

# **FINANCE &** **ADMINISTRATION**

AGENDA NUMBER: 10.5  
SUBJECT: TimeWood Centre  
LOCATION/ADDRESS:  
NAME OF APPLICANT:  
FILE REFERENCE: BLD 17  
AUTHOR: Shane Collie – Chief Executive Officer  
DISCLOSURE OF INTEREST:  
DATE OF REPORT: 18 November 2009

Attachments: 1. Planning Approval Application and Assessment.  
2. Quantity Surveyor Estimate 23 November 2009 will be tabled.

## **BACKGROUND:**

Council at its September 2008 meeting resolved as follows:

1. *That Council redesign the TimeWood Centre building for Lot 1 (Reserve 1788) Warren Road Nannup using the current plans and objects undertaken to date as a basis for a project brief for an Architect to address the following but is not limited to:*
  - *Compliance with the Nannup Mainstreet Heritage Precinct Guidelines.*
  - *Complying with the Heritage and Conservation Professionals list of recommendations.*
  - *Provide for adequate parking either onsite or in the immediate vicinity of the site and addressing any potential traffic management issues in the location.*
  - *Compliance with the Building Code of Australia and Council's Local Planning Scheme # 3 with relation to conventional flood mitigation building practices by raising the floor level 500mm above the known 1:100 flood prone level.*
  - *Finding a solution to the lack of hydrant pressure. This may entail reducing the size of the building to below a finished floor area of 500m<sup>2</sup> or increasing water delivery through alternative fire engineering solutions.*
  - *Provide an estimate for annual costs for maintenance and outgoings based on the design outcomes to Council for consideration.*

Council at its January 2009 meeting endorsed the Architect's brief for the calling of tenders for the redesign of the building.

The assessment process in selecting an architect was delayed following notification by clockmaker Mr Kevin Bird of his decision to withdraw the clock from the project. Council was notified of this during its meeting of 26 February 2009 which led to the following resolution at its special meeting held 17 March 2009:

*That Council proceed with the current TimeWood Centre project including the current redesign process in place, which will need to incorporate a clock into the building design and the calling for tenders for a Council owned clock at a later point in time.*

MCG Architects were appointed by Council in May 2009 and have been working on the new design since that time in consultation with all stakeholders. Council adopted schematic plans for the building at its meeting held 27 August 2009. Council sought the immediate appointment of a quantity surveyor to determine the estimation of costs which occurred with the cost estimate being more than the budget allocation. Options hence were investigated to reduce costs in consultation with stakeholders.

The next step (as advised by Memorandum 22 October 2009) was the Planning Approval submission anticipated to be ready for today's Council meeting.

**COMMENT:**

After receipt of the following email from the Nannup Tourism Association Inc (NTA) Board chairman on Thursday 29 October 2009 Council members were informed by email the same day of the decision of the NTA to withdraw from the TimeWood Centre project.

*"Mrs Barbara Dunnet  
Shire President  
Shire of Nannup*

*Dear Barbara,*

*RE: TimeWood Centre Co-location*

*The Board of the Nannup Tourism Association Inc ("NTA") has decided unanimously at its Board Meeting held on 22 October 2009 that the Nannup Visitors Centre ("NVC") involvement with the co-location between the NVC, the Telecentre and the Historical Society be discontinued forthwith.*

*The NTA Board has discussed at length concerns arising from the development process of the TimeWood Centre and those concerns are as follows:-*

- 1. The NTA involvement in the design procedure has been minimal (3 meetings) and the recommendations re site, design and community involvement issues by the NTA Board to the Timewood Advisory Committee have been ignored.*
- 2. That the Telecentre has the ultimate control of this development and it's future outcomes.*
- 3. The design outcomes with respect to site location and unsightly external design elements in spite of NTA Board recommendations are not to the satisfaction of the NTA Board.*
- 4. The budget estimates are of major concern. The current budget is estimated at \$2.8 million which far exceeds the original budget of about \$2.2 million.*
- 5. The constant redesigning of schematic design proposals without site location, heritage and preliminary town planning design issues regarding adjoining properties being resolved initially.*
- 6. The Architect's fees of approximately \$100,000 thus far for schematic design with the final design to be resolved and full working drawings and engineer's drawings not yet developed.*
- 7. The calling of interested building companies to quote on the building works without final structural and engineering drawings. The works cannot be accurately priced without full working and engineering drawings in a Fixed Price contract.*
- 8. The extremely premature calling of specialist contractors to work on interior details when the final design has yet to be resolved. This will only add to the budget blowout.*
- 9. The lack of professional design development management programs.*
- 10. Scale errors in the schematic design drawings regarding the adjoining Templemore building resulting in incorrect drawings being displayed for public comment.*
- 11. The lack of design information or last minute amended design information being provided to co-location parties minutes prior to TimeWood Advisory*

*Committee meetings disabling co-location parties time to adequately understand tabled design and budget amendments.*

*Should any further clarification on any of the above issues be required the Board would be happy to meet with any or all Shire Councillors or the TimeWood Advisory Committee members for discussion in detail.*

*The NTA Board also confirms it was never opposed to the TimeWood Centre development. It was opposed to the site location, design criteria and outcomes. This was tabled at meetings between the TimeWood Advisory Committee and the NTA Board.*

*Yours faithfully  
Dirk Avery  
Chairperson  
Nannup Tourism Association Inc"*

There are a number of inaccuracies in the above information. Given the definitive nature of the NTA Board position the key point for Council's consideration is that the NTA Board no longer wishes to participate in the project. The Nannup Telecentre has reaffirmed their commitment to the project by letter dated 18 November 2009.

#### **Current Status of the TimeWood Centre**

The Architect has been made aware of the withdrawal from the project by the NTA Board. This does not alter Council's instructions to finalise construction plans, tender documents, various engineering drawings and the like.

Council may also wish to explore the possibility of a scaled down building with the accompanying positive budget implications. This has design considerations which would need to be advised to the Architect as soon as possible if this course of action is chosen.

Reducing the scale of the building would have the following cost impacts:

1. A negative funding variation on design as altering at this late stage is not part of the Architect's brief and would involve additional work.
2. A positive funding variation in anticipated construction costs assuming that the scale is reduced and thus construction costs would be reduced.

It is considered that point 2 above would incur greater cost savings than the additional design fees. A co location must still take place to retain funding.

### **Funding Allocations for TimeWood Centre**

The following table represents income sources for the project and the status of those funds if the TimeWood Centre project was discontinued.

Royalties for Regions	\$440,000	See below
Lotterywest	\$500,000	Allocated to community sectors of project, would be forfeited
Shire of Nannup	\$366,000	Reserve Transfer, can be re-allocated
DLGRD Headworks	\$ 89,216	Would be forfeited
Telecentre Cash contribution	\$ 20,000	Would be forfeited
Tourist Association Cash contribution	\$ 20,000	Assumed no longer available
Historical Society Cash contribution	\$ 1,000	Would be forfeited
Tourism WA 2007 grant	\$ 10,000	Could be used on current building
DLGRD Co-location grant	\$150,000	Would be forfeited
SWDC RDS grant 2007	\$ 57,000	Would be forfeited
Regional Infrastructure	\$220,000	Would be forfeited
<b>Total</b>	<b>\$1,873,216</b>	
<b>Amount that would be forfeited</b>	<b>\$1,057,216</b>	

Council would retain funds that it has allocated from its own resources less expenditure thus far incurred.

This is summarised as follows:

Royalties for Regions	\$440,000
Shire of Nannup Reserve Transfer	\$366,000
Sub Total	\$806,000
Less 2009/10 Expenditure (31/10/09)	(\$22,447)
Sub Total	\$783,553
Less 2009/10 Expenditure estimated	(\$50,000)
<b>TOTAL</b>	<b>\$733,553</b>

(Note Council has contained in its adopted 2009/10 budget a loan amount of \$398,000 for the TimeWood Centre. If the project was not to proceed Council would not take out the loan, therefore there is no allocation of funds attributed for

this amount. In respect of the Royalties for Regions funding the following statement was provided from the funding authority Friday 13 November 2009:

*"Please note that you or your regional group will not receive any Stage 2 funding until you have fully expended, audited and acquitted that first allocation."*

Council would not receive any further Royalties for Regions funds, including those earmarked for the Recreation Centre upgrade, until the \$440,000 allocation applicable to 2008/09 is spent, and similarly for 2009/10 and so on. With the TimeWood Centre project being the only "ready to go" project and given the current political climate and scrutiny being applied to the Royalties for Regions program, there would be a significant risk in delaying the allocation of these funds. It is strongly recommend that Council allocate these funds as soon as possible.

It is stated as an obvious point that the potential forgoing of \$1,057,216 (and possibly \$1,497,216 if Royalties for Regions is included) in external grant funds for the procurement of community infrastructure is not desired and that would be the outcome should this project not proceed.

It is also reasonable to conclude that funding bodies would look upon the forfeiture of funds applicable to this project in a negative manner, particularly given the numerous extensions sought over recent years. This could have negative implications for future funding applications for other projects.

### **Other Community Infrastructure Requests**

1. Should Council discontinue with the TimeWood Centre project the identified shortcomings of the present Telecentre premises will remain.
2. The Nannup Music Club has requested Council to consider the allocation of premises for their use.
3. An option that Council has not yet formally explored is the calling for expressions of interest to provide Visitor Centre Services from the new TimeWood Centre building, including the operation of the caravan parks and perhaps the current Visitor Centre Premises as a commercial outlet - tour operator/bike/kayak hire all as one package. Any number of variations to this could be considered including the use of the present Visitor Centre (or even 2 Brockman Street) as a caretaker's residence.

The present Visitor Centre lease over the current Visitor Centre premises and caravan parks expires on 30 June 2012, a time anticipated to be 6 to 12 months after the completion of the TimeWood Centre. This course of action would be consistent with Council resolution 8243 (C18) August 2009 which states the following:

*“That the Council reviews the financial lease arrangements for the caravan parks to maximise the return on these assets.”*

Following the ascertaining of a commercial rental value for these premises a formal recommendation can be put to Council. It is certainly considered worthwhile for Council to discuss these possibilities.

4. There has been an ongoing request from the Youth of Nannup to have a building allocation for their use. This is not suggesting that space at the proposed TimeWood Centre would be appropriate for that purpose, however other premises that may become available may be suitable for occupation as a Youth space.
5. The present Shire office has reached the limit of available office space. The office that was considered “spare” being what was the Shire President’s office is now used by a number of part time officers including those in the area of planning, building, fire management, SWDC and was also used by the prior Environmental Officer.

Similarly one office is shared by Council’s Community Development Officer, Youth Officer and Recreation Officer. This is managed by juggling the part time nature of the position which while not ideal, suffices.

An option that Council may consider is the relocation of the library to the TimeWood Centre which would create additional office space at the Shire Office. The configuration of the area which was to be utilised by the Nannup Visitor Centre could be readily adapted without any building alterations for use as a standalone library or combined with the provision of Visitor services and staffed by direct Council employees.

This would see Council provide visitor service and library services direct, offset by income generated by the lease of the caravan parks and current Visitor Centre while at the same time “freeing up” office space at the present Shire Office where the current library is.

If this option is considered as a minimum, there are clear community benefits in retaining the \$1 million plus in external funding committed to the TimeWood Centre and proceeding to the construction stage.

The employment of an Events Officer either through the Shire or through a community based organisation could also be added to this mix. While Council has not considered this matter it is a further option that could be explored (inclusive of office space requirements) particularly if external funding can be sought and possible share arrangements with another district.

Council may wish to discuss the merits of any of these options along with any others not mentioned as possible alternative uses for the section of the proposed TimeWood Centre that the Visitor Centre have withdrawn from.

In constructing the TimeWood Centre, Council is effectively creating additional office space in the community that can be leased or utilised as Council sees fit. Council could call for expressions of interest to occupy the space available in the proposed TimeWood Centre. Given the range of options available and the expectation that some of the alternatives may evolve further over the coming 6 months (such as 3 and 5 above) it is considered premature to call for expressions of interest at this stage.

The use of the area previously designated as space for the Visitor Centre will be able to be utilised in the proposed form for the provision of such services as indicated in points 3 and 5 above, or alternatively as direct commercial office space. There is hence no recommendation to alter the design of the area previously designated for use by the Nannup Visitor Centre.

### **Planning Approval**

A planning assessment has been undertaken (Attachment 1) and planning approval is submitted for Council's consideration where delegated authority does not apply. These are the building setback, parking off site and the flood level.

- Building setback:

This relates to the boundary with Templemore and the eaves extending into Warren Road and Brockman Street. (Attachment 1, Pages 6-9).

