$28 million to improve telecommunications in regional areas.
- In November 2006, based on further information from Mr John Morgan (Telstra), Council issued a press release to the community advising that “there is a good chance that, subject to getting the necessary approvals and availability of power, we should get mobile phones in Balingup during the 2008/09 financial year”. The Telstra Next G Coverage Fact Sheet issued at that time advised that “near continuous coverage would be available Perth to Albany 2008-09”.
- On 5th March 2008, the Chief Executive Officer attended a Blackwood Warren Economic Alliance meeting in Bunbury and raised the issue with Country Wide Australia Business Manager, Geoff Booth who confirmed that land acquisition processes were almost complete, however funding for construction was an issue. The application did not stack up well on a financial model but strongly on a community/social level. Balingup mobile phone service was also competing against other needy services throughout Australia.

In February 2006, Council commissioned a feasibility study by Watson Technical Services to identify the best location for a telecommunications tower. They investigated three sites and advised that their preferred site was Balingup Heights situated on the Nannup-Balingup Road. They further advised that “no one site will provide complete coverage. Whichever option is chosen, there will still be black spot areas due to the surrounding terrain ie hills and trees. The option we have chosen offers in our opinion the maximum coverage”.

The owners of Balingup Heights are willing to have a tower constructed on their property and advise that they have had meetings with both Optus and Telstra but no progress has been made to date. At least one other land owner has been approached in relation to land use.

Comment

The recent bush fires in the Ferndale/Balingup area identified significant communications problems for emergency services. A serious road accident on the outskirts of Balingup also highlighted the need to improve communications.

The Balingup community is currently in the process of raising a petition, to be sent to Telstra, demanding mobile phone coverage in the town. The community is also requesting that Council increases pressure on Telstra to achieve this end.

Consultation

The need for mobile phone coverage in Balingup was requested at community meetings held in Balingup as a result of the February bush fires.

Policy/Statutory/Voting Implications

Simple Majority

Financial Implications

N/A

Strategic Implications

Provision of mobile phone coverage in Balingup would assist Council achieve Outcome 1 of the Shire Strategic Plan – “Equitable Access to Information and Communication Services”.

Officer’s Recommended Resolution

That Council write to the Prime Minister, Minister for Communications and Mr Geoff Booth, Telstra Country Wide requesting urgent action be instigated to install a mobile phone tower and associated infrastructure in Balingup to provide mobile phone coverage in the area.

Council Decision

Moved: Cr Duncan

Seconded: Cr McCabe

That Council write to the Prime Minister, Minister for Communications and Mr Geoff Booth, Telstra Country Wide requesting urgent action be instigated to install a mobile phone tower and associated infrastructure in Balingup to provide mobile phone coverage in the area before the start of October 2009.

Carried 8/o

Telecommunications Tower in Balingup

Background

Balingup residents experience poor TV and radio reception, no mobile phone and no broadband internet access. Two broadband suppliers have indicated an interest in providing this service to Balingup but the lack of a tower is an impediment to progress.

At the Council meeting held on 10 May 06, Ray Phelps (Telstra) advised that mobile phone service would be available in Balingup, along the South Western Highway in 2006/07. Broadband would be rolled out soon thereafter. He also advised that the Commonwealth government has announced plans to provide \$28 millions to improve telecommunications in regional areas.

Grants are currently available to install SBS telecommunications infrastructure (see below).

Funding Available

Grants are available through SBS as follows (refer telecom W.Trow and Avan at SBS (02)94303575 on 10 May 06):

- SBS Radio fund up to \$25,000 (including feasibility study and electricity connection) and 100% would be recoverable from SBS. Funding rounds are held in May and October each year and we would be advised of the outcome in the same month.
- SBS will fund up to \$30,000 to install SBS TV equipment (or 75% of installation cost, whichever is the lesser).

Option 1

Watson Technical Services carried out feasibility study and determined that:

- Cost to install new equipment would be as follows:
 - \$84,500 to supply and install 4 TV services (WIN, GWN, ABC, SBS) – this includes satellite input equipment, antenna and feeder.
 - \$56,000 for building, 30 mtr mast and air conditioning.
 - \$10,000 for power connection.
- Residents with line of site, within 4 km of transmitter, would benefit significantly. Service will have limited impact outside this area however.

If this option was taken, the total purchase price would be \$95,500 (\$150,500 less \$55,000 SBS grants).

Option 2

Further research found that the Shire of Gnowangerup currently has two towers and is prepared to sell one 25 mtr tower.

Dean Unsworth (Shire of Gnowangerup) has advised that:

- A qualified rigger has confirmed that the tower is in very good condition and would have a minimum life of 5 years. (SBS have confirmed that they would accept this under their funding guidelines).
- LGIS would insure the tower during transport and following installation.

Keith Sandham ("InMedia" Telecommunications provider used by Shire of Gnowangerup):

- Confirmed expected lifespan of tower from Gnowangerup Shire to be greater than 5 years.
- Advised that we would not need a structural engineer's report if the work was undertaken by a qualified rigger.
- The tower is "ideal" for hilltop use and is more stable than a mast. Its base is approximately 2 mtr square and would require a concrete base at least 1 mtr in depth.

His estimate of costs to purchase the second hand tower are as follows:

- Tower - \$500 - \$1000 (a new tower is approximately \$11,000 delivered to site).
- Rigger, crane - \$5000 - \$6000
- Transport - \$1200
- Clean/refurbish mast - \$500
- Shed - \$3500
- Electricity - \$1500
- Equipment (for SBS radio) - \$15,000 - \$16,000.
- Concrete base - \$500

If this option was taken, the total **estimated** purchase price would be:

- tower and SBS radio only - \$30,000. SBS would refund \$25,000 of this.
 - SBS TV - \$20,000. SBS would refund \$15,000 of this.
 - TV and radio (other than SBS) later, \$16,000. No SBS grant available for this.
- (The above costs would depend on the frequency and polarization allocated by the ACMA.)

The estimated cost to the Shire would therefore be \$10,000 (for SBS radio and TV) plus an additional \$16,000 to improve WIN, GWN and ABC TV.

Option 3

Await the roll out of Telstra mobile phone and broadband and access Commonwealth funds when released (Shire contribution not known at this point).

General

The power required to run the tower and equipment is approximately 100 watts per service for TV and 20 watts for FM radio. This is equivalent to one domestic house power outlet (ie single phase/10amp/ 2500w). Ongoing electricity costs would be approximately 1 unit per hour (estimated at \$0.20 per hour).

As the proposed site is at Balingup Heights (a tourism development) it is expected that costs to connect the infrastructure to the mains power supply would be small – depending on the location and distance of underground cable required. Local resident, R.Ingram also advised he has access to 500 mtr of coaxial cable that he will donate to the project.

Photos of the Gnowangerup tower and shed have been given to Balingup Heights and we are awaiting their response. Their last response (Apr 06) was that they had no objection "depending on how it looked". It is not known at this point if they would require rental for the land.

AGENDA NUMBER: 10.6
SUBJECT: Sport and Recreation Association Membership
LOCATION/ADDRESS:
NAME OF APPLICANT: Nannup Sport and Recreation Association
FILE REFERENCE: REC 5
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 17 March 2009

Attachment: Letter from Mr Charles Gilbert, Secretary Nannup Sport and Recreation Association.

BACKGROUND:

Correspondence has been received from the newly formed Nannup Sport and Recreation Association seeking a Council nomination for the newly constituted board. The nomination sought is not for the executive committee which will meet much more frequently than the board. It is understood the board will meet a few times per year.

COMMENT:

With Council recognising and looking at a significant upgrade in one form or another of the Recreation facilities in Nannup over the coming years this group is seeking active involvement in this and other associated sport and recreation activities. Council representation is a positive step. The interface between facility users, clubs and Council is very important in terms of progressing plans for any upgrade and therefore this role assumes a high priority.

An elected member with an interest in this area is encouraged to nominate for the board. Note Cr Lorkiewicz has informally expressed an interest in being the Council representative on the committee.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

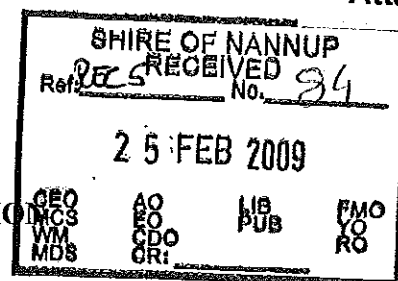
RECOMMENDATION:

That Council nominate Cr _____ as the Council representative on the proposed Nannup Sport and Recreation Association.

8134 TAYLOR/DEAN

That Council nominate Cr Lorkiewicz as the Council representative on the proposed Nannup Sport and Recreation Association.

CARRIED 8/0



NANNUP SPORTS AND RECREATION ASSOCIATION

Post Office
Nannup
25 Feb - 09

The Chief Executive Officer
Nannup Shire Council

Dear Sir,

I am writing to advise you of the formation of the Nannup Sports and Recreation Association. This body has been established with the overall objectives in acting in a co-ordination role for the sporting and recreational groups in the Shire of Nannup.

Groups will have the option of standing alone, affiliating or amalgamation with the association. Day to day management will be by an elected committee but policy direction will be by a board with representation from each interest group. Provision has been made for a Shire representative on the Board.

I have attached a copy of the adopted Rules of Association and of the minutes of the formation meeting.

In the near future, after 10th March, a Board meeting will be called in order to give direction to the Executive Committee for future actions and I will write to you when that time approaches. It would be appreciated if the Shire would nominate its representative prior to that meeting.

With regards,

C Gilbert
Secretary

NSRA

MINUTES OF MEETING

17 FEB 2009

CHAIR: A Dean

ATTENDANCE: P Bresser, S Boak, C Brown, W Stallard, T King, N Macham, A Fabo, M Brown, J Green, I Green, C Pinkerton, E Gizzarelli, G Pocock, A Stallard, T King, W King, N Marlow, I Pillage, P Pillage, M Newnham, B Taylor, A Dean, D Prater, C Gilbert.

APOLOGIES: P Wilson, S Mackie, S Wagner.

REPORTS: A Dean reported on reasons for calling the public meeting.
C Gilbert reported on aspects of organization of the proposed organization.
There followed a general discussion on the proposal.

NOTIFIED
BUSINESS:

"That an association called the 'Nannup Sports and Recreation Association' be established".