- Parking:

Parking for the development is recommended to be off site at Grange Road. (Attachment 1, Pages 9 and 10)

- Finished Floor Level:

Amendment 7 to Local Planning Scheme 3 provides Council with discretion to reduce the floor level below that of the 1:100 year flood level plus 500mm. There has been conflicting advice however the comment from the Department of Water on this matter was received 3 November 2009 as follows:

*"The proposed minimum floor level of 150 mm above the 100 year ARI flood level is considered acceptable for this proposed development."*



The outcome being that streetscape and building size/bulk issues are impacted positively by lowering the building and the overall cost is also reduced. (Attachment 1, Pages 12 to 15).

### **Minor Alterations to Schematic Plans**

Minor changes undertaken to the schematic plans have been recommended by the Architect to reduce the overall cost estimate following the first Quantity Surveyor estimate dated 16 September 2009. This was undertaken in accordance with Council's confirmed budget allocation and emphasis on cost restraint per its August 2009 resolution when adopting the schematic plans:

#### **Former Visitor Centre Area**

Delete of dormers (could be added later)  
Delete beams for upper level (could be added later)  
Delete west end of building – Approximately 36m<sup>2</sup>

#### **Telecentre (Ground Floor)**

Delete ramp to north of building  
Delete verandah over foot path (could be added later)  
Delete fixed benches in training room (could be added later)  
Delete extra door and steps to south of community room (could be added later)

#### **Telecentre (First Floor)**

Delete internal walls and doors except newspaper room and server (could all be added later)  
Move clock tower back into building – reduces about 9m<sup>2</sup>. Also puts whole of building within site boundaries and no complication with DPI.  
Delete roof light over two storey void – there will be ample light from the east wall and some borrowed light from the newspaper room.

#### **Roads Board Building**

Delete porch to rear

The Architect advises that these items do not compromise the overall intent of the building and therefore were considered minor in nature in the overall scope of the project. The Architect has been working on the basis of these changes (inclusive of lowering the building) being part of the final design. These alterations are submitted for confirmation as part of the Planning Approval process.

### **Quantity Surveyor Estimate**

The second Quantity Surveyor estimate dated 23 November will be circulated prior to today's meeting.

### **Federal Funding Submission**

It is intended to make an application for Federal funding under the latest Regional Infrastructure Scheme. This application closes in January 2010 and has a minimum grant amount of \$1 million. This project is suited as it currently has no Federal funding and is "project ready" with other funding sources confirmed.

The application would concentrate on three areas:

- Any shortfall in funding for the overall project.
- The purchase of the feature clock.
- The construction of car parking related to the project.

If the funding application was not successful Council would need to consider other forms of funding if the overall tender price of the project is over budget. Council would also need to consider if it could afford to purchase a feature clock or whether this could be deferred until funding becomes available or it is able to be afforded.

In terms of car parking Council has earmarked this expenditure (Grange Road site) for a number of years and has not yet budgeted for it. This project provides an opportunity to seek funding for this car parking area that would not normally be able to be applied for.

### **Summary**

Where decisions are required from Council recommendations are made below.

1. To finalise the Planning Approval inclusive of the building setback, parking and finished floor level enabling tenders for construction to be called.
2. To endorse the minor alterations to the schematic plans.
3. Despite not being formally required, there is recommendation to seek endorsement of the submitting of a Federal funding application for \$1 million to meet any shortfall in funding for the overall project including the purchase of a feature clock and the construction of car parking related to the project.

4. Following the finalisation of Planning Approval the project is ready to call tenders and this is the logical next step.

**STATUTORY ENVIRONMENT:** Nil.

**POLICY IMPLICATIONS:** Nil.

**FINANCIAL IMPLICATIONS:** 2009/10 budget allocation is \$2,131,000.

**STRATEGIC IMPLICATIONS:**

Council's adopted Forward Plan contains Action Item 13.2B "Construct the Nannup TimeWood Centre".

The project has been identified as a major community infrastructure initiative in the past two Community Planning Days and has subsequently been supported by Council.

**RECOMMENDATIONS:**

1. That Council issue Planning Approval for the Nannup TimeWood Centre inclusive of the following approvals in accordance with Local Planning Scheme # 3:
  - a. Clause 5.8.2 approves a reduced building setback of 1.2 metres from the southern boundary (Templemore).
  - b. Clause 5.6 approves parking being provided off site at the proposed Grange Road parking site.
  - c. Clause 6.2.1.4 (Per Local Planning Scheme # 3, amendment 7) approves a finished floor height of 150mm above the 1:100 flood level.
2. That Council endorse the minor alterations to the proposed TimeWood Centre schematic plans as follows:

**Former Visitor Centre Area**

Delete of dormers (could be added later)  
Delete beams for upper level (could be added later)  
Delete west end of building – Approximately 36m<sup>2</sup>

**Telecentre (Ground Floor)**

Delete ramp to north of building  
Delete verandah over foot path (could be added later)

Delete fixed benches in training room (could be added later)  
Delete extra door and steps to south of community room (could be added later)

**Telecentre (First Floor)**

Delete internal walls and doors except newspaper room and server (could all be added later)

Move clock tower back into building – reduces about 9m2. Also puts whole of building within site boundaries and no complication with DPI.

Delete roof light over two storey void – there will be ample light from the east wall and some borrowed light from the newspaper room.

**Roads Board Building**

Delete porch to rear

3. That Council endorse the submitting of a Federal funding application for \$1 million to meet any shortfall in funding for the overall project including the purchase of a feature clock and the construction of car parking related to the project.

**VOTING REQUIREMENTS:**



**SHANE COLLIE  
CHIEF EXECUTIVE OFFICER**

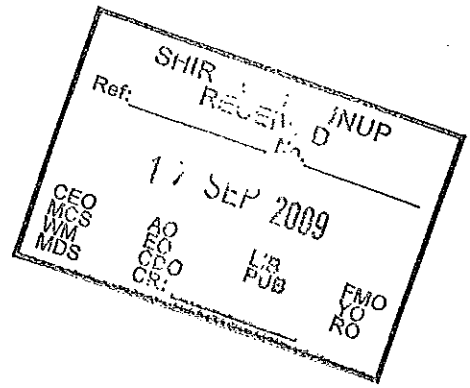
TIMEWOOD CENTRE: LOT 1 WARREN ROAD, RESERVE 1788

PLANNING APPLICATION

A

PLANNING ASSESSMENT

B



SCHEDULE 6 – APPLICATION FOR PLANNING APPROVAL

OWNER DETAILS:

Name: SHIRE OF NANNUP

Address: P.O. BOX 11 NANNUP

Post Code: 6275 E-Mail: shane.collie@nannup.wa.gov.au

Phone (work) 97 561018 (home) (Fax)

Contact Person for Correspondence: SHANE COLLIE

Signature: [Handwritten Signature] Date: 18-9-09

Signature: Date:

The signature of the landowner(s) is required on all applications. This application will not proceed without that signature.

APPLICANT DETAILS:

Name: AS ABOVE

Address: Post Code

Phone: (work) (home) Fax E-Mail

Contact Person for correspondence:

Signature: Date:

**PROPERTY DETAILS:**

Lot No: .....<sup>1</sup> House/Street No: ..... Location No: RESERVE 1788

Diagram or Plan No: ..... Certificate of Title No: ..... Folio: .....

Title Encumbrances (eg, easements, restrictive covenants): RESERVE VESTED WITH SHIRE OF NANNUP

Street Name: WARREN ROAD / BROCKMAN STREET

Suburb: NANNUP

Nearest Street Intersection: WARREN ROAD / BROCKMAN STREET

Existing Building/Land Use: NIL - VACANT

Description of proposed development and/or use:  
OFFICE, CIVIC USE, COMMUNITY PURPOSES, SHOP

Nature of any existing buildings and/or use: NIL

Approximate cost of proposed development: \$2 MILLION

Estimated time of completion: 12 MONTHS

**OFFICE USE ONLY**

Acceptance Officer's Initials: ..... Date Received: .....

Council Reference No: ..... Fee Paid: .....

Receipt: .....

Delegated Authority   
Council Decision Required

*(The content of the form of application must conform to Schedule 6 but minor variations may be permitted to the format).*

**PLANNING & DEVELOPMENT ACT 2005  
TOWN PLANNING APPLICATION AVAILABLE FOR INSPECTION  
SHIRE OF NANNUP**

**SCHEDULE 8: NOTICE OF PUBLIC ADVERTISING OF PLANNING  
PROPOSAL - TIMEWOOD (Our Reference: R1788 - Planning NO 019/09)**

References:

- A. Planning and Development Act 2005
- B. Local Planning Scheme No 3

Notice is hereby given that the local government of the Shire of Nannup has made application for planning approval to use and/or develop land for the following purpose and public comments are invited.

The proposal is to construct a building for uses "Office" "Civic Use", "Community Purposes" and "Shop" as the part of the "Timewood" complex on Lot 1 (Reserve 1788), Warren Road, Nannup.

Details of the proposal are available for inspection at the Shire Offices, 15 Adam Street, Nannup and will be available for inspection during office hours up to and including 16<sup>th</sup> October 2009.

Comments on the proposal may be made in writing on Form No. 4 and lodged with the Chief Executive Officer, Shire of Nannup PO Box 11, Nannup WA 6275 on or before 4.30pm 16<sup>th</sup> October, quoting 'TIMEWOOD PLANNING APPLICATION' and Shire's Reference of 'R1788'.

SHANE COLLIE  
CHIEF EXECUTIVE OFFICER





A.B.N: 48 124 937 248  
4a spencer street, bunbury, w.a. 6230 tel. (08) 9791 6993 fax. (08) 9791 8993  
email michel@mcaarchitects.com.au

0911/ 1.3  
9<sup>th</sup> September 2009

The Chief Executive Officer  
Shire of Nannup  
P.O. Box 11  
NANNUP WA 6275

Attn: Shane Collie

Dear Shane,

**Re: TIMEWOOD CENTRE, NANNUP - DEVELOPMENT APPLICATION**

Further to our discussions last week please find attached documents to accompany your Development Application for the above project, namely:

- 2 sets of drawings DA01 'A' and DA02 'A'
- Development Application Statement

Would you please arrange for a Development Application form to be completed and signed and then for the whole package to be submitted to your planning department. In this circumstance the Shire is the applicant, to itself.

Should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully,

Michel Greenhalgh,  
B.A, B.Arch, RAIA, PPL

SHIRE OF NANNUP			
RECEIVED			
Ref: 837	No. _____		
- 9 SEP 2009			
CEO MCS WM MDS	AO EO CDO CRI	LIB PUB	FMO YO RO



A.B.N: 48 124 937 248  
 4a spencer street, bunbury, w.a. 6230 tel. (08) 9791 6993 fax. (08) 9791 8993  
 email michel@mcgarchitects.com.au

**NANNUP TIMEWOOD CENTRE**

0911 / 3.2  
 9 September 2009

**Development Application Statement**

Site Address	Lot 1 Warren Road, Nannup
Site Area	1234m <sup>2</sup>
Local Authority	Shire of Nannup. Town Planning Scheme No. 3
Zoning	Town Centre (TPS No 3 Clause 4.13.11)
Proposed Use(s)	Office (Class 5) 'D' and Shop (Class 6) 'P'

**Town Centre Zoning parameters**

<p>Building Setbacks</p>	<p>Setbacks in Town Centre may be nil to street frontages          Setbacks to sides may be nil unless adjoining residential property – then in accordance with R-Codes: Applicable</p> <p>Setbacks</p> <table border="0"> <tr> <td>N</td> <td>Street frontage</td> <td>Nil</td> </tr> <tr> <td>S</td> <td>Residential</td> <td>R-Codes: See attached table</td> </tr> <tr> <td>E</td> <td>Street frontage</td> <td>Nil</td> </tr> <tr> <td>W</td> <td>Street frontage</td> <td>Nil</td> </tr> </table>	N	Street frontage	Nil	S	Residential	R-Codes: See attached table	E	Street frontage	Nil	W	Street frontage	Nil
N	Street frontage	Nil											
S	Residential	R-Codes: See attached table											
E	Street frontage	Nil											
W	Street frontage	Nil											
<p>Development standards</p>	<p>Parking (TPS 3 Schedule 11)</p> <ul style="list-style-type: none"> <li>• Parking has been provided to the rear</li> <li>• Parking has been provided off secondary street</li> <li>• Parking has been reduced as may happen under TPS 3</li> </ul> <p>Required parking: 1 bay / 35m<sup>2</sup> gross leasable (Town Centre)          Gross leasable area Grd fl = 560 1<sup>st</sup> fl = 169 Total = 729</p> <p>Car bays required = 729 / 35 = 21 car bays          2 provided on site          4 provided adjacent to site on road reserve          15 provided away from site at Grange Road site.</p> <p>Refer to Shire's Grange Road parking plan          Copy attached          Shire need to determine if this is an acceptable solution</p>												
<p>Special Objectives of the Zone</p>	<ul style="list-style-type: none"> <li>a) This development is an appropriate use for Town Centre zoning</li> <li>b) This development respects and is in character with the Nannup Town Centre historic character</li> <li>c) This development has been supported by the Nannup Streetscape Advisory Committee. Refer to Committee meeting minutes from August 2009.</li> </ul>												

## **General Development Requirements**

### **5.2 Residential Planning Codes**

Not applicable other than setbacks facing Templemore Cottage.