Moved P Bresser – Seconded G Pocock

CARRIED UNAN.

"That an Executive Committee be elected to hold office until the 2010 Annual General Meeting".

Moved P Bresser – Seconded G Pocock

CARRIED UNAN.

"That A Board Meeting be called as soon as practicable"

Moved W Stallard – Seconded M Brown

CARRIED

"That the proposed Rules of Association as circulated at this meeting be adopted."

Moved D Prater – Seconded G Pocock

CARRIED.

ELECTION OF EXECUTICE COMMITTEE:

PRESIDENT: A Dean Proposed G Pocock Seconded W Stallard

VICE-PRESIDENT P Bresser " W Stallard " W King

SECRETARY: C Gilbert " T King " N Marlow

TREASURER: E Gizzarelli " C Gilbert " I Pillage

COMMITTEE: T King " W King " P Bresser

W Stallard " T King " W King

D Prater " N Marlow " A Dean

G Pocock " E Gizzarelli " I Pillage

B Taylor " D Prater " M Newnham

ALL DECLARED ELECTED

The meeting closed at 7.45p.m.

Next committee meeting 10th March

AGENDA NUMBER: 10.7
SUBJECT: Fire Awareness and Prevention Meeting
LOCATION/ADDRESS: Nannup
NAME OF APPLICANT:
FILE REFERENCE: FRC 4
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 17 March 2009

Attachment: Notes of Fire Awareness and Prevention Meeting 23/2/09.

BACKGROUND:

Council members would be aware and a number attended the above meeting held in the Town Hall on Monday 23 February 2009. The meeting was very well attended with approximately 140 people there.

COMMENT:

As a fire awareness initiative and general briefing on recent fire incidents in the district the meeting was a resounding success. The briefing notes attached give a summary of matters raised at the meeting including the involvement of the Department of Environment and Conservation and the Fire and Emergency Services Authority.

There were 4 outcomes/actions contained in the meeting notes:

1. DEC will lobby ABC South West and the State Government so that Nannup can receive local coverage in their houses, not just in their cars.

No Action required from Council though Council is looking at implementing a similar communications strategy at today's meeting.

2. From Frank Colreavy, a motion put to the floor: That Council use some of the Royalties for Regions money to improve the Telecommunications in Nannup. Frank Camarri seconded the motion. It was put to the vote and carried. It was requested that this motion was taken to the Council

Again Council is looking at a communications strategy in this regard. It is not recommended that any Royalties for Regions funds be put toward improving communications at this point in time as it is not a core business function of Council as well as priorities for communications have not yet been determined. This may come out of the action plan that Council is considering.

Additionally it is unclear what exactly was desired to be funded by virtue of the above motion.

3. Max Walker, Chief Fire Control Officer for the Donnybrook/Balingup Shire requested thorough Brad Commins that the Volunteer Brigades and the Nannup FMO be thanked for all of their efforts during the Ferndale fires.

This has occurred.

4. Cheryle Brown stated; I would like to thank DEC and the Shire FMO – Terese Levick-Godwin for the support provided to us during the recent fire at Cundinup. The recent fires in the district have demonstrated the absolute necessity for a dedicated Fire Management Officer within the Shire. I believe funding was only provided for this financial year and I hope that FESA and the Shire recognize the value of the FMO position and allocate funding for the continuation of this position.

FESA have committed to a further 3 years funding for the position @ \$15,000 per year and Council will consider a similar amount in its budget deliberations over the coming months.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATIONS:

1. That Council receive the notes from the Fire Awareness and Prevention Meeting held on Monday 23 February 2009.
2. That Council advise via notation in the Nannup Telecentre Telegraph and via direct letter to Mr Frank Colreavy that Council is looking at a specific communications strategy which does not include at this stage an allocation of Royalties for Regions funds indicating the reasons why as contained in this report.

8135 CAMARRI/LORKIEWICZ

1. That Council receive the notes from the Fire Awareness and Prevention Meeting held on Monday 23 February 2009.

CARRIED 8/0

**Nannup Fire Awareness & Prevention Meeting
Monday 23rd February, 6pm.
Nannup Town Hall**

Meeting Opened 6.10pm. Approximately 140 residents attended meeting.

Terese Levick-Godwin opened meeting and welcomed residents.
Outlined agenda.

Introduced Brad Commins (DEC): over view of Bridgetown and Ferndale fires
Introduced Chris Widmer (FESA): who will give an overview of fire preparation plans: including bush fire plans and 'Stay & Go' documentation.

Brad Commins DEC.

Gave an over view of regional fires which were deliberately lit. The Bridgetown fire ravaged through 5800 hectares, with approximately 7 houses, 12 sheds and livestock lost.

Ferndale fire: 7 individual fires deliberately lit, 2 took off (whilst Bridgetown fire was still going)

A power pole near the Balingup Rd fell over in strong winds and a third fire took off towards Cundinup Rd. FPC pine plantations were affected and there will be environmental issues (particularly ash) as a result of the fires.

Q: How effective are the water bombers?

A: Very effective with asset protection and houses, particularly in a mild fire.

Q: Did the power pole fall onto a tree or grass?

A: Into long grass. This was not on the road verge.

Q: In respect to the arsonist burns, can you provide more information?

A: There is grave concern regarding arsonists as there have been 7 deliberately lit in this area this summer. In Margaret River there have been 16 deliberately lit fires in one area last weekend. There have been deliberately lit fires in the Tuart Forest and at Greenbushes this summer.

Q: How do we make sure that privately owned bush is control burned?

A: Private property is under the jurisdiction and the Bush Fires Act gives the Shire the legislative control to put an order on a landowner to control burn.

Q: Will the Shire be pro-active and prosecute land owners who do not comply with fire breaks and preparation plans?

A: This is outside the jurisdiction of DEC and community members should take this up with the local Council if it is a matter of concern.

Q: Why don't DEC's total fire bans match up with the Shire's total fire bans?

A: The Bushfires Act legislate private property which the Shire of Nannup controls, whilst DEC has guidelines relating to the hazards, the preparedness and management of fires.

Q: Are State owned forests legislated to enforce fire breaks, bracken etc? Is there opportunity for land owners to make contact with DEC if there are problems?

A: No, legislation does not cover State Forest. Yes, you can write to 14 Queen St, Busselton and DEC will conduct a site visit to discuss fuel loadings, preventative action etc.

Q: In Nannup, 70% of the land is State owned, have employment numbers remained static?

A: No, they have declined as fire management is not the core business of DEC, so this is not the primary consideration in employing staff in Nannup.

Q: There are discrepancies between volunteer services and paid fire services considering the large quantity of plantation timbers in the region.

A: This has to be dealt with at the political level.

Q: Was the new mobile emergency services unit used in the regional fires?

A: Yes, it worked extremely well.

Q: Is it possible to improve crew mobilization in a fire?

A: Managing fires is dramatic. Personal safety is the highest priority and fire management is the real issue.

Q: Once pine plantations have been felled, weeds germinate in large quantities and are difficult to control. Western Power poles in the region are badly in need of maintenance. Is there anything that can be done?

A: Management of pine plantations is complex and communication is ongoing between FPC and DEC to minimize hazardous plantation practices.

Q: Communication in the region is poor for mobile coverage. Have any approaches been made to Telstra?

A: Yes, DEC has been in discussion with Telstra.

Q: Can DEC put pressure on ABC Radio as Nannup does not receive ABC South West instead of ABC North?

A: Yes, DEC will lobby ABC South West to get south west coverage in houses, not just in the car.

Q: Regarding prescribed burns and fuel age, can you tell us what areas under control of DEC and Managed land have been prescribed burned within the past 7-8 years?

A: There are maps in the Kirup Office and strategic plans are in place to ensure bush fire risk is reduced.

Terese thanked Brad and introduced Chris Widmer from FESA.

What is Bush Fire Risk?

Who owns the risk?

Who is at risk from bush fires?

What can we do about risk?

Prepare, Stay and Defend, Go Early

What is Bush Fire Risk?

Ember Attacks, ahead of the fire front, embers land on your property, particularly where land is in combustible materials. They may travel contrary to ground fires.

Keep flammable materials away from buildings. You can extinguish sport fires and embers, potentially protecting your homes.

Radiant Heat. Heat from flames and travels in all directions, more intense the closer the flames are. It pre-dries materials in preparation for ignition. Buildings can provide a barrier from radiant heat. **Remove combustibles from around buildings. Have a 20 metre circle of safety around buildings.**

Flame Contact. To spread, the fire has to be close to the home. When head fire arrives, buildings can provide protection from radiant heat.

Who owns the risk?

We all own the risk, we choose to live in a fire prone area.

Local government has responsibility under the Bush Fire Act to prosecute if you don't carry out bush fire orders.

Fire Brigades including Fire Control Officers have responsibilities relating to property protection.

Survivability is the primary factor in fire protection. You may be on your own in responding to a fire.

Reduction of Bush Fire Risk.

Take responsibility for your own welfare. Understand and examine your level of risk. Research and ask questions. Are we happy to wear that risk?

Look at risk management in your community, including your neighbours property. Prepare plans and triggers for action.

Alert systems: similar to cyclone alerts.

If you leave, don't leave too late.

What can I do about the level of risk?

Minimise risk, remove material for embers to ignite.

Clean gutters, coir and sea grass door mats, cover gaps under doors, close windows. Work with neighbours to ensure limit of fire spread opportunities. Embers generally land 20 mins to 2 hours prior to a head fire arriving. Most homes are lost once the head fire has passed.

Remove fine fuels, (any combustible fuels smaller than pencil size) for the whole of the summer period.

Clear eaves of flammable materials, branches around and under the house, trim tree trunks of dead branches up to the canopy if possible. Remove wood piles.

In event of high fire risk, bring inside hoses and door mats to protect them. Can emergency services enter and leave your property? Do you have a secondary exit?

Gas cylinders should be clear of flammable materials and vent them away from the house.

Airconditioners: turn them off

Insurance: Are you covered?

Prepare **NOW** rather than react on the day.

Keep your fire plan on the fridge door or somewhere easily accessible.

Only **YOU** can make the decision to stay or go.

The Best Protective Clothing to wear is natural fibres, (cotton, denim, wool) good work boots, helmet (if outside), gloves, goggles and long sleeves.

Have a back up plan if you can't get out in time if you have decided to leave but have left it too late to leave or haven't had enough warning.

Q: At a recent fire at Ferndale, road blocks were in place 10 kms away from the fire risk area. Discussion needs to be held about placement of road blocks to ensure that land owners not in immediate risk can access their properties.

A: There is a clear understanding of what a road block is, how it is managed and the level of risk. Value judgments are made in good faith with the interests of the public and assets to ensure life is not risked. Once a road block is initiated, the road block is the responsibility of the road owner.

OUTCOMES AND ACTIONS.

1. DEC will lobby ABC South West and the State Government so that Nannup can receive local coverage in their houses, not just in their cars.
2. From Frank Colreavy, a motion put to the floor: That Council use some of the Royalties for Regions money to improve the Telecommunications in Nannup. Frank Camari seconded the motion. It was put to the vote and carried. It was requested that this motion was taken to the Council

3. Max Walker, Chief Fire Control Officer for the Donnybrook/Balingup Shire requested through Brad Commins that the Volunteer Brigades and the Nannup FMO be thanked for all of their efforts during the Ferndale fires.
4. Cheryle Brown stated; I would like to thank DEC and the Shire FMO – Terese Levick-Godwin for the support provided to us during the recent fire at Cundinup. The recent fires in the district have demonstrated the absolute necessity for a dedicated Fire Management Officer within the Shire. I believe funding was only provided for this financial year and I hope that FESA and the Shire recognize the value of the FMO position and allocate funding for the continuation of this position.

AGENDA NUMBER: 10.8
SUBJECT: Monthly Financial Statements for 28 February 2009
LOCATION/ADDRESS: Nannup
NAME OF APPLICANT:
FILE REFERENCE: FNC 9
AUTHOR: Craig Waddell – Manager Corporate Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 12 March 2009

Attachment: Monthly Financial Statements for the period ending 28 February 2009

COMMENT:

The monthly Financial Statements for the period ending 28 February 2009 are attached.

STATUTORY ENVIRONMENT:

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

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That the Monthly Financial Statements for the period ending 28 February 2009 be received.

8137 BOULTER/TAYLOR

That the Monthly Financial Statements for the period ending 28 February 2009 be received.

CARRIED 8/0

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2008 TO 28 FEBRUARY 2009

<u>Operating</u>	Y-T-D Actual \$	Y-T-D Budget \$	2008/09 Budget \$	Variances Y-T-D Budget to Actual %
Revenues/Sources				
Governance	0	0	0	0%
General Purpose Funding	1,794,973	1,501,936	1,401,342	(20%)
Law, Order, Public Safety	69,962	79,040	118,590	11%
Health	1,596	2,328	3,500	31%
Education and Welfare	0	0	0	0%
Housing	16,684	20,552	30,840	19%
Community Amenities	73,349	51,520	77,300	(42%)
Recreation and Culture	97,844	1,172,775	1,737,303	92%
Transport	7,612,412	4,058,184	6,087,303	(88%)
Economic Services	33,166	40,504	60,763	18%
Other Property and Services	94,152	16,664	25,000	(465%)
	<u>9,794,138</u>	<u>6,943,503</u>	<u>9,541,941</u>	<u>(41%)</u>
(Expenses)/(Applications)				
Governance	(129,618)	(159,660)	(249,905)	19%
General Purpose Funding	(120,768)	(78,062)	(121,378)	(55%)
Law, Order, Public Safety	(167,184)	(113,577)	(202,848)	(47%)
Health	(32,341)	(37,295)	(59,077)	13%
Education and Welfare	(50,542)	(59,666)	(90,865)	15%
Housing	(40,345)	(27,807)	(64,044)	(45%)
Community Amenities	(183,060)	(261,186)	(397,323)	30%
Recreation & Culture	(225,016)	(250,567)	(395,071)	10%
Transport	(332,742)	(436,486)	(1,829,643)	24%
Economic Services	(122,013)	(166,998)	(257,163)	27%
Other Property and Services	75,626	188,208	160,408	60%
	<u>(1,328,002)</u>	<u>(1,403,095)</u>	<u>(3,506,909)</u>	<u>5%</u>
Adjustments for Non-Cash				
(Revenue) and Expenditure				
(Profit)/Loss on Asset Disposals	10,268	0	(7,351)	0%
Depreciation on Assets	993,527	939,153	1,511,621	(6%)
Capital Revenue and (Expenditure)				
Purchase Land and Buildings	(49,698)	(1,611,408)	(2,417,149)	97%
Purchase Infrastructure Assets - Roads	(6,560,686)	(4,035,352)	(6,053,054)	(63%)
Purchase Infrastructure Assets - Parks	(25,021)	(33,472)	(50,210)	25%
Purchase Plant and Equipment	(351,193)	(240,000)	(360,000)	(46%)
Purchase Furniture and Equipment	(12,600)	(12,664)	(19,000)	1%
Proceeds from Disposal of Assets	0	97,328	146,000	100%
Repayment of Debentures	(12,294)	(16,664)	(25,007)	26%
Proceeds from New Debentures	0	206,092	327,896	0%
Depreciation - Plant Reversal	0	0	(103,110)	0%
Accruals	148,503	148,503	148,503	0%
Transfers to Reserves (Restricted Assets)	0	(229,992)	(345,000)	100%
Transfers from Reserves (Restricted Assets)	0	237,365	359,200	100%
 ADD Net Current Assets July 1 B/Fwd	 204,852	 204,852	 0	
LESS Net Current Assets Year to Date	1,389,310	0	0	
 Amount Raised from Rates	 <u>1,422,484</u>	 <u>1,194,149</u>	 <u>(851,629)</u>	

SHIRE OF NANNUP

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2008 TO 31 JANUARY 2009

	2008/09 Actual \$	Brought Forward 01-July-2008 \$
NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	1,534,356	199,851
Cash - Restricted	1,441,745	5,834,475
Cash - Reserves	933,648	923,174
Receivables	400,332	155,952
Inventories	0	0
	<u>4,310,081</u>	<u>7,113,452</u>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<u>(545,378)</u>	<u>(150,951)</u>
	3,764,703	6,962,501
Less: Cash - Reserves - Restricted	(2,375,393)	(6,757,649)
NET CURRENT ASSET POSITION	<u><u>1,389,310</u></u>	<u><u>204,852</u></u>

SHIRE OF NANNUP

STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD 1 JULY 2008 TO 28 FEBRUARY 2009

REPORT ON MATERIAL VARIANCES BETWEEN YEAR TO DATE BUDGET ESTIMATE AND YEAR TO DATE ACTUAL.

All except two of the variances shown in the above named statement of financial activity are outside of the adopted variance of 10%.

The main reason for the variances is that expenditure and income is not occurring as predicted by Officers during the budget development stage. This is due to a number of reasons, the main one being not projecting cashflows throughout the year, i.e. predicting when the budgeted income or expenditure will occur as opposed to having it evenly spread throughout the year.

Other reasons are not receiving a grant for grant dependant expenditure, projects controlled by Advisory Committees, suppliers/contractors not having the capacity to undertake the works within Council's timeframes, altered Council priorities, etc.

Normally this report would highlight the major areas within programs that have variances outside of the adopted variance, however as the majority of the non operating items fall into this category, it is thought that the report would be of no use as it is comparing actual income and expenditure to an inaccurate cashflow budget.

AGENDA NUMBER: 10.9
SUBJECT: Acceptance of Shire of Nannup Annual Report 2007/08
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: ADM 17
AUTHOR: Craig Waddell - Manager Corporate Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 17 March 2009

Attachment: Annual Report 2007/08 is included as a separate document with this agenda.

BACKGROUND:

Section 5.53 (1) of the Local Government Act 1995 stipulates that a Local Government is to prepare an Annual Report for each financial year. Council has delegated (Delegation 10) that task to the Chief Executive Officer and the Annual Report has been provided to Council members under separate cover and formed the basis of the Audit Committee meeting held earlier today.

Section 5.54 (1) stipulates that Council must accept the Annual Report no later than 31 December after the financial year concluded. Section 5.54 (2) states that if the auditor's report is not available in time for the annual report for a financial year to be accepted by 31 December after the financial year, the annual report is to be accepted by the local Government no later than 2 months after the auditor's report becomes available. The auditor's report became available 17 March 2009.

COMMENT:

The Annual Report for the Shire of Nannup for the financial year 2007/08 will be circulated to members prior to the Audit Committee meeting scheduled to be prior to today's Council meeting. The Annual Report contains all statutory information required including the Annual Financial Statements for the year under review and will also form the main document for scrutiny at Council's Annual Electors Meeting.

STATUTORY ENVIRONMENT:

Section 5.54 (1) of the Local Government Act 1995 deals with the acceptance by Council of the Annual Report.

Section 5.27(2) states that a general meeting of electors is to be held on a day selected by the local government, but not more than 56 days after the local government accepts the annual report for the previous financial year. At least 14 days local public notice must be given for the holding of the meeting.

It is proposed to be hold the Annual Electors Meeting at 6.00pm Monday 20 April 2009. This assumes the Annual Report is accepted at today's meeting.

An advertisement has been prepared for the Busselton Margaret River Times informing electors of the proposed timing of the Electors meeting. It will also appear in the Nannup Telegraph. Appropriate notices will be posted throughout the town.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATIONS:

1. That Council accept the Annual Report for the Shire of Nannup for the financial year 2007/08 per section 5.54 (1) of the Local Government Act 1995.
2. That Council hold its Annual Electors Meeting on Monday 20 April 2009 in the Shire Function Room commencing at 6.00 pm.

VOTING REQUIREMENTS:

Absolute Majority decision required for the acceptance of an Annual Report.

8138 PINKERTON/TAYLOR

1. That Council accept the Annual Report for the Shire of Nannup for the financial year 2007/08 per section 5.54 (1) of the Local Government Act 1995.
2. That Council hold its Annual Electors Meeting on Monday 20 April 2009 in the Shire Function Room commencing at 7.00 pm.

CARRIED 8/0

AGENDA NUMBER: 10.10
SUBJECT: Nannup Tigers Football Club Agreement
LOCATION/ADDRESS: Nannup Community Centre
NAME OF APPLICANT: Nannup Tigers Football Club
FILE REFERENCE: REC 2
AUTHOR: Craig Waddell – Manager Corporate Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 13 March 2009

BACKGROUND:

The current agreement between the Nannup Shire Council and the Nannup Tigers Football Club for the use of the Nannup Community Centre expired on 24 February 2009.