### **5.3 Not applicable**

### **5.4 Car Parking**

Refer above development standards.

### **5.5 Not applicable**

### **5.6 Variation to Site and Development standards and requirements.**

Refer to attached setback table for southern boundary.

Parapet wall does not meet R-Codes requirements.

Shire to consult with neighbour – Templemore Cottage in accordance with TPS 3 Clause 5.6.2.

### **5.7 Not applicable**

## **5.8 Specific Development Requirements**

### **5.8.1 Loading and unloading**

Due to the locality of this site loading and unloading shall utilise on-street parking bays.

It is also anticipated that any inward and outward goods shall be small in size and nature.

It is therefore requested that the Shire exercise a waiver concessions in accordance with TPS 3 Clause 5.8.1 (d).

### **5.8.2 Reduced setbacks**

Refer above development standards.

### **5.8.3 Not applicable**

### **5.8.4 Not applicable**

### **5.8.5 Not applicable**

### **5.8.6 Landscaping**

Refer to plans for landscaping areas.

### **5.8.7 Disposal of waste**

All waste to be dry and disposed of via normal refuse disposal bins.

### **5.8.8 - 5.8.16 Not applicable**

## **6.1 Operation of Special Control Areas**

### **Flood Risk**

This property lies within and below the 1 in 100 year flood risk area.

It is understood the 1 in 100 year flood level is 68.070 AH (Maclean and Lawrence P/L Memo to Graham Morris 10 June 2008 – Appendix E to Consultant's brief)

This building has been designed in accordance with TPS3 Clause 6.2.1.1. (b) (i) with a finished floor level at 68.570 AHD (500mm above the 1 in 100 year flood level)

### **6.2.1 Flood Risk Land**

With reference to effect on the efficient and carriage and discharge of flood water (TPS 3 Clause 6.2.1.1. (a)) we refer to the attached letter from the Department of Water, dated 27 February 2008 in reference to the previous proposed development on this land.

We would ask that the Shire refer to this new development to the Department of Water for a similar assessment and comment.

## **7.1 Heritage List**

Not applicable as the site is vacant

However, it is noted the existing Roads Board Building (on Lot 1), which is on the site and the adjacent existing Templemore Cottage (Lot 2) are both on the Municipal Inventory.

It is also noted neither of these buildings are on the Shire's Heritage List or the State's heritage register under the Heritage Council of WA.

## **7.2 Designation of a Heritage Area**

It is noted the site falls within the Nannup Main Street Heritage Precinct.

The building has been designed with acknowledgement and in accordance with the Design Guidelines, August 2000, for the Main Street Precinct.

In particular the following key elements have been considered:

The built form is vertical and compact with horizontal lines to tie in with adjacent buildings. The front façade, facing Warren Road, has been broken up by the vertical elements of the tower and columns.

Roof forms have been designed pitched at 25° broken up with traditional roof extension canopies and dormer windows.

Building height is sympathetic to other two storey buildings in the precinct. Where a high level clerestory skylight has been positioned over the Telecentre hall, this has been set back from the eaves to reduce the impact of the additional height.

As infill development, the building has been set with 3m spaces between it and the adjacent existing buildings. The height, horizontal lines and materials have also sought to maintain continuity and harmony to the street scape.

The setback to the front property boundary has been maintained at nil. Side boundary to the south are in accordance with the R-Codes except for the minor parapet wall at the ablutions.

Materials have been selected to complement the existing palette of materials within the precinct, namely:

- Red/Orange face bricks
- Painted weatherboards
- Colorbond metal roof sheet and gutters
- Double hung windows
- Timber, or timber clad, posts
- Complementary fencing and balustrades

**7.3 Heritage Agreements**

Not applicable

**7.4 Heritage Assessments**

The proposed development schematic design was referred to the Nannup Streetscape Advisory Committee's August 2009 meeting. The Committee recommended to Council that the schematic design be approved.

**7.5 Variations to Scheme Provisions for a Heritage Place and Heritage Area.**

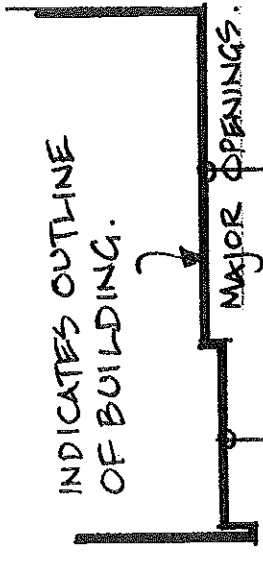
Not applicable. Building(s) not on Heritage List.

**END OF STATEMENT**

# SUMMARY OF SETBACK TO SOUTHERN BOUNDARY

NANNUP TIMENWOOD CENTRE.

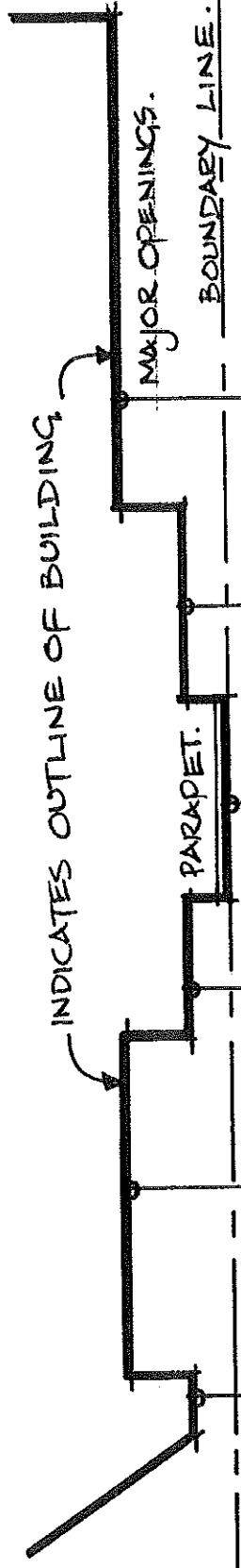
MCC ARCHITECTS. 20 AUGUST 2009.



INDICATES OUTLINE OF BUILDING.

<b>FIRST FLOOR.</b>					
WALL LENGTH.	4.89	8.78			
HEIGHT TO EAVES.	7.00	7.00			
REQUIRED SETBACK.	3.3	3.3			
PROPOSED SETBACK.	3.7	4.1			
COMPLY ?	✓	✓			

ALL DIMENSIONS IN METRES.



INDICATES OUTLINE OF BUILDING.

PARAPET.

MAJOR OPENINGS.

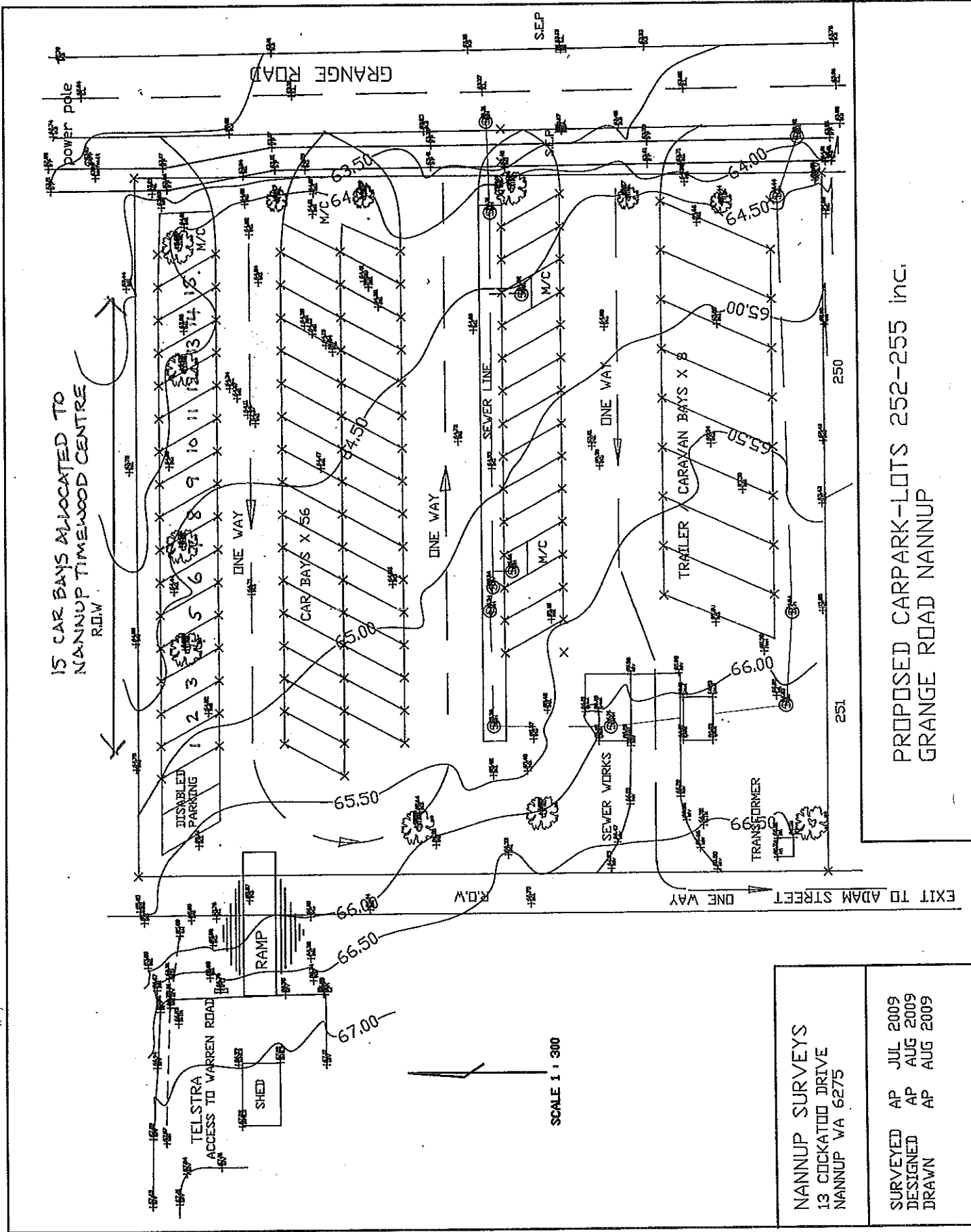
BOUNDARY LINE.

## GROUND FLOOR

WALL LENGTH.	1.74	9.44	3.83	5.64	5.30	13.66	
HEIGHT TO EAVES.	4.39	4.40	4.20	4.65	4.20	3.60	
REQUIRED SETBACK.	1.1	2.2	1.1	1.1	1.1	2.7	
PROPOSED SETBACK.	1.2	3.0	1.2	0	1.2	3.0	
COMPLY ?	✓	✓	✓	X	✓	✓	

ALL DIMENSIONS IN METRES.

0911  
3.2



15 CAR BAYS ALLOCATED TO  
NANNUP TIMEWOOD CENTRE  
R.O.W.

PROPOSED CARPARK-LOTS 252-255 inc.  
GRANGE ROAD NANNUP

NANNUP SURVEYS  
13 COCKATOO DRIVE  
NANNUP WA 6275

SURVEYED	AP	JUL 2009
DESIGNED	AP	AUG 2009
DRAWN	AP	AUG 2009

SCALE 1 : 300

# Shire of Nannup

## Planning Assessment Report

### Application Details:

Application is for:	Construction of a building to accommodate "Office", "Civic Use", "Community Purposes", "Shop" and Clock tower.
Applicant's/Owner's Name:	Shire of Nannup
Date Received:	18 September 2009
Fee Required	No, Shire Project
Statutory Days:	90
File Number:	BDL17
Application No.	No. 0019/09
Planner:	Ewen Ross – Manager Development Services
Land/Address:	Lot 1 Warren Street, Nannup, Reserve 1788 on deposit plan 222883, CT LR3049 Folio 770 (Under Management Order)
Zoning:	Town Centre
Special Control	Main Street Heritage Precinct Flood
Under what clause(s) is Approval required?	<ul style="list-style-type: none"> <li>▪ 4.13.11 – Town Centre Zone</li> <li>▪ 4.13.1.3 - Building Setbacks</li> <li>▪ 4.13.11.10 – Development Standards</li> <li>▪ 5.2 – Residential Design Codes</li> <li>▪ 5.6 – Variations to Site and Development Standards and Requirements</li> <li>▪ 5.8.1 – Assess for Loading and Unloading</li> <li>▪ 5.8.2 – Discretion to Modify Setback Requirements</li> <li>▪ 5.8.6 – Landscaping</li> <li>▪ 6.2.1 – Flood Risk Area</li> <li>▪ 7.1 – Heritage List</li> <li>▪ 8.1 Requirement for Approval to Commence Development</li> <li>▪ 10.2 matters to be considered by Local Government</li> </ul>
Current use and development:	For purposes of Shire Office and Hall site Exhibition centre – (museum) "Old Roads Building" Public toilet Nannup Information Boards Nannup Entrance Statement
Other relevant adopted State policies/strategies –	Warren – Blackwood Strategy Regional Planning Strategy Dec 97. Local Planning Strategy for Local planning Scheme No3



## DRAFT

<p>(e.g. Warren Blackwood.) Relevant draft Scheme amendments</p>	<p>LPS 3 Amendment No 7 has been approved by the Shire and is to be gazetted. This would provide some discretion to approve an application that did not conform with the requirement of 500mm above the 1:100 flood level. However, this amendment is not in place as yet and the process in making the decision to approve a variation to LPS No3 is the same.</p>
--	---

### Proposal

To construct a 700m<sup>2</sup> building called "Timewood" to accommodate uses, "Office", "Civic use", Community Purposes", and "Shop" on Lot 1, Warren Road. The existing "Old Roads Boards Building" ("Exhibition Centre") and the entry statement to Nannup (Nannup Tiger/Signs) will be retained and integrated into the proposal.

### Subject site & locality

An inspection of the site and the surrounding area has been under taken.

The site has a total area of 1234 square metres and currently contains:

- The "Old Roads Office" which was allocated in 1896, with the building constructed in the 1920's. It originally consisted of an office to the front and a rear hall which was used as a meeting room by the Shire, Buffaloes, Freemasons and Odd fellows over time. It is currently been operated as a museum.
- A public toilet consisting of a single water closet and urinal
- Park area used for stalls during festival.
- Nannup Information Board
- Nannup entry statement, "Nannup Tiger and Signs"

The main site/locality characteristics are:

- Located at the entrance to the Nannup Townsite on the corner of Warren Road and Brockman Street. It has the Tourist Centre including the "Old Police Station" (1923) and Brockman Street Caravan Park to the North, Mixed use Lots to the South, Templemore (1908) and Nannup Hotel (1900) to the North Brockman Street Caravan Park and Camping Ground and East, Nannup Town Hall (1903) and TeleCentre.
- Nannup information board, park area with three established trees, Nannup entrance statement, "Nannup Tiger and sign"
- Within the 1:100 flood plain with no relief

---

### Approvals/Site History

## DRAFT

The history of the site includes: Lot 1 Warren Road was allocated to the Shire in 1896 for the then Roads Board Office with the current building being constructed in 1920's. The most recent management order to the Shire was in 1996 for the purpose of "Shire Office and Hall site". The vesting order permits the leasing of the property to third parties. However, the State Lands should be advised of the proposed use of the land with regards the change in use. As the use remains "like" it is not expected that there will be an issue with regards the proposed uses. Attached are; Certificate of title (Attachment 1) and vesting order (Attachment 2).

---

### **Public Notification under LPS No3**

The LPS No3, the use of "Shop" is permitted use whilst the uses "Office", "Civic Use" and "Community Purposes" are "D" which means that the use is not permitted unless the local government has exercised its discretion by granting planning approval. Under delegation 105, this planning application could have been approved by the Manager Development Services. However, given the significance to the Shire of Nannup public advertising was carried out. This consisted of two phases:

Informally in the Telegraph, September and October additions.

Formally, advertised in the Brusselton - Dunsborough Times, Donnybrook - Bridgetown Mail and Manjimup Times from the end of September with submissions closing 16 October 2009. Plans displayed in the Shires Office and a sign was posted on the site for 14 days. (Minimum of 14 days in accordance with 9.4.3) (Attachment 3)

---

### **Consultation**

The Shire has conducted an extensive consultation process which commenced with the initial "Timewood" in 2004 with a letter drop. There have been advertisements in the Nannup Times, Jan, Feb, Mar 05 and Aug 06 through to 09. Council meetings Nov 04, Feb, May, Jul 05, Feb 07, Mar 07, Oct 07, Jan 08, Mar 08, Apr 08, Sep 08, Nov 08, Mar 09, May 09, static display at the Nannup Community Resource Centre, Visitors Centre and Eziway. Additionally, there has been a "Timewood Project" sign on the site for some years.

In 2007 there was extensive consultation on the then completed plans with Schwanke Consulting, Jade projects Australia, Heritage and Conservation Professionals, FESA and Department of Water.

**DRAFT**

The "Timewood Committee" has consulted with the community, individuals and provided in numerous agenda items over the past 5 years. It would be fair to say that there has been over consultation and that the community and individuals therein have been afforded every opportunity to convey comments to the Shire regarding the project.

Formal consultation with regards to this planning approval commenced on 18 September 2009 and includes the required referrals listed below.

**Referrals**

Referrals/Notices Required by Clause 9.1 and 10.1 of LPS 3:

<b>Referrals/Notice</b>	<b>Advice/Response/Conditions</b>
DEC	N/A
DPI – Owners of land	Proposal - 22 Sep 09
EPA	N/A
FESA	N/A at this stage, previous comments noted
Department of Water – Flood plain	Proposal - 22 Sep 09,
Adjoining Owners - Templemore	Proposal - 22 Sep 09, Amended drawings -05 Oct 09
Regional Heritage Advisor – Mainstreet Heritage Precinct/Municipal Inventory	Proposal - 22 Sep 09, Amended drawings - 12 Oct 09
DonneyBrook- Bridgetown Mail	29 Sep 09
Manjimup – Bridgetown Times	30 Sep 09
Busselton – Dunsborough Times	25 Sep 09
Nannup Telegraph	Oct 09
<b>Internal Council Referrals</b>	<b>Advice/Response/Conditions</b>
Engineering	N/A
Administration/Finance	N/A
Streetscape Committee	11 Aug 09

Responses of consultation are as at Attachment 4. The responses were from agencies and only one public submission. The neighbouring residence was contacted on 19 October 2009 to confirm that no submission was made.

It should be noted that the amended plans with respect the actual scale of Templemore (Lot 2) was not placed on the Administration Notice Board and Website until the 9 October 2009. The previous plans had Templemore to the incorrect scale and gave an impression that it was bigger than it was.

**Conclusion:** Public notification under LPS No3 and consultation has been addressed fully.

## Assessment

### **The zoning of the land and any relevant Special Control Area/Heritage provisions**

Under the PLS No3, Lot is zoned "Town Centre", is within the Nannup's Mainstreet Heritage Precinct and the adjoining properties are all on the Municipal Inventory. It is also in the 1:100 year flood plain.

### **The Local Planning Policy No3**

LPS No3 clause 4.13.11.1, Specific Objectives of the Zone

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

The proposed uses are:

- *Shop includes art and craft centre, convenience store, home store and lunch bar.*
- *Office includes administration office, bank, real estate agency and travel agency.*
- *Community purpose means the use of premises designed or adapted primarily for the provision of educational, social and recreational facilities and services by organisations involved in activities for community benefit.*
- *Civic use means premises used by a government department, an instrumentality of the Crown, or the Council, for administrative, recreational or other purposes.*

The current use would also be included in the planning approval as it has existing use rights, is *Exhibition Centre" includes art gallery and museum.*

It is considered that the proposed uses are in keeping with specific objectives of the zone. Currently, the expectation is that the Telecentre and Tourist Association are to be the two main tenants. However, the uses applied for "Shop", "Office", Civic use", "Community Purposes" and existing "Exhibition Centre" provides flexibility for a varied tenancy within the zones objectives.

**Conclusion:** Given the lack of public objection the uses applied for are appropriate.

**DRAFT**

**Building Setbacks**

LPS No3 places requirements for setbacks and under clause 4.13.11.9 - Building Setbacks requires:

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

LPS No3 specifically includes the setback requirements of the R-Codes should the adjoining property be zoned for residential use. "Residential use" is not defined, therefore the general meaning of "residential building as defined in LPS No3 is taken which would include the adjoining property Templemore. It should be noted that the interpretation is that only "setback" provisions of the R-Codes apply, not all the provisions of them. In this case the setback requirements supported by the light angles for shading have been considered.

**Assessment of Setbacks**

Ser	Criteria	Wall A	Wall B	Wall C	Wall D	Wall E	Shading (32 Deg) Total 35%
1	Wall length	9.44	14.47	13.66	5	8.8	
2	Heights to eaves	4.4	4.2	3.6	7.1	7.1	
3	Required setback	2.2	1.6	2.7	3.2	3.2	
4	Proposed setback	3.0	1.2	3.0	3.6	4.2	
5	Comply	Yes	No	Yes	Yes	Yes	
6	Shading	2.6%*	5.4%	2.5%*	2.5%	4.2%	14.7%

**Note:** \* not included in total as superimposed on lower floor shading

The original application did not comply with the R-Codes in two aspects; the "Parapet wall" located on the boundary of Templemore, and roofline extending over both the Brockman Street and Warren Road boundaries. Options regarding these aspects are:

**DRAFT**

- a. Decline the application as non- conforming with the R-Codes and LPS No3.
- b. Under LPS No3 clause 5.6 - Variations to Site and Development Standards and Requirements permits:
- 5.6.1 Except for development in respect of which the Residential Planning Codes apply, if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.*
- 5.6.2 In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is subject of consideration for the variation, the local government is to -*
- (a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and*
  - (b) have regard to any expressed views prior to making its decision to grant the variation.*
- 5.6.3 The power conferred by this clause may only be exercised if the local government is satisfied that:*
- (a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 10.2; and*
  - (b) the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality.*
- c. Under LPS No3, clause 5.8.2 - Discretion to Modify Setback Requirements provides for:
- 5.8.2.1 The local government may, by adopting the procedures of clause 9.4, 'Advertising of Applications' reduce the boundary setback(s) within any zone provided that:*
- (a) The proposed reduction will not adversely impact upon adjoining development (or the residents thereof) or prejudice the long-term coordinated development of the street.*
  - (b) The local government is satisfied that adequate off-street parking is available at the side or rear of the proposed development and*

DRAFT

access to that parking can be obtained from the adjoining road carriageway.

- (c) *Traffic flow within the lot and on the adjoining road network will not be adversely affected.*
- (d) *The design and proposed standard of finish of the proposed development is of sufficient quality to justify a reduction in setback requirements.*

d. Under the R-Codes Council should consider that their purpose is primarily to control "residential development". In this case LPS No3, requires R-Codes to be considered and the specific areas are:

1. *"4.1 Consultation requirements. In the case of a development proposal that:*

*(a) Requires the exercise of a discretion by council under the codes or under an adopted local planning policy; and*

*(b) May, in the opinion of the council, adversely affect the amenity of an adjoining property, the provisions of 4.2 and 4.3 apply to provide for affected owners to view and comment on the proposal.*

2. *"6.3 – Boundary setbacks requirements.*

*6.3.1 Building setback from the boundary.*

*P1 Buildings setback from boundaries other than street boundaries so as to:*

- provide adequate direct sun and ventilation to the building;*
- ensure adequate direct sun and ventilation being available to adjoining properties;*
- provide adequate direct sun to the building and appurtenant open spaces;*
- assist with protection of access to direct sun for adjoining properties;*
- assist in ameliorating the impacts of building bulk on adjoining properties; and*
- assist in protecting privacy between adjoining properties.*

*6.3.1 Building on boundary.*

*P2 Buildings built up to boundaries other than the street boundary where it is desirable to do so in order to:*

- make effective use of space; or*
- enhance privacy; or*
- otherwise enhance the amenity of the development;*

## DRAFT

- *not have any significant adverse effect on the amenity of the adjoining property; and*
- *ensure that the direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted.*

Consultation with the adjoining property (Templemore) has been carried out and the plans altered to remove the parapet wall. An assessment of the shading at 32 degrees on a flat site is 14.7% which is well below that permitted under the R-Codes of 35%.

The proposal with regards the 1.2 set back of the wall is non-conforming as the set back required is 1.6 meters. As out lined above, a reduced setback can be approved and that in this case on balance approval is in order.

**Conclusion:** In the absence of public objection the setbacks as shown appear acceptable.

**Recommendation 1:** That council approves the reduced setback of 1.2 metres for wall B.

With regards the intrusion over the street boundary lines by the roof line, this could be addressed by incorporating into a footpath canopy. This could also enhance the Streetscape, in that the frontage of the two streets could have canopies that break the building line of the 2 1/2 storey building and be so design to blend with the mainstreet guidelines. The Local Government Act (Miscellaneous Provisions) Act 1960 permits 750mm incursion into the street space 2.75m high. The Land Administration Act 1997 also recognises structures that provide a public benefit.

**Recommendation 2:** That the roof lines be extended fully over the footpaths and so designed to blend with the current street scape.