COMMENT:

The agreement commenced on 24 February 2000 and was for two years with three one year extensions.

Council last year extended the current agreement as it was recognised that it works relatively well and should remain in place until planning and development issues for the Recreation/Community Centre were finalised. These issues were discussed along with recommendations being made within the Recreation Centre Feasibility Study which was received for advertising at the May 2008 meeting of Council.

Council's Sport, Leisure and Recreation Advisory Committee are continuing to review the Recreation Centre Feasibility Study along with the public comment received, with recommendations to Council from that process yet to be received.

Contact has been made with the secretary of the Nannup Tigers Football Club who has stated that they will continue with this agreement until the newly formed Nannup Sporting Club is in a position to take over this agreement.

Contact has been made with the Chairperson of the newly formed Nannup Sport and Recreation Association who has stated that it is the desire of this club to take over this agreement when they are in a position to do so. This will be dependent upon a number of matters being finalised, however it should be in about three months time.

The recommendation to this item is to extend the current arrangements with the Nannup Tigers Football Club for a further 12 month period. This will allow the newly formed Nannup Sport and Recreation Association ample time to be in a position to take over this agreement. When they are ready, Council will be able

to negotiate with them to formalise an agreement over the use of the Community Centre and cease the agreement with the Nannup Tigers Football Club.

STATUTORY ENVIRONMENT: Local Government Act 1995.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council consent to an extension of the agreement between the Nannup Shire Council and the Nannup Tigers Football Club over the use of the Community Centre for a further 12 month period commencing 25 February 2009 and concluding on 24 February 2010.

8139 DEAN/BOULTER

That Council consent to an extension of the agreement between the Nannup Shire Council and the Nannup Tigers Football Club over the use of the Community Centre for a further 12 month period commencing 25 February 2009 and concluding on 24 February 2010.

CARRIED 8/0

AGENDA NUMBER: 10.11
SUBJECT: Nannup Community Kindergarten Memorandum of Understanding
LOCATION/ADDRESS: Corner Grange Rd and Adam St.
NAME OF APPLICANT: Nannup Community Kindergarten
FILE REFERENCE: BLD 11
AUTHOR: Craig Waddell – Manager Corporate Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 16 March 2009

Attachment: Nannup Community Kindergarten Memorandum of Understanding

BACKGROUND:

The current Memorandum of Understanding (MOU) between the Nannup Shire Council and the Nannup Community Kindergarten (copy attached) for the use of the building located on Reserve 29142, Corner Grange Rd and Adam St has been in place since June 2000.

It contains a clause whereby it is reviewed annually on its anniversary.

COMMENT:

One of the primary reasons that the MOU was entered into with the Nannup Community Kindergarten was to give it some degree of continuity of occupation of the premises with an understanding of both Council's and their responsibilities associated with the maintenance of the building and grounds.

Contact has been made with the Chairperson of the Nannup Community Kindergarten who has stated that their organisation is happy to continue with the MOU as it currently stands. From an officer point of view, the MOU arrangement appears to work well. There are no known reasons why the extension should not be invoked.

If the tenancy of the premises changes in the future due to any outcome from the Children's and Families Facilities Feasibility Report, then appropriate negotiations will be entered into with the parties involved to ensure that an agreement of some description is in place.

As the MOU is structured, both parties must agree to the extension on an annual basis. The recommendation to this item includes the granting of a delegation of authority to the Chief Executive Officer to agree to future extensions of the MOU within the terms and conditions of the existing MOU. If the Nannup Community Kindergarten as part of their request for an extension requests any changes to the lease, then the approval of Council shall be sought for the extension.

STATUTORY ENVIRONMENT: Local Government Act 1995.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATIONS:

1. That Council extend the Memorandum of Understanding between the Nannup Shire Council and the Nannup Community Kindergarten for the use of the building located on Reserve 29142, Corner Grange Rd and Adam St for a further 12 month period commencing 20 February 2009 and concluding on 19 February 2010.
2. That Council delegate authority to the Chief Executive Officer to agree to future extensions of the Memorandum of Understanding between the Nannup Shire Council and the Nannup Community Kindergarten for the use of the building located on Reserve 29142, Corner Grange Rd and Adam St within the terms and conditions of the existing Memorandum of Understanding. If the Nannup Community Kindergarten as part of their request for extension requests any changes to the lease, then the approval of Council shall be sought for the extension.

VOTING REQUIREMENTS:

Absolute majority decision required for delegation of authority.

8140 CAMARRI/PINKERTON

1. That Council extend the Memorandum of Understanding between the Nannup Shire Council and the Nannup Community Kindergarten for the use of the building located on Reserve 29142, Corner Grange Rd and Adam St for a further 12 month period commencing 20 February 2009 and concluding on 19 February 2010.

CARRIED 8/0

8141 TAYLOR/PINKERTON

2. That Council delegate authority to the Chief Executive Officer to agree to future extensions of the Memorandum of Understanding between the Nannup Shire Council and the Nannup Community Kindergarten for the use of the building located on Reserve 29142, Corner Grange Rd and Adam St within the terms and conditions of the existing Memorandum of Understanding. If the Nannup Community Kindergarten as part of their request for extension requests any changes to the lease, then the approval of Council shall be sought for the extension.

CARRIED 8/0

2009 MEMORANDUM OF UNDERSTANDING SHIRE OF NANNUP AND NANNUP COMMUNITY KINDERGARTEN INC.

This Memorandum of Understanding between the Shire of Nannup and the Nannup Community Kindergarten Inc. acknowledges the use of portion of Civic Centre Reserve 29142, corner Grange Road & Adam Street, Nannup, by the Nannup Community Kindergarten Inc. for the purposes of providing a pre-compulsory education service. This Memorandum of Understanding shall be reviewed annually on its anniversary in terms of the on-going tenancy and the obligations of the parties.

The obligations of the parties shall be as follows:

Shire of Nannup

- To permit the centre to be used for the purpose of pre-compulsory education.
- To maintain the building by providing generally painting, both internal and external, upkeep and replacement of roof guttering, pest control (to be undertaken as required at the commencement of the Xmas holidays), glazing, plumbing and electrical maintenance services as well as maintaining the car park and fencing.
- To maintain the grounds of the centre by ensuring adequate operation of the reticulation system, weeding, mowing, including edging and line trimming around all buildings as required. Mowing is to be undertaken on average once every 3 weeks depending on the season, and is to be undertaken where possible on a Monday when the premises are not in use.
- To provide building insurance.
- Agree to the use of the building by other organisations as approved by the Shire and the Community Kindergarten Management Committee.
- To pay water charges associated with the property.

Nannup Pre-School

- To provide contents insurance.
- To provide public liability insurance not less than \$5,000,000.
- To supply and maintain all playground equipment.
- To pay for all utilities consumed on site, aside from water charges.
- Any upgrade of internal fittings/fixtures following Council approval.
- Any further maintenance of the grounds beyond that provided by Council to be the responsibility of the Nannup Community Kindergarten Inc.

Chief Executive Officer
Shire of Nannup
Date: _____

Chairperson
Nannup Community Kindergarten Inc.
Date: _____

AGENDA NUMBER: 10.12
SUBJECT: Rating Methodology
LOCATION/ADDRESS: Nannup
NAME OF APPLICANT:
FILE REFERENCE: FNC 9
AUTHOR: Craig Waddell – Manager Corporate Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 17 March 2009

Attachment: Minutes Rates Committee meeting 17 March 2009

BACKGROUND:

Council at its December 2008 meeting resolved in part:

that Council examine the mix of rateable land, looking at future needs for orderly development of agriculture and land use:

- (a) Rating issues,
- (b) Retaining agricultural status in terms of suitable land and land use.
- (c) Where land is not suitable for agriculture – what other uses can be considered – lifestyle, development of multi-purpose areas.
- (d) Mix with urban areas.
- (e) What other models are available?

And that this be considered at an information session in March 2009.

Council further requested at the February 2009 information session that a meeting of the Rating Committee comprising the whole of Council be arranged to discuss this matter.

COMMENT:

A meeting was arranged for the Rates Committee dated 17 March 2009 to discuss this matter. The attached minutes from this meeting contains one recommendation to Council as follows:

That Council not have differential rating categories, leaving only a general Unimproved Valuation rate in the dollar and a general Gross Rental Valuation rate in the dollar for the 2009/10 financial year.

This resolution was passed after detailed discussion over the possibility of having a differential rate for properties used for primary production, and other land use types.

STATUTORY ENVIRONMENT:

Local Government Act 1995.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

Dependant upon the differential rates in the dollar adopted by Council through the budgeting process.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

Council adopt the following rating model for implementation in the 2009/10 financial year:

GROSS RENTAL VALUATION: General

UNIMPROVED VALUATION: Rural

8142 TAYLOR/PINKERTON

Council adopt the following rating model for implementation in the 2009/10 financial year:

GROSS RENTAL VALUATION: Town Site and Special Rural

UNIMPROVED VALUATION: Rural

CARRIED 8/0

MINUTES

Rating Sub Committee

Minutes of a meeting of the
Shire of Nannup Rates Committee Meeting
held at 1.12pm on Tuesday 17 2009
in Council Chambers

1. OPENING

The Chairperson declared the meeting open at 1.12pm.

2. ATTENDANCE & APOLOGIES

Crs Dunnet, Pinkerton, Bird, Boulter, Dean, Camarri, Taylor, and, C Waddell.

3. APOLOGIES

Cr Lorkiewicz

4. BUSINESS OF THE MEETING

4.1 Council resolved at it's December 2008 meeting as follows:

that Council examine the mix of rateable land, looking at future needs for orderly development of agriculture and land use:

- (a) Rating issues,
- (b) Retaining agricultural status in terms of suitable land and land use.
- (c) Where land is not suitable for agriculture – what other uses can be considered – lifestyle, development of multi-purpose areas.
- (d) Mix with urban areas.
- (e) What other models are available?

And that this be considered at an information session in March 2009.

4.2 Discussion on rating methodology for the 2009/10 financial year.

TAYLOR/BIRD

That Council not have differential rating categories, leaving only a general Unimproved Valuation rate in the dollar and a general Gross Rental Valuation rate in the dollar for the 2009/10 financial year.