### Development Standards

LPS No3 places requirements for clause 4.13.11.10 - Development Standards that requires:

- (a) *For the purpose of maintaining the existing streetscape, character and heritage significance of the Town Centre Zone, the local government may:*
  - (i) *Require that on-site car parking bays be located at the rear of the development;*
  - (ii) *Require that access to car parking areas be provided from a secondary or rear street or right of way, where available; and/or*
  - (iii) *Reduce the required number of on-site car parking bays.*
- (b) *Notwithstanding clause 5.2, the development of land for residential purposes within the Zone is to conform to the provisions of the Residential Planning Codes with respect to the R20 density code,*



**DRAFT**

*except where land is connected to a reticulated sewerage network, the R30 density code is to apply.*

- (c) *In considering an application for approval to demolish a building within the zone, the local government may:*
- (i) *Defer consideration of the application until it has received and approved an application for subsequent development of the site; or*
  - (ii) *Approve the application, subject to conditions including the retention, maintenance, reinstatement and re-positioning of any part of the building proposed to be demolished.*

With regards parking the application has calculated in accordance with LPS No3 the requirement for 21 bays based on 729m<sup>2</sup> gross leasable area at one bay per 35m<sup>2</sup>. The indication is that 2 bays are provided onsite, 4 in the road reserve of Brockman Street and 15 bays to be provided at the Shire's Grange Road parking facility.

The issue for consideration are:

1. With only two onsite car parks the application would not comply with LPS No3.
2. Should four (4) car parks in the road reserve of Brockman Street be included as this is public space and LPS No3 included existing street capacity in establishing the policy for provisions of car parks based on development?
3. Should the proposed Shire facility at Grange Road be considered given its location and that it has not been built or as yet funded.

The LPS No3 provides further guidance under clauses 5.4 and 5.5. With regards to "cash-in-lieu this is not an issue with regards a Shire's application. Viewing this application as a commercial development the recommendation would be that twenty-one (21) car parks be provided, that the offsite car parks at the Shire's Grange Road are in reasonable proximity and the balance of nineteen (19) car parks could be provided at this location of cash-in-lieu payment made. Approval would not consider the four (4) car parks in the Brockman Street Road Reserve and would additionally, require the car parks to be provided before commencement of any building. (Attachment 13)

As previously indicated Council would need to make a decision under LPS No3 clause 5.6 – Variation to Site and Development Standards and Requirements.

**Recommendation 3:** That the following parking requirements are placed on the development:

**DRAFT**

1. Two onsite parks are designated "visitors assessable" and "unloading/loading" parking and not included in the totals.
2. The requisite twenty-one (21) car parks are provided at the "Councils Grange Road" facility before the Timewood complex is opened.
3. The four (4) street parks are defined as per the existing parking bylaw.

Regards 4.13.11.10 (c), the demolition of the public toilet would be supported as it is in need of upgrading. It doesn't provide assessable toilets, has no lighting and requires connection to deep sewerage. A demolition permit would be required addressing any possible hazardous building materials and making good the waste disposal system. As these are technically the facilities' for the Old Road Board Building, alternative facilities will be required.

**Advice:** The toilet block on lot 1 Warren Road will be demolished and toilet facilities for the Old Roads Board Building will be defined as the current Town Hall/Telecentre toilets.

Access for Loading and Unloading Vehicles

The LPS No3, clause 5.8.1 requires provision for loading and unloading of vehicle. The application makes no provision for this requirement and indicates that it is due to locality, availability of on-street parking and the limited size of inward goods.

This is not supported as the application is double defining onsite car parks and on-street car parks for a requirement that is recognised. Any commercial premises will generate inwards and outwards goods and or the need for service vehicles. This is the basis of planning and requisition requirements for parking and loading/unloading provisions. The current design has no provision for "servicing" (even essentials such as waste bins) as it has maximised the site coverage.

The options that Council have with regards this provision are:

1. Incorporate yard/loading/unloading into the design, as a minimum designate the "on site car parks" as loading/unloading and provide additional car parks at the Grange Road facility.
2. Incorporate into the design "assessable" car parks.
3. Designate on-street car parks in Brockman Street as unloading / loading / assessable" parking only.
4. Council may wavier this requirement under:

*(b) 5.8.1 (a) The local government may waive any of the requirements of this clause if in its opinion the location, size, scale, operations or any other factor do not justify the imposition of such conditions.*

**Recommendation 4:** As for recommendation 3 above.

## DRAFT

### Setbacks

The boundary setback under LPS No3 clause 4.13.11.9 has been considered with regards the boundary with the adjoining property. With regards to setback from Warren Street, this is taken as "Nil" which is permitted. It is also taken that this clause refers to "any street frontage in the zone" and applies to Brockman Street. Clause 5.8.2.2 seems in conflict.

### Landscaping

The plan indicates the retention of the tree at the western edge of the property and the corner which has the current Nannup entrance statement being unchanged. Landscaping is indicated in the road reserve of Brockman Street and a planter box at the entrance off Warren Street. The current Nannup Information Boards would need to be removed and their relocations need to be addressed.

**Conclusion:** The application would be strengthened if it included a landscape plan that addressed the boundary with Templemore, retention of the garden along the Old Roads building and that the entry statement to Nannup on the corner of the section of Lot 1 is being retained.

### Flood Risk Land

The current proposal is within the LPS No3 and complies. The issue is raised as this is a council project and a considerable saving could be made and it may set a precedent for other developments.

LPS No3 clause 6.2 relates to flood risk land. Currently, the Shire has adopted Amendment 7 to LPS No3 that would allow the Council to determine this application, which is with the WAPC for Ministerial approval. Council could consider that this is a significant policy document and decide to apply it in advance of final approvals. This could see an approval to lower the floor level to below that recommended, based on the advice received from the Department of Water and our consultants. There appears to have been a change in how this issue is now viewed than twelve months ago when the original designs were being considered.

This would place Council in a position of "inconsistency" in not complying with its own planning scheme. However, Council could consider delaying the approval with regards the floor level subject to final approval of amendment 7 and advice from our insurance agency with regards liability.

The current requirement is still, 6.2.1.1. Notwithstanding any other provision of the Scheme.

- (a) *the local government shall not grant approval to the carrying out of any development on land (or portion(s) thereof) that is shown on the Scheme Map as being flood risk land or where land abuts the Blackwood River unless an assessment has been made of:*

**DRAFT**

- (i) *the effect of the proposed development on the efficiency and capacity of the floodway to carry and discharge flood water;*
    - (ii) *the safety of the proposed development in time of flood; and*
    - (iii) *whether the proposed development involves any possible risk to life, human safety or private property in time of flood.*
  - (b) *A person shall not carry out any development on land(or portion(s) thereof) identified as flood prone land on the Scheme Map or on other land which, in the opinion of the local government, may be liable to flooding, unless:*
    - (i) *the floor of any dwelling house or other habitable building is, or will be, raised a minimum of 500 millimetres (mm) above the 1 in 100 year flood level identified for the land;*
- 6.2.1.3 *Proposals for the development of tourist or commercial uses within flood risk land will be assessed by the local government having regard to the type, size and scale of the proposed development. Under no circumstances will the flood risk related development requirements be less than the requirements of sub-clause 6.2.2.1(b).*
- 6.2.1.4 *For the purposes of sub-clause 6.2.1.1, the local government may consult with, and take into consideration, the advice of the Water & Rivers Commission, in relation to the delineation of flood ways and flood prone land, the effect of the development on a floodway, and any other measures to offset the effects of flooding.*
- 6.2.1.5 *Any decision made by the local government in pursuance of this clause is deemed to be a decision made in 'good faith' and the local government is hereby forever indemnified against any claim made by any person and relating to any loss whatsoever arising from such a decision.*

The proposal has taken the flood level as 68.070ADH and designed the building in accordance with LPS No3 with a floor level of 68.570 ADH. Previous advice from Department of Water has been obtained and this will again be necessary. Advice from our own consultant, Department of Water and Department of Planning and Infrastructure will be required. They would be asked to consider:

1. The effect of the proposed development on the efficiency and capacity of the floodway to carry and discharge flood water;
2. The safety of the proposed development in time of flood; and
3. Whether the proposed development involves any possible risk to life, human safety or private property in time of flood.
4. Could the floor level be reduced to below the 68.570 ADH level.

**DRAFT**

Summary of the advice received from Maclean and Lawrence Pty Ltd (Attachment 6) is that:

1. This FFL is in compliance with FP1.2 of the BCA 2009, providing the FFL of the main switchboard and Telstra junction on the North elevation of the building are amended to also be at or above RL 68.570.
2. Surface water at the proposed development at time of flood will form part of the area flood water, and will discharge to an appropriate outfall (Blackwood River) as outlined below Clause 6.2.1.1 (a)(i).b)
3. In our opinion the proposed building will not be damaged in time of flood, providing the building is constructed in compliance with BCA requirements.
4. Although construction detail is not outlined in the provided drawings, we assume that the building will be constructed to avoid water damage from storms up to & including 1 in 100 year storms with flood level at RL 68.070 and floor level at RL 68.570.
5. With regards LPS No3
  - (a) We have not carried out a study on the floodwater catchment area which affects this site, however in our opinion the proposed development on this site would have minimal effect on the flow of floodwater to the Blackwood River, as the full surface of the adjoining road reserves remains available and with approximate minimum effective flow depth of 500mm.
  - (b) In our opinion the safety of the proposed development will not be jeopardised in time of flood, providing the building is constructed in compliance with Building Code of Australia (BCA) requirements.
  - (c) In our opinion the proposed building does not involve possible risk to life or human safety or damage to private property over and above any inherent risk associated with 1 in 100 years flood water level external of the building.

Advice from the Department of Water (Attachment 7) reflected that there have been alternative approaches. The example provided is the Shire of Murray (Pinjarra) that addressed the issue by using a 0.15 metre freeboard rather than the higher 0.5 metre freeboard above the 100 year ARI flood level. (This

## DRAFT

conforms to the Building Code of Australia requirements for non habitable buildings.)

The Department of Planning and Infrastructure (attachment 8) advice reflected the "planning approach". Under the current LPS No3, there is some difficulty of approving a building due to the wording of clause 6.2.1.4. The options available to Council are as outline above or the recommendation below.

Attached is further information concerning the finished floor levels (Attachment 9)? It is important that this decision is correct as it not only incurs additional costs to the proposal, but it will positively affect the streetscape may also provide the precedent to other applications. I believe a reduce level of 1:100 plus 350mm could be approved and with further investigation 1:100 plus 150mm.

**Conclusion:** That the current plan with a floor level of AHD 68.57 be adopted and the recommendations of Maclean and Lawrence Pty Ltd be incorporated into the design.

**Recommendation 5:** Council may pursue the lowering of the finish floor level given the changes with regards the advice provided. (This would make a significant saving and also address a precedent for other lots.)

### Heritage List

Under LPS No3, there are no premises on the "Heritage List" in Nannup. The "Old Roads Board Building" circa 1920 on the Lot is on the Municipal Inventory. A heritage professional assessed the building in 1994 and advised:

1. *Statement of Significance – The Roads Board Office is significant to the history of the development of Nannup and to the history of local government in the region.*
2. *Management – High level of protection appropriate; provide maximum encouragement to the owner under the town planning scheme to conserve the significance of the place.*

In the area there are a number of Lots on the Municipal Inventory. These include:

Temploremore circa 1908 – (adjoining lot):

Police Station circa 1923

Police Quarters circa 1923

**DRAFT**

Nannup Police House circa 1923

Nannup Town Hall and Super Room circa 1903 & 1937

Nannup Hotel circa 1900, 1920 & 1924

**Designated Heritage Area**

Under LPS No3 clause 7.2 - Designation of a Heritage Area covers a heritage area. It states:

*7.2.1 If, in the opinion of the local government, special planning control is needed to conserve and enhance the cultural heritage significance and character of an area, the local government may, by resolution, declare that area as a Heritage Area.*

*7.2.2 The local government is to:*

*(a) adopt for each Heritage Area a Local Planning Policy which is to comprise:*

- (i) a map showing the boundaries of the Heritage Area;*
  - (ii) a record of places of heritage significance; and*
  - (iii) objectives and guidelines for the conservation of the Heritage Area;*
- and*

*(b) keep a copy of the Local Planning Policy for any designated Heritage Area with the Scheme documents for public inspection.*

It should be noted that the Municipal Inventory has also not gone through the required process to be adopted under LPS No3. Currently the status of this document is that it is "guidance". In the absence of any local planning policy being adopted or defining of the "Heritage List", that the MI should be given is "guiding policy" for planning applications.

**Nannup Mainstreet Heritage Precinct**

An assessment against the Nannup Mainstreet Heritage Precinct has been carried out and is at Attachment 10. In conclusion the building doesn't address all the aspect of the Mainstreet Heritage Precinct.

With regards the Nannup Main Street Heritage Precinct these were adopted under TPL1 (Resolution 6062 Nov 00), TPL1 was revoked and LPS No3 has no clause that indicates policies invoked under TPL1 remain valid unless revoked specifically. The Nannup Mainstreet Heritage Precinct guidelines were amended in 2008, and submitted to Council Sep 08 for endorsement, which was not forthcoming. Therefore, the status of these guidelines is just that, "guidelines".

## DRAFT

Guidance was sort from the Regional Officer of the Heritage Council of Western Australia and the response is at Attachment 11. The conclusion provided does not support the current design.

### Local Planning Strategy for the Local Planning Policy

The Local Planning Policy for LPS No3, s6 refers to the Nannup Townsite Strategy and indicates for Policy Area 1 – Nannup Townsite, that “*urban consolidation be encouraged within this policy area subject to issues of effluent disposal and flooding being addressed where relevant.*”

s11.2 refers to the objectives as:

*“retain a compact townsite with its village-like character and environmental features;*

*Achieve site-responsive development that provides a variety of housing types to meet the varied accommodation needs of the areas population;*

*Maximise the use of community facilities available in townships;*

*Promote safety of people and property; and*

*Provide for small scale home based businesses which provide local employment opportunities”.*

s19 and s21 relate to flood and heritage respectively and have been covered in detail under the LPS No3

It is subjective as to “retain a compact townsite with its village-like character...” given the design and scale of the proposed building. Council may need to consider the precedent that approving this building to accommodate commercial activities will result in applications for other buildings of a “three storey” design. As discussed previously there is no local planning policy that precludes this.

**Conclusion:** Given the lack of objections to the project including the neighbour and that the status of the Nannup Mainstreet Heritage Guidelines Precinct there appears no public opposition to the design submitted.

### Warren –Blackwood Regional Planning Strategy Dec 97

The Warren-Blackwood Regional Planning Strategy recognised Nannup as one of the eight major urban centres. The strategy recognises Nannup as a key transport route via Mowen Road and Vasse Highway to other centres such as



## DRAFT

Manjimup, Bridgetown, Balingup and Boyup Brook. Although this strategy and the Nannup Townsite Strategy (1996) are dated, Nannup is experiencing growth. The commercial direction of subdivision development along Widdeson Street and Dunnet Road, together with the five stages Askino Development and the most recent approval of rezoning of Folly signified continual growth for Nannup.

### **Building Permit issues**

This report addresses the planning requirements of the application. It is noted that a number of building issues will need to be addressed, such as:

1. Sustainable building – the design is orientated and incorporates sustainable building principles such as natural light, ventilation, solar energy, energy rating and energy efficient appliances.
2. Classification – confirmation of use to define classification
3. Details on door sizing etc for accessibility, safety railings, stairs etc.
4. Engineer confirmation with regards the sewage system being within the 1:100 year flood area.
5. Details of the lift construction – AS1428.1, AS1735.12.
6. Details of power, water, sewage and fire hydrants (Feed fire hydrant 200Kpa, attack fire hydrant 350 Kpa).
7. Proposed occupancy of the building. Estimation under Health (Public Building) Regulations 1992 could have up to 70 persons on site. There is also no provision for public toilets. Reliance on toilets that service existing facilities such as the Town Hall or Camping Ground will require an assessment of their capacity.

### **Matters considered by Council**

In considering this application, the issues referred to under clause 10.2 (attachment 10) have been taken into consideration.

---

### **Conclusion**

This project has been under consideration for over 5 years. There has been a clear acceptance in principle for the "Timewood" complex to be built on Lot 1 Warren Road, the Nannup Strategic Plan provides for the project, whilst funding has been secured I understand to make this a viable project. The provision of 700 m<sup>2</sup> of commercial floor space dedicated to the usages applied for is a key development for the Nannup Townsite development.

## DRAFT

There are some reservations as to the suitability of this structure, mainly its scale and the full compliance with the Mainstreet Heritage Precinct Guidelines. However on balance given the objections received and in the wider perspective of the social, environmental, cultural and economic benefits the application is approved subject to Councils approval of setbacks, parking solution and if necessary lowering of the floor level.

---

### **Recommendation**

On balance of social, economic, environmental and cultural basis and absence of public objection, that the planning application 19/09 - "Timewood Complex" is approved subject to the following conditions:

- 1) That council approves the reduced setback of 1.2 metres for wall B.
- 2) That Council approves the roof lines being extended fully over the footpaths and so designed to blend with the current streetscape.
- 3) That Council approves the variation with regards to parking off site and that the following parking requirements are placed on the development:
  - a) Two onsite parks are designated "visitors assessable" and "unloading/loading" parking respectively (not included in the totals).
  - b) The requisite twenty-one (21) car parks are provided at the "Councils Grange Road" facility before the Timewood complex is opened.
- 4) Council may pursue the lowering of the finish floor level should amendment 7 be approved by the Minister.

**EWEN ROSS**  
**MANAGER DEVELOPMENT SERVICES**

### **Attachments:**

1. Certificate of title
2. Vesting document
3. Public Advertisement
4. Schedule of submissions

**DRAFT**

5. Site plans including amend parapet wall, photographic and 1:100 flooding
6. Department of Water response
7. Maclean and Lawrence Pty ltd response
8. Department of Planning and Infrastructure
9. Definitions: additional Information
10. Nannup Mainstreet Heritage Precinct Design Guidelines Assessment
11. Regional Advisor Heritage Council Western Australia
12. LPS No3 Clause 10.2 - Decision Matrix
13. Parking plan for Grange Road



REGISTER NUMBER <b>1/DP222883</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

**RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE**


VOLUME LR3049 FOLIO 770

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*R. Roberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 1 ON DEPOSITED PLAN 222883

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER**

**PRIMARY INTEREST HOLDER: SHIRE OF NANNUP**

(XE G225487 ) REGISTERED 10 JULY 1996

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- 1. G225487 RESERVE 1788 FOR THE PURPOSE OF SHIRE OFFICE AND HALL SITE REGISTERED 10.7.1996.
- G225487 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS. REGISTERED 10.7.1996.

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.
- (2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
- (3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: LR3049-770 (1/DP222883).  
PREVIOUS TITLE: This Title.  
PROPERTY STREET ADDRESS: LOT 1 BROCKMAN ST, NANNUP.  
LOCAL GOVERNMENT AREA: SHIRE OF NANNUP.

NOTE 1: A000001A CORRESPONDENCE FILE 6/1891.

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE  
QUALIFIED

REGISTER NUMBER: 1/DP222883

VOLUME/FOLIO: LR3049-770

PAGE 2

NOTE 2:

LAND PARCEL IDENTIFIER OF NANNUP TOWN LOT/LOT 1 ON SUPERSEDED PAPER  
CERTIFICATE OF CROWN LAND TITLE CHANGED TO LOT 1 ON DEPOSITED PLAN  
222883 ON 22-AUG-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 3:

THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE  
OF TITLE.

**Reserve Enquiry Detail** [5100L]

Screen Friendly Print Page

Reserve	1788	Legal Area (ha)	0.1229
Name		Status	Current
Type		Current Purpose	SHIRE OFFICE & HALL SITE
Notes	WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS.		
File Number	6/91		

Class	Responsible Agency	Date of Last Change
C	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	15/07/1996

Management Orders	Document	Land Use	Local Government Authority
SHIRE OF NANNUP		ADMINISTRATION CENTRE- LOCAL HALL	NANNUP, SHIRE OF

Add Item	CLT Number	Parcel Identifier	Street Address	Suburb	File Number	PIN	Area (sqm)	Map Viewer
<input checked="" type="checkbox"/>	LR3049-770	Lot 1 On Plan 1 222883	BROCKMAN ST NANNUP		6/1891.	506432	1233.557	<a href="#">↗</a>

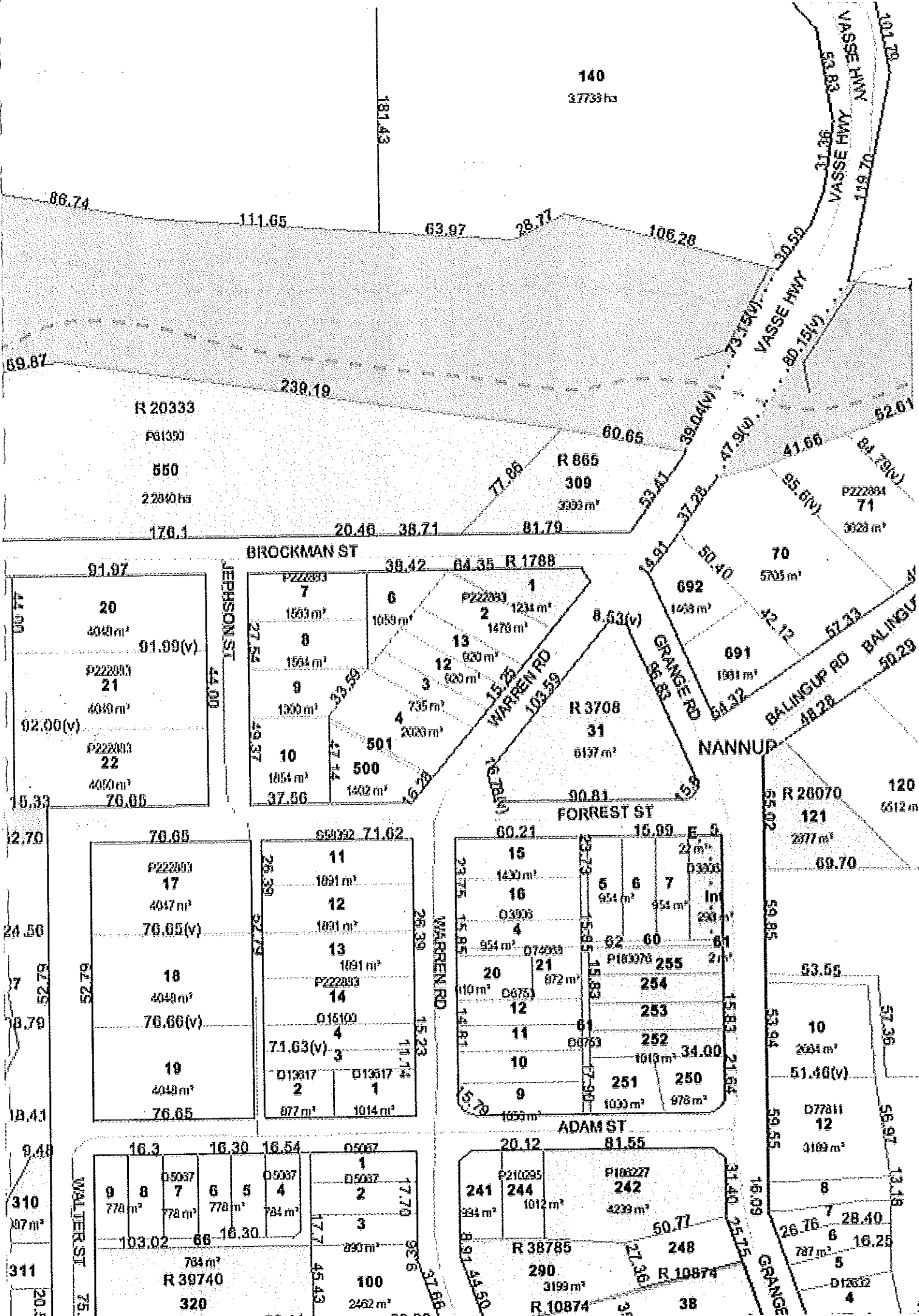
Reserve Number 1788

Previous Certificates of Title	Historic Crown Allotments
	NANNUP Town lot/Lot 1

Gaz Page/Document	Date	Type	Text
3045	28/06/1996	Current Vesting	VEST:SHIRE OF NANNUP W.P.L. APPROVAL OF MINISTER REQUIRED (21YRS).
3053	28/06/1996	Vesting Revoked	REVOKED (ORDER DATED 28/11/1924)
137	21/01/1977	Current Area	0.1229
138	21/01/1977	Current Purpose	SHIRE OFFICE & HALL SITE
2198	28/11/1924	Historical Vesting	VEST SHIRE OF NANNUP
2203	28/11/1924	Historical Purposes	ROAD BOARD OFFICE & HALL SITE
270	02/04/1891	Class	C
270	02/04/1891	Historical Purposes	PUBLIC ROOM
270	02/04/1891	Original Area	0.2.20
270	02/04/1891	Original Gazettal and page	ORIGINAL GAZETTE
	02/04/1891	Correspondence File Number	6/91
	02/04/1891	Lot/Town Lot	NANNUP LOT 1
	26/03/1891	Public Plan	NANNUP (02) 09.40
	26/03/1891	Street Name	BROCKMAN ST
	26/03/1891	Survey Number	OP:NANNUP 47/1

This product is for information purposes only. A search of the original documentation is required for all legal purposes

You currently have 1 Item(s) in your Order  
Western Australian Land Information Authority (Landgate)



140  
37733ha

R 20333  
P61351  
550  
22840ha  
176.1

R 865  
309  
3399m²

P222884  
71  
3623m²

BROCKMAN ST

JERHONSON ST

WARREN RD

GRANGE RD

BALINGUP RD

NANNUP

FORREST ST

WARREN RD

ADAM ST

GRANGE

WALLER ST

**LAND ACT 1933****(Section 33(2))****VESTING ORDER**

DOLA File 6/891.