CARRIED 7/0

5. NEXT MEETING

There will be no further need for another meeting of this committee.

6. CLOSURE

There being no further business to discuss the Chairman declared the meeting closed at 1.59pm.

AGENDA NUMBER: 10.13
SUBJECT: Accounts for Payment
LOCATION/ADDRESS: Nannup Shire
FILE REFERENCE: FNC 8
AUTHOR: Tracie Bishop – Administration Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 18 March 2009

Attachment: Schedule of Accounts for Payment.

COMMENT:

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

Municipal Account

Accounts Paid By EFT EFT 541 – 595	\$ 693,688.57
Accounts Paid By Cheque Vouchers 17297 - 17391	\$ 135,703.76
Direct Debits Vouchers 99119 - 99121	\$ 19,388.00

Trust Account

Accounts Paid By EFT EFT 563	\$ 46,242.24
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STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulation 13

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

As indicated in the Schedule of Accounts for Payment.

STRATEGIC IMPLICATIONS: Nil.

Signed:

Dated 23 April 2009

RECOMMENDATION:

That the List of Accounts for Payment for the Nannup Shire Municipal Account fund totalling \$895,022.57 in the attached schedule be accepted.

8143 LORKIEWICZ/BIRD

That the List of Accounts for Payment for the Nannup Shire Municipal Account fund totalling \$895,022.57 in the attached schedule be accepted.

CARRIED 8/0

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

(A) OFFICERS

8144 DEAN/TAYLOR

That Council accept the following as new business of an urgent nature Introduced by permission of the meeting:

11.A (1) Modification to boundary setback and construction of a retaining wall

CARRIED 8/0

**SCHEDULE OF ACCOUNTS PAYABLE
SHIRE OF NANNUP
SUBMITTED TO COUNCILS MARCH 2009 MEETING**

Chq/EFT Name	Description	Amount
MUNICIPAL ACCOUNT		
EFT		
EFT541 WITCHCLIFFE FARM SERVICE	RECOVERABLE EXPENSE - NANNUP GOLF CLUB	\$ 5,210.70
EFT542 LOOSE GOOSE CHALETs	SHIRE DEPOT CHRISTMAS PARTY	\$ 450.00
EFT543 PETER RUSSELL	TILE SHIRE DEPOT	\$ 2,108.72
EFT544 NANNUP SURVEYS	MOWEN ROAD CONSTRUCTION PROJECT	\$ 13,268.75
EFT545 COURIER AUSTRALIA	FREIGHT CHARGES	\$ 38.77
EFT546 ROB PAULL AND ASSOCIATES	PROFESSIONAL SERVICES RENDERED JANUARY 2009	\$ 3,280.75
EFT547 WITCHCLIFFE FARM SERVICE	SUNDRY SUPPLIES	\$ 228.41
EFT548 NANNUP SURVEYS	CONTRACT SURVEY WORK - RIVER ROAD	\$ 1,008.50
EFT549 COPPIN ROCK CARTAGE	TRUCK HIRE	\$ 13,242.70
EFT550 BOC LIMITED	GAS EXPENSES	\$ 158.27
EFT551 COURIER AUSTRALIA	FREIGHT CHARGES	\$ 205.60
EFT552 CIVI TEST SOU WEST	SUPERVISION - MOWEN RD	\$ 22,682.00
EFT553 CORPORATE EXPRESS	STATIONERY SUPPLIES	\$ 214.50
EFT554 D & J MILLER (DO YOUR BLOCK CONTRACTING)	WATER CARTAGE	\$ 16,500.00
EFT555 INSIGHT CCS PTY LTD	MONTHLY SERVICE FEE	\$ 76.78
EFT556 METAL ARTWORK CREATIONS	DESK NAME PLATE	\$ 15.95
EFT557 LGIS WORKCARE	INSURANCE FOR 08/09	\$ 9,284.00
EFT558 NANNUP HARDWARE & AGENCIES	HARDWARE SUPPLIES	\$ 5,037.65
EFT559 NANNUP TELECENTRE	SHIRE NOTES	\$ 341.00
EFT560 SW PRECISION PRINT	BUSINESS CARDS	\$ 993.00
EFT561 WESTRAC EQUIPMENT	PLANT REPAIR	\$ 652.86
EFT562 WORTHY CONTRACTING	GRAVEL AGG ROAD	\$ 58,645.40
EFT564 WADIFARM CONSULTANCY SERVICES	FINANCE & ADMIN ASSISTANCE	\$ 1,234.00
EFT565 GL HAPP PTY LTD	FUEL EXPENSES	\$ 7,888.58
EFT566 WA LOCAL GOVERNMENT SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	\$ 5,688.97
EFT567 WA LOCAL GOVERNMENT SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	\$ 11,025.92
EFT568 PICTON TYRE CENTRE PTY LTD	SUNDRY SUPPLIES	\$ 1,156.00
EFT569 BRIDGETOWN MEDICAL GROUP	MEDICAL EXPENSES	\$ 88.00
EFT570 COURIER AUSTRALIA	FREIGHT CHARGES	\$ 58.22
EFT571 GREG MADER EARTHWORKS	SIX MILE RD GRAVEL	\$ 53,042.55
EFT572 THE PAPER COMPANY OF AUSTRALIA PTY LTD	STATIONERY SUPPLIES	\$ 171.60
EFT573 SOUTH WEST RUBBER STAMPS	STATIONERY SUPPLIES	\$ 47.31
EFT574 CRAIGE WADDELL	REIMBURSEMENT OF EXPENSES	\$ 147.25
EFT575 ROB PAULL AND ASSOCIATES	PROFESSIONAL SERVICES - TOWN PLANNING	\$ 7,243.50
EFT576 NANNUP SURVEYS	SURVEYING MOWEN RD	\$ 8,731.25
EFT577 NANNUP ELECTRICAL	ELECTRICAL WORKS	\$ 247.50
EFT578 LEEUWIN CIVIL PTY LTD	HIRE OF LABOUR AND PLANTS	\$ 319,809.05
EFT579 JP REPAIRS	REPAIR GRADER TYRE	\$ 18.00
EFT580 COPPIN ROCK CARTAGE	CARTAGE	\$ 5,537.40
EFT581 SAFEROADS PTY LTD	SAFETY EQUIPMENT	\$ 368.50
EFT582 PROJECT INDUSTRIES	SUNDRY SUPPLIES	\$ 55.22
EFT583 NANNUP SKIP BINS	SKIP BINS SERVICE	\$ 540.00
EFT584 ARROW BRONZE	BRONZE PLAQUE	\$ 152.40
EFT585 SHANE COLLIE	REIMBURSEMENT OF EXPENSES	\$ 431.21
EFT586 CEMEX AUSTRALIA PTY LTD	7MM SEALING AGGREGATE	\$ 3,287.76
EFT587 LANDGATE	RATING QUERIES	\$ 15.00
EFT588 D & J MILLER (DO YOUR BLOCK CONTRACTING)	WATER CARTAGE	\$ 16,720.00
EFT589 GL HAPP PTY LTD	FUEL EXPENSES	\$ 445.87
EFT590 WAYNE G H JOLLEY	REIMBURSEMENT OF EXPENSES	\$ 150.00
EFT591 MALATESTA ROAD PAVING	BITUMEN PRODUCTS	\$ 14,524.17
EFT592 GREG MADER EARTHWORKS	6 MILE GRAVEL PIT WORKS	\$ 71,089.70
EFT593 VASSE EXPRESS COURIER	FREIGHT CHARGES	\$ 11.00
EFT594 WORTHY CONTRACTING	1 MONTHS CONTRACT NWF	\$ 9,463.33
EFT595 WADIFARM CONSULTANCY SERVICES	CONSULTANCY SERVICES	\$ 661.00
TOTAL MUNICIPAL EFT PAYMENTS		\$ 693,688.57
CHEQUE PAYMENTS		
17297 LONGY'S LAWN MOWING & HANDYMAN SERVICE	GARDEN MAINTENANCE	\$ 50.00
17298 A LOGVYN	SKIP BINS FOR JANUARY	\$ 180.00
17299 K & C HARPER	SUNDRY MAINTENANCE WORK	\$ 707.30
17300 DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	\$ 57.00
17301 SYNERGY	ELECTRICITY EXPENSES	\$ 712.75
17302 B.J. & F.H. TOMAS	OVAL MAINTENANCE	\$ 110.00
17303 WORK CLOBBER	SAFETY WEAR	\$ 37.50
17304 GEOGRAPHE FORD PTY LTD	VEHICLE SERVICE	\$ 459.28
17305 HOWARD PORTER	SUNDRY SUPPLIES	\$ 357.50

SCHEDULE OF ACCOUNTS PAYABLE
SHIRE OF NANNUP
SUBMITTED TO COUNCILS MARCH 2009 MEETING

Chq/EFT	Name	Description	Amount
17306	B & B STREET SWEEPING PTY LTD	HIRE OF EQUIPMENT	\$ 3,503.50
17307	DEL-RAY CANVAS AUSTRALIA	SHADE SPAN STRUCTURES	\$ 13,134.00
17308	BICYCLE VICTORIA	SHIRE CONTRIBUTION TO GREAT ESCAPE	\$ 3,300.00
17309	J BLACKWOOD & SON LIMITED	CLEANING SUPPLIES	\$ 41.91
17310	STEPHEN WINFIELD	REIMBURSEMENT OF EXPENSES	\$ 309.00
17311	TONY MARTYN	REPLACE TIMBERDECKING	\$ 301.96
17312	NANNUP ARTS COUNCIL	REFUND OF HIRE	\$ 75.00
17313	BUNNINGS- BUSSELTON	SUNDRY SUPPLIES	\$ 300.00
17314	BOSS BUSINESS PRINT	95 A1 BLACK AND WHITE PLAN COPY	\$ 261.25
17315	BOSS OFFICE NATIONAL	A1 B/W PHOTOCOPYING	\$ 307.25
17316	BDA TREELOPPING SERVICE	REMOVAL OF 2 PINE TREES	\$ 5,720.00
17317	BRISKLEEN SUPPLIES	CLEANING SUPPLIES	\$ 361.46
17318	DEPARTMENT OF SPORT AND RECREATION	RECREATION CENTRE EXPENSES	\$ 2,181.30
17319	THE GOOD FOOD SHOP	REFRESHMENTS	\$ 133.80
17320	MANSELL PTY LTD	PREPARATION OF REPORT ON WALGGC	\$ 2,657.73
17321	JEM TRUCK SALES	SUNDRY SPARE PARTS	\$ 172.46
17322	KD POWER SALES & SERVICE	PLANT REPAIR	\$ 418.40
17323	MUIRS MANJIMUP	SUNDRY SPARE PARTS	\$ 168.65
17324	NANNUP NEWSAGENCY	POSTAGE AND STATIONARY	\$ 1,347.79
17325	NANNUP EZIWAY SELF SERVICE STORE	REFRESHMENTS AND CLEANING	\$ 622.04
17326	NANNUP STATE EMERGENCY SERVICE	FESA OPERATING GRANT 2008/09	\$ 14,045.00
17327	PRESTIGE PRODUCTS	CLEANING PRODUCTS	\$ 763.40
17328	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	\$ 260.90
17329	SYNERGY	ELECTRICITY EXPENSES - SHIRE DEPOT	\$ 340.40
17330	SUGAR MOUNTAIN ELECTRICAL SERVICES	SUNDRY MAINTENANCE WORK	\$ 651.70
17331	STEWART & HEATON CLOTHING CO. PTY LTD	BFB UNIFORM - NANNUP BROOK VFBF	\$ 448.05
17332	WALGA	JAN 09 MARKET FORCE ADVERTISING	\$ 2,000.09
17333	YALLINGUP MOTOR & MARINE UPHOLSTERY	SUNDRY SUPPLIES	\$ 3,909.99
17334	CLASSIC CONVEYANCING	RATES REFUND	\$ 535.05
17335	CONVEYENCING SOUTH WEST	RATES REFUND	\$ 146.03
17336	AMP LIFE LTD	SUPERANNUATION CONTRIBUTIONS	\$ 498.77
17337	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 205.41
17338	WESTSCHEME	SUPERANNUATION CONTRIBUTIONS	\$ 135.96
17339	NORWICH UNION SUPERANNUATION TRUST	SUPERANNUATION CONTRIBUTIONS	\$ 86.48
17340	COMMONWEALTH SUPER SELECT	SUPERANNUATION CONTRIBUTIONS	\$ 138.99
17341	IIML ACF IPS APPLICATION TRUST	SUPERANNUATION CONTRIBUTIONS	\$ 151.20
17342	HOSTPLUS EXECUTIVE	SUPERANNUATION CONTRIBUTIONS	\$ 52.91
17343	SHIRE OF NANNUP	SUPERANNUATION CONTRIBUTIONS	\$ 50.00
17344	AMP LIFE LTD	SUPERANNUATION CONTRIBUTIONS	\$ 894.39
17345	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	\$ 390.98
17346	WESTSCHEME	SUPERANNUATION CONTRIBUTIONS	\$ 276.23
17347	NORWICH UNION SUPERANNUATION TRUST	SUPERANNUATION CONTRIBUTIONS	\$ 293.12
17348	COMMONWEALTH SUPER SELECT	SUPERANNUATION CONTRIBUTIONS	\$ 314.32
17349	IIML ACF IPS APPLICATION TRUST	SUPERANNUATION CONTRIBUTIONS	\$ 302.40
17350	SHIRE OF NANNUP	PAYROLL DEDUCTIONS	\$ 260.00
17351	DEPARTMENT OF TREASURY AND FINANCE	BUILDING INDUSTRY DEVELOPMENT SEMINAR	\$ 88.00
17352	AUS RECORD	STATIONERY SUPPLIES	\$ 34.74
17353	REPCO PTY LTD	SUNDRY SUPPLIES	\$ 1,083.12
17354	BUNNINGS- BUSSELTON	SUNDRY SUPPLIES	\$ 21.66
17355	BELL FIRE EQUIPMENT	SERVICE OF FIRE EQUIPMENT AT ALL VFBFS	\$ 382.54
17356	BUSSELTON PEST & WEED CONTROL	TERMITE TREATMENT ON 12 BRIDGES	\$ 4,224.00
17357	CJD EQUIPMENT PTY. LTD.	SUNDRY SUPPLIES	\$ 21.64
17358	K & C HARPER	MAINTENANCE ON COUNCIL HOUSE	\$ 1,548.80
17359	NANNUP HANDY FOODS	FUELS AND REFRESHMENTS	\$ 594.76
17360	NANNUP LIQUOR STORE	REFRESHMENTS	\$ 325.91
17361	PROTECTOR ALSAFE	SAFETY EQUIPMENT	\$ 210.89
17362	SHIRE OF MANJIMUP	IT SERVICES	\$ 577.50
17363	THE SALVATION ARMY	SUNDRY SUPPLIES	\$ 66.00
17364	VOGUE FURNITURE	2 OFFICE DESKS	\$ 1,064.00
17365	VAN DIEMEN QUALITY BULBS	TULIP BULBS	\$ 6,086.30
17366	WARREN BLACKWOOD WASTE	240 LT BIN	\$ 82.51
17367	CHRIS WILLIAMSON	TOTEM POLES AT FORESHORE PARK	\$ 4,884.00
17368	EKOLOGICA PTY LTD	RARE FLORA AND VEGETATION SURVEY	\$ 1,430.00
17369	AUSTRALIAN POST	POST BOX RENTAL;	\$ 75.00
17370	WILTON'S BISTRO	COUNCIL DINNER 26/02/09	\$ 392.00
17371	AUSTRALIAN RED CROSS	VICTORIAN BUSHFIRES DONATION	\$ 1,200.00
17372	BCA ILLUSTRATED	SUBSCRIPTION TO BCA ILLUSTRATED VOLUME 1 & 2	\$ 275.00
17373	BUNNINGS- BUSSELTON	PLANT SEEDLINGS	\$ 122.95
17374	CHAMP PTY LTD (COMSOFT)	LMSI SUBSCRIPTION 29/2/09 - 29/02/10	\$ 990.00

**SCHEDULE OF ACCOUNTS PAYABLE
SHIRE OF NANNUP
SUBMITTED TO COUNCILS MARCH 2009 MEETING**

Chq/EFT	Name	Description	Amount
17375	KD POWER SALES & SERVICE	PLANT REPAIR	\$ 417.00
17376	K & C HARPER	SUNDRY MAINTENANCE WORK	\$ 1,400.30
17377	MJ LINDSAY & CO	CONTRACT LABOUR HIRE	\$ 1,855.00
17378	MANJIMUP MOTORS PTY LTD	SUNDRY SUPPLIES	\$ 57.49
17379	MYERS EQUESTRIAN AND AGRICULTURAL SERVICES	SUNDRY MAINTENANCE WORK	\$ 99.00
17380	NANNUP NEWSAGENCY	POSTAGE & STATIONERY	\$ 415.51
17381	NANNUP LIQUOR STORE	REFRESHMENTS	\$ 65.99
17382	PROTECTOR ALSAFE	SAFETY EQUIPMENT	\$ 601.70
17383	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRARION	\$ 57.00
17384	RECORDS MAINTENANCE AND STORAGE	DESTRUCTION OF CONFIDENTIAL ARCHIVED BOXES	\$ 257.40
17385	GT BRAKE & CLUTCH REPAIRS	VEHICLE MAINTENANCE	\$ 992.50
17386	SYNERGY	ELECTRICITY EXPENSES	\$ 3,113.60
17387	SUGAR MOUNTAIN ELECTRICAL SERVICES	MAINTENANCE WORK - DEPOT	\$ 368.45
17388	STEWART & HEATON CLOTHING CO. PTY LTD	SAFETY WEAR - NANNUP BROOK VBFB	\$ 137.41
17389	TELSTRA	TELEPHONE EXPENSES	\$ 808.91
17390	WML CONSULTANTS	MOWEN RD PROJECT MANAGEMENT	\$ 29,423.90
17391	WARREN BLACKWOOD WASTE	WASTE CONTRACT	\$ 4,730.68
TOTAL MUNICIPAL CHEQUE PAYMENTS			\$ 135,703.76

DIRECT DEBITS

99119	BP AUSTRALIA	FUEL EXPENSES	\$ 17,627.32
99120	CALTEX AUSTRALIA	FUEL EXPENSES	\$ 1,640.79
99121	WESTNET	INTERNET EXPENSES	\$ 119.89
TOTAL MUNICIPAL DIRECT CREDITS			\$ 19,388.00

TRUST ACCOUNT

EFT PAYMENTS

EFT563	QUESTUS AGRIPROJECTS PTY LTD	REFUND FOR BOND FOR WHITE ROAD SUBDIVISON	\$ 46,242.24
TOTAL TRUST PAYMENTS			\$ 46,242.24

TOTAL MUNICIPAL PAYMENTS:	\$ 848,780.33
TOTAL TRUST PAYMENTS:	\$ 46,242.24
TOTAL PAYMENTS FOR PERIOD:	\$ 895,022.57

AGENDA NUMBER: 11.A.1
SUBJECT: Modification to boundary setback and construction of a retaining wall
LOCATION/ADDRESS: Lot 107 Hitchcock Drive, Nannup
NAME OF APPLICANT: Ms Melanie Buckley
FILE REFERENCE: A 1551
AUTHOR: Manager Development Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 24 March 2009

Attachments: 1. Location Plan.
2. Site Plan.
3. Photographs of site

BACKGROUND:

At the Council meeting of 26 February, 2009 Council resolved to initiate for advertising purposes, a draft *Local Planning Policy - Cut and Fill/Retaining Wall Policy*. The advertising of the policy has closed and to date, no submissions have been received. It is anticipated that the draft policy will be referred to Council for consideration at its April meeting with the recommendation to support the Policy, including staff delegations are anticipated.

As the Policy has not been considered, the application associated with lot 107 is referred to Council for determination.

COMMENT:

The land owner is seeking Council approval to achieve a reduced boundary set back (to adjoining Lot 106) through the erection of a limestone retaining wall. The retaining wall has a maximum height of 2.6m for a distance of 49m to Lot 106. A review of the application and site inspection reveal that the proposed cut and fill and a limestone retaining wall would impact upon the adjoining land (Lot 106). The owner of Lot 106 has signed the plans of the retaining wall and appears to accept the proposal. A discussion with the owner of Lot 106 and Shire Staff confirms their acceptance.