I, Major General Philip Michael Jeffery, Officer of the Order of Australia, Military Cross, Governor of the State of Western Australia, do hereby in pursuance of the powers enabling me in that behalf, and under and by virtue of the provisions of Section 33(2) of the Land Act 1933, direct that Reserve No 1788 (Nannup Lot 1)

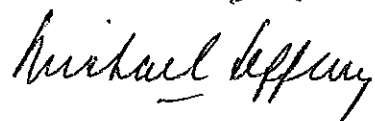
vest in and be held by the Shire of Nannup

for the designated purpose of "Shire Office and Hall Site"

with power, subject to the approval in writing of the Minister for Lands to each and every lease or assignment of lease being first obtained, to lease the whole or any portion thereof for any term not exceeding twenty one (21) years from the date of the lease.

Given under my hand, at Perth

this            day  
1 8 JUN 1996  
of            19



GOVERNOR



R 20333  
308  
2.1987 ha

P183077  
222  
852 m<sup>2</sup>

R 865  
309  
3936 m<sup>2</sup>

P222884  
71  
3628 m<sup>2</sup>

BROCKMAN ST

WARREN RD

BALINGUP RD

JEPHSON ST

FORREST ST

P222883  
21  
4049 m<sup>2</sup>

P222883  
22  
4050 m<sup>2</sup>

P222883  
1563 m<sup>2</sup>

P222883  
6  
1564 m<sup>2</sup>

P222883  
9  
1300 m<sup>2</sup>

P222883  
10  
1854 m<sup>2</sup>

P222883  
6  
1058 m<sup>2</sup>

P222883  
13  
1476 m<sup>2</sup>

P222883  
12  
6820 m<sup>2</sup>

P222883  
3  
6245 m<sup>2</sup>

P222883  
4  
2026 m<sup>2</sup>

P222883  
5  
1402 m<sup>2</sup>

R 1788  
1  
1234 m<sup>2</sup>

R 3708  
31  
6137 m<sup>2</sup>

D80869  
692  
1488 m<sup>2</sup>

D80869  
691  
1981 m<sup>2</sup>

R 26070  
121  
2877 m<sup>2</sup>

P82184  
120  
5512 m<sup>2</sup>

P222883  
17  
4047 m<sup>2</sup>

P222883  
18  
4048 m<sup>2</sup>

P222883  
19  
4048 m<sup>2</sup>

P222883  
11  
1891 m<sup>2</sup>

P222883  
12  
1891 m<sup>2</sup>

P222883  
13  
1891 m<sup>2</sup>

P222883  
14  
1891 m<sup>2</sup>

D151004  
1985 m<sup>2</sup>

D151003  
799 m<sup>2</sup>

D13617  
2  
877 m<sup>2</sup>

D13617  
1  
1014 m<sup>2</sup>

D72330  
15  
1430 m<sup>2</sup>

D72330  
16  
1430 m<sup>2</sup>

D38064  
954 m<sup>2</sup>

D74668  
20  
910 m<sup>2</sup>

D74668  
21  
872 m<sup>2</sup>

D6753  
12  
822 m<sup>2</sup>

D675311  
822 m<sup>2</sup>

D675310  
1078 m<sup>2</sup>

D67539  
1057 m<sup>2</sup>

D3806  
5  
355 m<sup>2</sup>

D3806  
6  
354 m<sup>2</sup>

D3806  
7  
354 m<sup>2</sup>

R 27941  
243  
354 m<sup>2</sup>

R 27941  
255  
2 m

R 27941  
254  
354 m<sup>2</sup>

R 27941  
253  
354 m<sup>2</sup>

R 27941  
252  
1013 m<sup>2</sup>

P183076  
251  
1030 m<sup>2</sup>

P183076  
250  
976 m<sup>2</sup>

D68639  
10  
2664 m<sup>2</sup>

D77811  
12  
3190 m<sup>2</sup>

D129058  
846 m<sup>2</sup>

D129057  
726 m<sup>2</sup>

D129056  
787 m<sup>2</sup>

D129055  
787 m<sup>2</sup>

ADAM ST NANNUP TOWNSITE

D5067  
9  
778 m<sup>2</sup>

D5067  
8  
778 m<sup>2</sup>

D5067  
7  
778 m<sup>2</sup>

D5067  
6  
778 m<sup>2</sup>

D5067  
5  
778 m<sup>2</sup>

D5067  
4  
784 m<sup>2</sup>

D5067  
3  
784 m<sup>2</sup>

D5067  
2  
874 m<sup>2</sup>

D5067  
1  
874 m<sup>2</sup>

D5067  
890 m<sup>2</sup>

D5067  
890 m<sup>2</sup>

P210295  
241  
994 m<sup>2</sup>

P210295  
244  
1012 m<sup>2</sup>

R 29142  
242  
4239 m<sup>2</sup>

P180560  
248  
1376 m<sup>2</sup>

**PLANNING & DEVELOPMENT ACT 2005  
TOWN PLANNING APPLICATION AVAILABLE FOR INSPECTION  
SHIRE OF NANNUP**

**SCHEDULE 8: NOTICE OF PUBLIC ADVERTISING OF PLANNING  
PROPOSAL - TIMEWOOD (Our Reference: R1788 - Planning NO 019/09)**

References:

- A. Planning and Development Act 2005
- B. Local Planning Scheme No 3

Notice is hereby given that the local government of the Shire of Nannup has made application for planning approval to use and/or develop land for the following purpose and public comments are invited.

The proposal is to construct a building for uses "Office" "Civic Use", "Community Purposes" and "Shop" as the part of the "Timewood" complex on Lot 1 (Reserve 1788), Warren Road, Nannup.

Details of the proposal are available for inspection at the Shire Offices, 15 Adam Street, Nannup and will be available for inspection during office hours up to and including 16<sup>th</sup> October 2009.

Comments on the proposal may be made in writing on Form No. 4 and lodged with the Chief Executive Officer, Shire of Nannup PO Box 11, Nannup WA 6275 on or before 4.30pm 16<sup>th</sup> October, quoting 'TIMEWOOD PLANNING APPLICATION' and Shire's Reference of 'R1788'.

SHANE COLLIE  
CHIEF EXECUTIVE OFFICER

**Attachment 4**

**Schedule of Submissions: Timewood Centre**

Ser	Submitter	Comment	Action
1	Baden Happ, 5 Cross Street, Nannup WA 6275	Not support as increase rates	Noted
2	DPI		Included in assessment
3	Department of Planning and Infrastructure		Included in assessment
4	Department of Water		Included in assessment
5	Regional Heritage Advisor		Included in assessment
6	Maclean and Lawrence		Included in assessment

**Attachment:**

1. Serial 1

SHIRE OF NANNUP			
RECEIVED			
Ref: R 1788	No. 963		
08 SEP 2009			
CEO MCS YWA MBS	AO EO DDO CR	LIB PUB	FMO YO RO

Form No. 4  
[Regs. 16(1) and 20(2).]

Planning and Development Act 2005

Nannup Local Planning Scheme No 3

TO: THE CHIEF EXECUTIVE OFFICER OF THE SHIRE OF NANNUP

PLANNING APPLICATION: SHIRE OF NANNUP 019/09 - TIMEWOOD

SHIRE REFERENCE: R1788

Name BA DEN H A P P Phone 97563064

Address 5 CROSS ST  
NANNUP 6275 W.A.

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

I object to the Proposed Timewood  
Centre as it will most assuredly  
increase everybody's rates.

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable). (Include lot number and nearest street intersection).

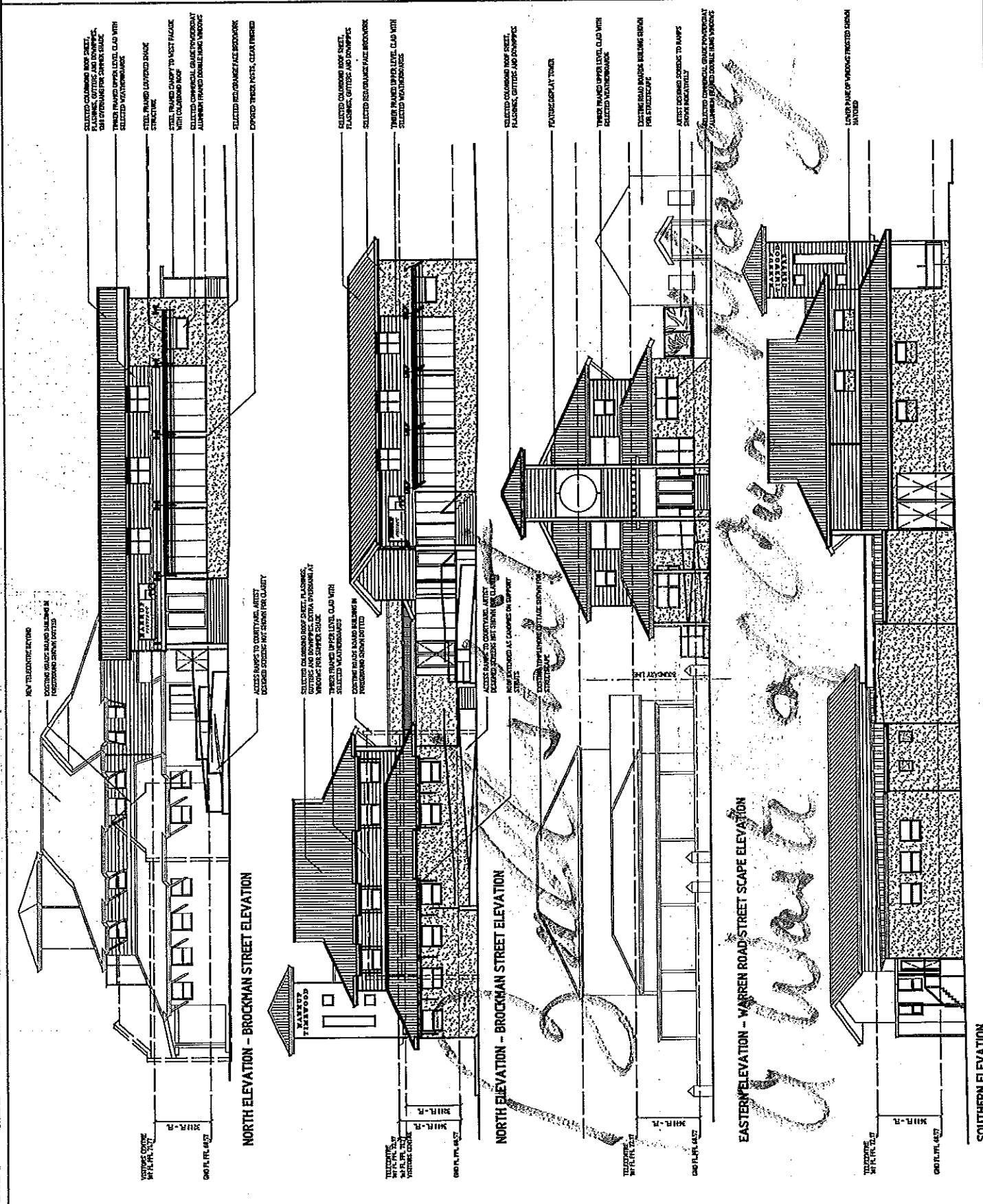
SUBMISSION (Give in full your comments and any arguments supporting your comments — continue on additional sheets if necessary).

This Building is just a grandiose waste  
of money. We can easily expand & renovate  
the under utilised Community Centre  
which conveniently just happens to be  
well above the highest Flood level ever recorded  
This will save heaps on Insurance premiums as well  
Date 9.10.2009 Signature Baden Hupp

It is evident from the submissions objection space  
that you don't want much argument on this  
matter & that mirrors most attitudes of other  
Shire Councils I have dealt with in the Past.