Although the reference on the plans by the adjoining land owner does not comply with the specific 'notification' requirements of the Residential Design Codes ('R Codes') whereby a property owner comment form must be signed, it is clear that the owner of Lot 6 does not oppose the construction of the limestone retaining wall.

In this regard, the proposal is supported, however it is appropriate that some assessment against the draft *Local Planning Policy - Cut and Fill/Retaining Wall Policy* be undertaken.

As noted in "Policy Implications" of this Report, the variance against the policy is relatively minor and not enough to recommend refusal.

Due to the need for compliance with the property owner comment form of the R Codes, the Shire is not in a position to recommend approval to the Council. Instead, it is recommended that the matter be delegated to staff to determine subject to:

- addressing the provisions of the Residential Design Codes ('R Codes');
- receiving the property owner comment form as per the R Codes;
- addressing drainage from Lot 107; and
- being satisfied that the proposed wall and drainage is totally within Lot 107.

STATUTORY ENVIRONMENT:

The setback calculation for a wall height of 2.6m under Clause 6.3.3 of the R Codes is 1.5m.

6.3.3

Setback of retaining walls

P3 Retaining walls designed or setback to minimise the impact on adjoining properties.

A3 Retaining walls setback from common boundaries in accordance with the setback provisions of table 1, tables 2a and 2b, and figure 3.

Where this cannot be achieved, Performance Measure P3 of 6.3.3 must be achieved.

As noted, the adjoining landowner does not object to the maximum wall height of 2.6 for the full length of the 49m boundary. One aspect that Council needs to be satisfied with is that the drainage from the land to the adjoining property does not cause nuisance.

It is appropriate that suitable drainage be established within the boundary of Lot 107 that drains away from Lot 106 to the drainage infrastructure in the road reserve to the Shire's requirements. In addition, the wall and any drainage should be entirely on Lot 107. In this regard, a survey may need to be provided by the land owner.

POLICY IMPLICATIONS:

The draft *Local Planning Policy - Cut and Fill/Retaining Wall Policy* is yet to be considered by Council and in this regard, limited weight should be placed upon it as it is not an endorsed document.

However it does provide some guidance as to the desire of Council to achieve guidance for the Shire and the community in relation to development standards

for cut and fill as well as retaining walls. In this regard, the proposal differs from the draft policy in relation to wall height and retaining wall finish. The proposal is some 200mm above the recommended 2.4m and the finish of the block work is limestone. It is considered that the immediate impact on the height would be on the adjoining neighbour – and no objection has been offered.

In relation to the finish of the retaining wall, the issue of using limestone as a building material in the 'Hines Subdivision' is that the original 'Subdivision Guide Plan' (July 2006) for this subdivision included the following provision:

"5. Retaining walls will be required to be installed by the subdivider and are to be constructed and located so as to minimise visual impact. Local materials such as gravel (not limestone) are strongly recommended."

However, as noted from the photographs attached to this Report the applicant has commenced the development of the limestone wall. It is the opinion of the officer that limestone is not as obtrusive as the original "Subdivision Guide Plan" suggests. In addition, over time a dwelling will eventually be located on Lot 6 which will to some extent, limit the impact of the wall.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council delegate to the Chief Executive Officer or his subordinate authority to determine the reduced boundary set back (to adjoining Lot 106) through the erection of a limestone retaining wall in accordance with plans submitted with the Application for Planning Approval dated 25 February, 2009 subject to:

- addressing the provisions of the Residential Design Codes ('R Codes');
- receiving the property owner comment form as per the R Codes;
- addressing drainage from Lot 7; and
- being satisfied that the proposed wall and drainage is totally with Lot 107.

8145 TAYLOR/DEAN

That Council delegate to the Chief Executive Officer or his subordinate authority to determine the reduced boundary set back (to adjoining Lot 106) through the erection of a limestone retaining wall in accordance with plans submitted with the Application for Planning Approval dated 25 February, 2009 subject to:

- addressing the provisions of the Residential Design Codes ('R Codes');
- receiving the property owner comment form as per the R Codes;
- addressing drainage from Lot 107;

- being satisfied that the proposed wall and drainage is totally with Lot 107;

and including the following condition and footnote in any Planning Approval issued:

The retaining wall shall be of a finish that has dark earthy tones in accordance with a colour code or colour chart that is endorsed with this Planning Approval to the satisfaction of the Manager, Development Services. Such information is to be provided prior to the issue of a Building License.

Foot note:

With respect to condition <>, Council is seeking to ensure that the colour finish of the retaining wall is one that does not impose on the immediate locality and over the adjoining Lot 106. In this regard, the Council is seeking to ensure that the finish of the retaining wall is in dark, earthy tones and not limestone in colour. Examples of colours that are acceptable would include Dulux*:

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

as per the attached colour chart.

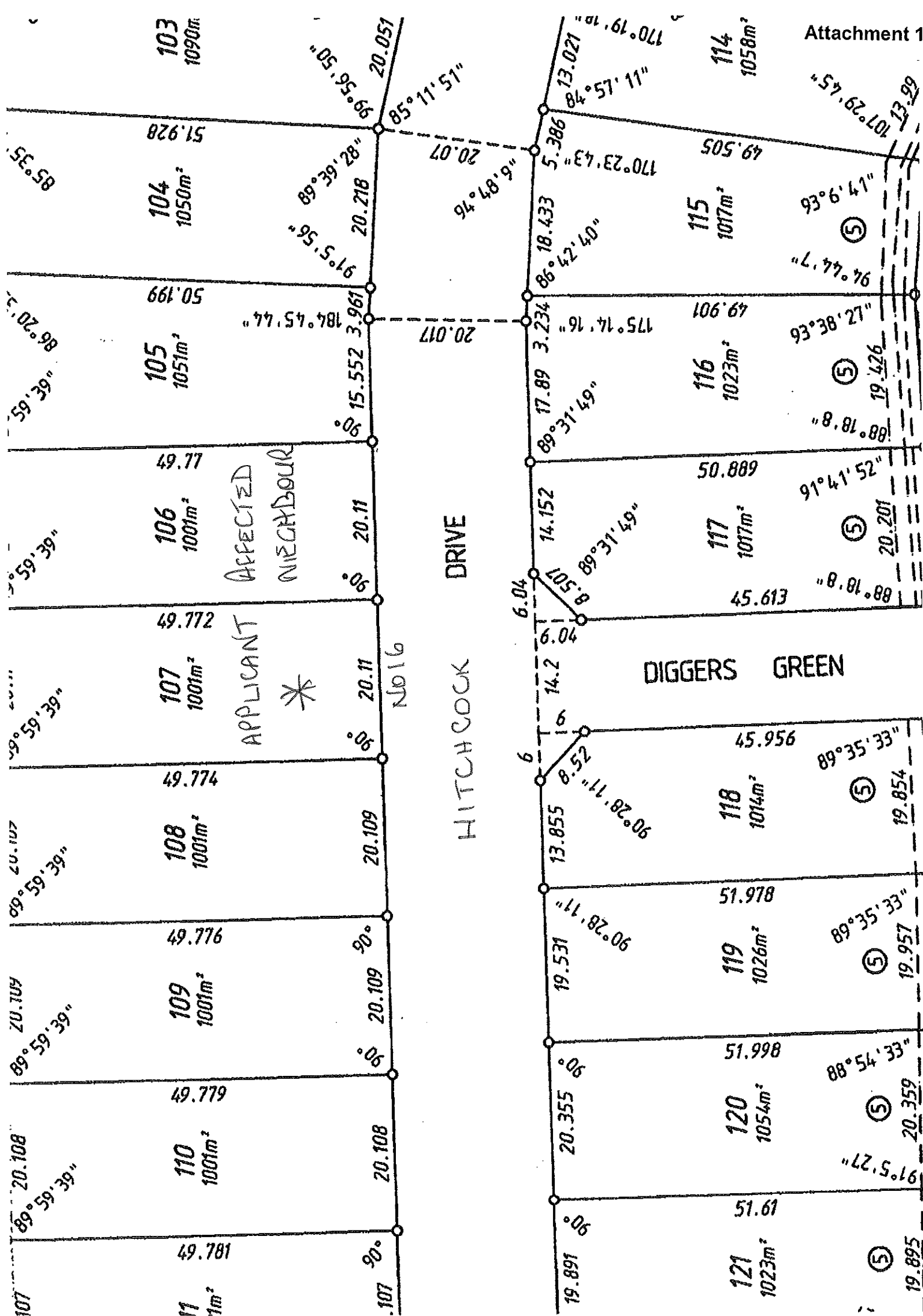
Other colours may also be acceptable and in this regard, it is recommended that you closely liaise with the Manager, Development Services.

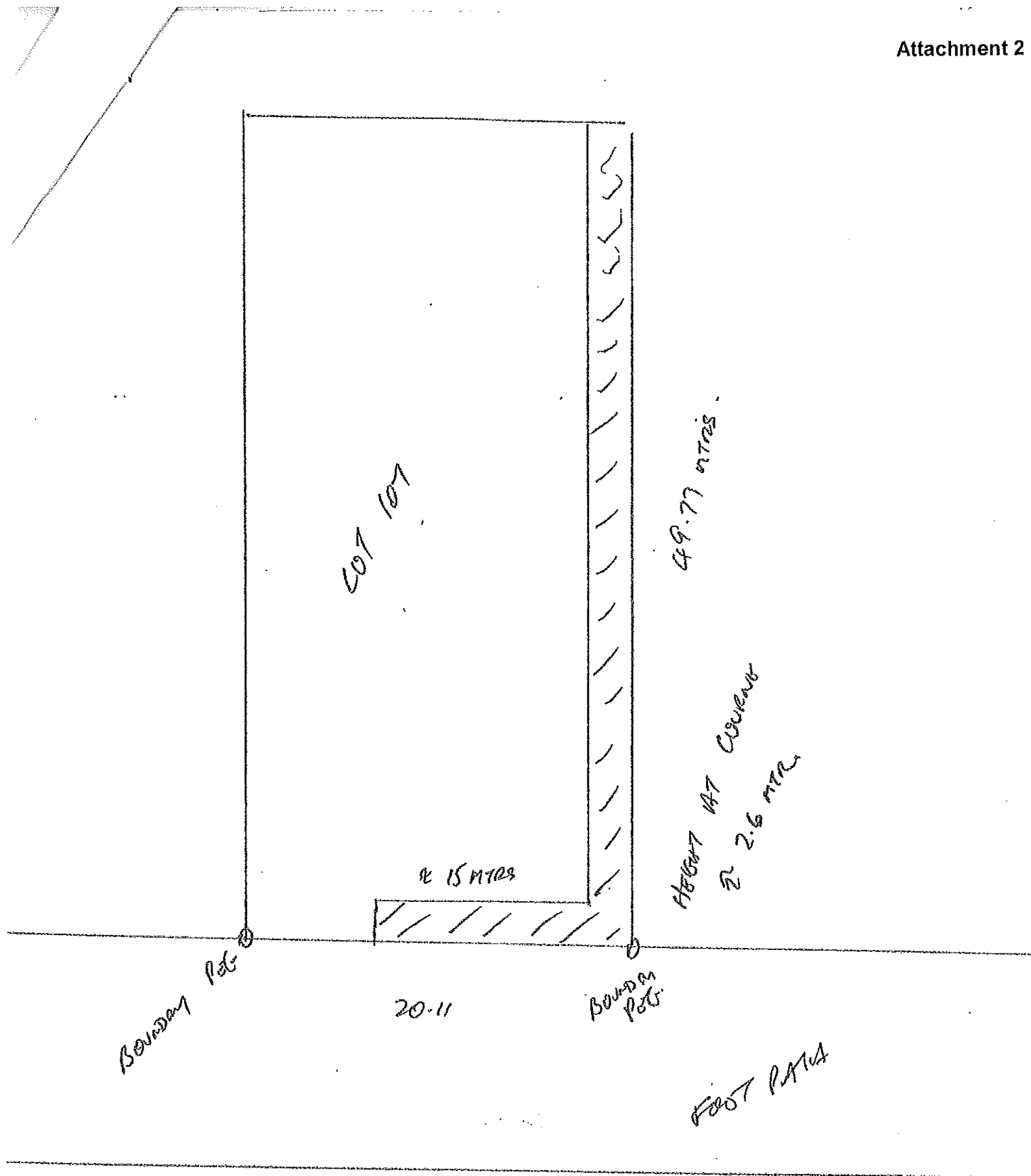
* Dulux is a Registered Trademark

CARRIED 8/0

(B) ELECTED MEMBERS

Nil.

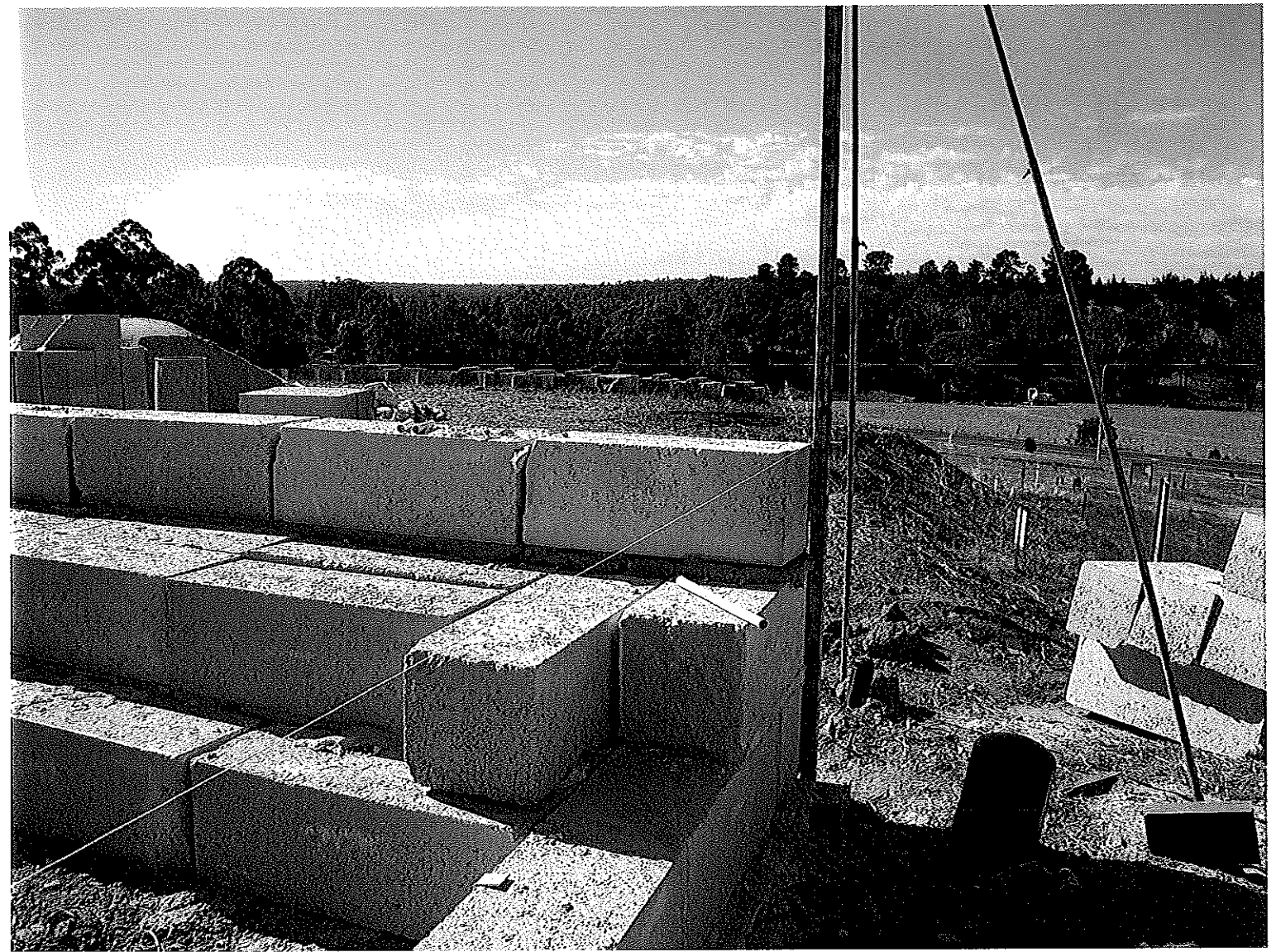




ROAD

S. J. Jones
17/3/09







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

12.1 Investigation of House and Land Purchase

Cr Lorkiewicz has put forward the following notice of motion:

"That the Shire of Nannup investigates the purchase of the house and land on the corner of Warren Road and Adam Street."

Some preliminary information has been obtained in respect of this property and has been circulated to Council members including the detailed description of the property, price and zoning information. At the time of writing it is not clear the purpose for the consideration of such a purchase and Cr Lorkiewicz may wish to advise of this.

8146 LORKIEWICZ/CAMARRI

That the Shire of Nannup investigates the purchase of the house and land on the corner of Warren Road and Adam Street.

CARRIED 6/2

Councillors voting for the motion: Dunnet, Taylor, Camarri, Pinkerton, Dean, and Lorkiewicz.

Councillors voting against: Bird and Boulter.

12.2 TimeWood Centre Business Plan

Cr Dean has put forward the following notice of motion:

"That the Council employ an independent consultant to redo the business plan for the Timewood Collocation project in the light of changed circumstances in the recent month. This review should take in the following but not exhaustive list:

- *Sources of income*
- *Running costs*
- *Depreciation allowances,*

and that up to \$5,000 be allocated out of Council funds for the plan."

8147 DEAN/CAMARRI

That the Council once the redesign is completed redo the business plan for the Timewood Collocation project in the light of changed circumstances in the recent month. This review should take in the following but not exhaustive list:

- Sources of income
- Running costs
- Depreciation allowances

CARRIED 8/0

Pursuant to Section 5.23 (2) of the Local Government Act 1995 the following items deal with:

(a) a matter affecting an employee

and hence Council is advised to close the meeting to members of the public by resolution.

8148 CAMARRI/TAYLOR

That Council close the meeting to members of the public

CARRIED 8/0

Meeting closed to the public at 5.51pm.

Members of the public, Works Manager, Manager Development Services, Administration Consultant (Minutes), Consultant Town Planner left the meeting at 5.51pm.

AGENDA NUMBER: 10.15 SUBJECT: Proposed Employee Gratuity Payment – Ms Janet Enwood LOCATION/ADDRESS: NAME OF APPLICANT: Mr Shane Collie FILE REFERENCE: P057 AUTHOR: Shane Collie - Chief Executive Officer DISCLOSURE OF INTEREST: DATE OF REPORT: 19 March 2009
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8149 BOULTER/CAMARRI

That Council approve an employee gratuity payment to Ms Janet Enwood of \$4,170.92, being the equivalent amount of accrued sick days outstanding at employment termination date.

CARRIED 8/0

AGENDA NUMBER: 10.16
SUBJECT: Request for Employment Contract Extensions - CEO and WM
LOCATION/ADDRESS:
NAME OF APPLICANT: Mr Shane Collie and Mr Chris Wade
FILE REFERENCE: P082/P088
AUTHOR: Shane Collie - Chief Executive Officer
DISCLOSURE OF INTEREST: Mr Shane Collie and Mr Chris Wade Local Government Act Section 5.63 (1) (d) (i)
DATE OF REPORT: 19 March 2009

8150 BOULTER/TAYLOR

That Council approve of contract extensions per the current terms and conditions of employment for the CEO and WM until 1 July 2013.

CARRIED 8/0

AGENDA NUMBER: 10.14
SUBJECT: CEO Performance and Remuneration Review
LOCATION/ADDRESS:
NAME OF APPLICANT: Mr Shane Collie
FILE REFERENCE: P088
AUTHOR: Shane Collie - Chief Executive Officer
DISCLOSURE OF INTEREST: Mr Shane Collie LG Act 5.63 (1) (d) (i)
DATE OF REPORT: 19 March 2009

8151 DEAN/TAYLOR

That Council approve a salary increase of \$2,108 to the Chief Executive Officer effective from anniversary date of 22 January 2009.

TIED 4/4

Councillors voting for the motion: Dean, Taylor, Dunnet and Camarri.
Councillors voting against: Lorkiewicz, Bird, Pinkerton and Boulter.

The Shire President exercised a casting vote and the motion was

CARRIED 5/4

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

14. CLOSURE OF MEETING

There being no further business to discuss the Shire President declared the meeting closed at 6.24pm.