REVISED FOR AIA TO BEST COST	22/07/09	ME
DRAWING NO.	1010	
PROJECT NAME	NANNUP THE WOOD CENTRE	
PROJECT ADDRESS	LOT 1 WARREN ROAD	
CLIENT	SHIRE OF NANNUP	
ARCHITECT	mcg architects Pty Ltd	
ARCHITECT ADDRESS	40 SPENCER STREET, BUNBURY, WA 6230	
ARCHITECT TEL	TEL (08) 97918003, FAX (08) 97978093	
ARCHITECT E-MAIL	E-MAIL <a href="mailto:michi@mcgarchitects.com.au">michi@mcgarchitects.com.au</a>	
ARCHITECT WEBSITE	WWW.MCGARCHITECTS.COM.AU	
ARCHITECT CREDIT	"a consulting subsidiary of the sqs group"	
DATE	99/07/09	
SCALE	1:100 @ A1, 1:200 @ A3	
PROJECT NUMBER	0911	
DRAWING NUMBER	DA 01	



*Handwritten:* The Wood Centre

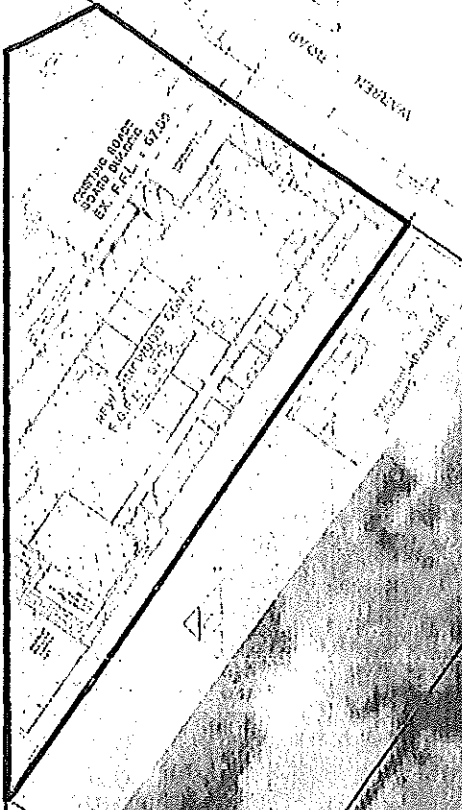
99

WARREN RD

ACTION REQUIRED

BROCKMAN ST

70

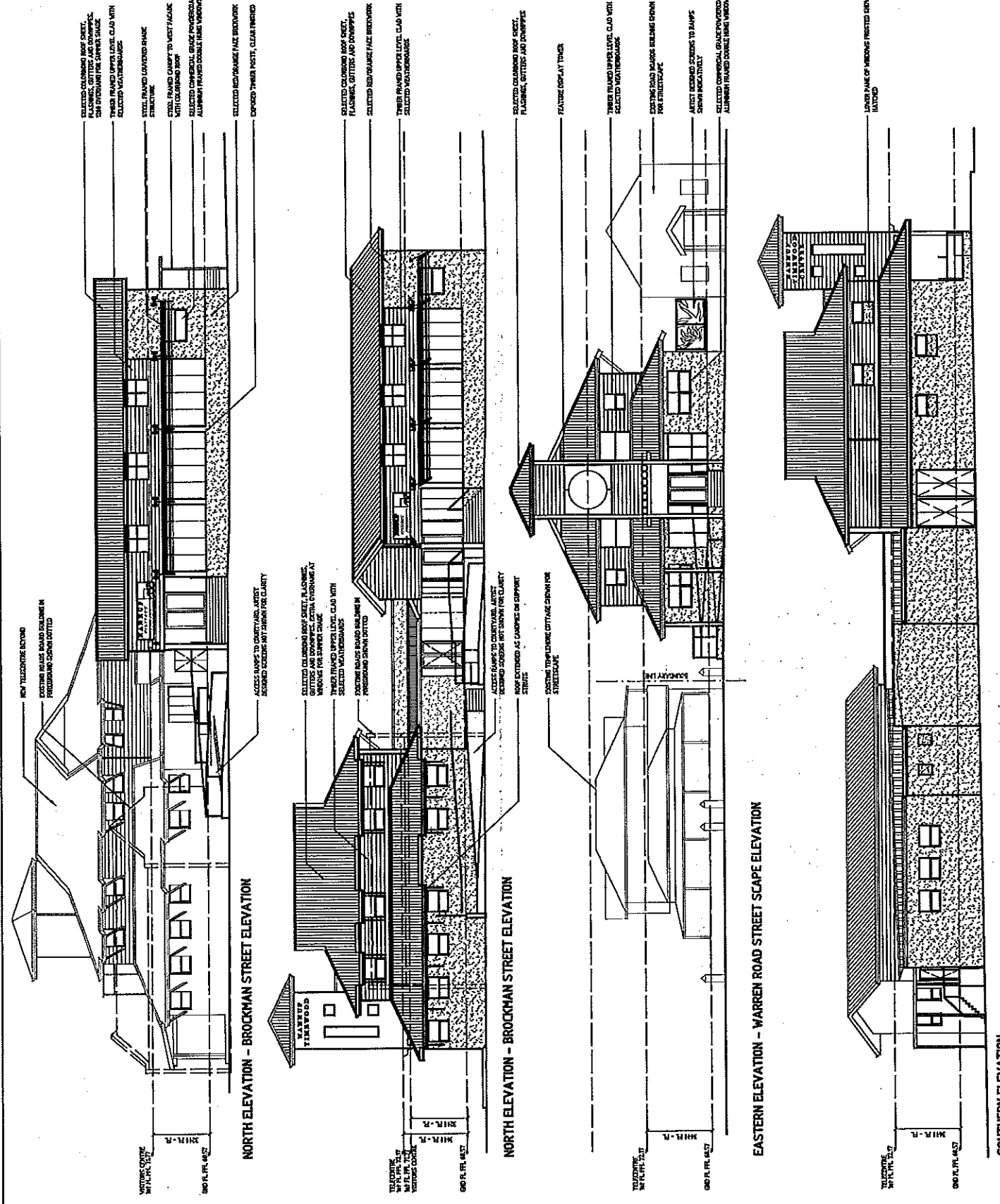


**LEGEND**

- Cadastre, Land Tenure
- 100 year ARI floodplain
- Topographic Contours, Statewide

0 10 20 40 Metres





SELECTED ALUMINIUM FRAME WINDOWS  
FLASKING, GUTTERS AND DOWNPIPES  
THIN FRAMED UPPER LEVEL CLAD WITH  
RELATED MATERIALS

STEEL FRAMED LOWER LEVEL  
STRUCTURE

STEEL FRAMED CHIMNEY TO MATCH FACADE  
WITH COLOUR AND FORM

SELECTED COMMERCIAL GRADE POWDERCOAT  
ALUMINIUM FRAMED DOUBLE FRAME WINDOWS

SELECTED RED/ORANGE FACE BRICKWORK  
EXPPOSED THROUGH POSTS, CLEAR FINISHED

SELECTED COLOURS ROOF SHEET,  
FLASHINGS, GUTTERS AND DOWNPIPES

SELECTED RED/ORANGE FACE BRICKWORK

THIN FRAMED UPPER LEVEL CLAD WITH  
SELECTED MATERIALS

SELECTED COLOURS ROOF SHEET,  
FLASHINGS, GUTTERS AND DOWNPIPES

FRANZSE DISPLAY TOWER

THIN FRAMED UPPER LEVEL CLAD WITH  
SELECTED MATERIALS

EXISTING ROAD MARKS BEARING REFER  
FOR STRUCTURE

ARTIST RENDERED SKETCHES TO SHOWS  
SHOWN INDICATIVELY

SELECTED COMMERCIAL GRADE POWDERCOAT  
ALUMINIUM FRAMED DOUBLE FRAME WINDOWS

INDICATED NAME OF MEDICAL PRACTICE CURRENT  
MARKED

NORTH ELEVATION - BROCKMAN STREET ELEVATION

NORTH ELEVATION - BROCKMAN STREET ELEVATION

EASTERN ELEVATION - WARREN ROAD STREET SCENE ELEVATION

SOUTHERN ELEVATION

C	DATE	BY
A	09/07/09	MJC
B	09/07/09	MJC
A	09/07/09	MJC
REV	DATE	BY

mjc architects Pty Ltd  
 4/4 Spencers Street, Burnbury, VIC 3230  
 Tel: (03) 979 6983 Fax: (03) 979 6983  
 e-mail: micha@mjcaustralia.com.au  
 "servicing outside of the suburbs"

CLIENT  
**SHIRE OF MANNUP**

PROJECT TITLE  
**MANNUP TIROWOOD CENTRE  
 LOT 1 WARREN ROAD  
 MANNUP**

DRAWING TITLE  
**ELEVATIONS**

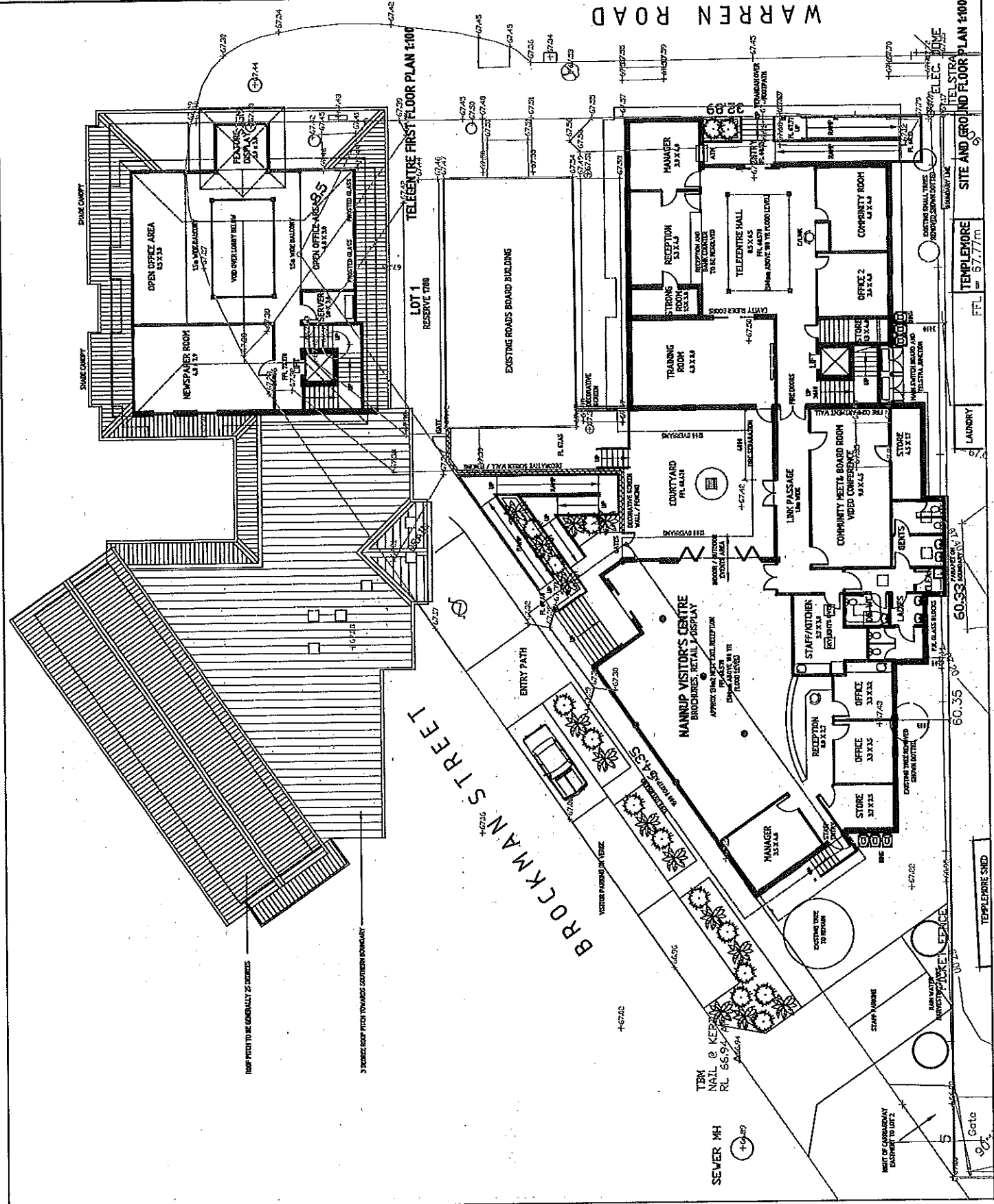
DATE	09/07/09
SCALE	1:100 @ A1, 5:200 @ A3
PROJECT NUMBER	0911
DRAWING NUMBER	DA 02
REV	C

COPYRIGHT  
 SHIRE OF MANNUP  
 1000 SOUTH ROAD, MANNUP, VIC 3230  
 ALL RIGHTS RESERVED. NO PART OF THIS DRAWING  
 MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM  
 OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY  
 INFORMATION STORAGE AND RETRIEVAL SYSTEM,  
 WITHOUT THE WRITTEN PERMISSION OF THE SHIRE.





PROJECT NO.	1000	DATE	09/07/09
CLIENT	SHIRE OF NANNUP	PROJECT TITLE	NANNUP, TOWNWOOD CENTRE LOT 1 WARREN ROAD NANNUP
DESIGNER	mca architects pty ltd 46 staines street, bunnbury, wa 6250 tel (08) 9790805 fax (08) 9790804 e info@mcaarchitects.com.au www.mcaarchitects.com.au "servicing outside of the square"	SCALE	1:500 @ A1, 500 @ A3
DATE	09/07/09	DRAWN	HG
PROJECT NO.	1000	DATE	09/07/09
CLIENT	SHIRE OF NANNUP	PROJECT TITLE	NANNUP, TOWNWOOD CENTRE LOT 1 WARREN ROAD NANNUP
DESIGNER	mca architects pty ltd 46 staines street, bunnbury, wa 6250 tel (08) 9790805 fax (08) 9790804 e info@mcaarchitects.com.au www.mcaarchitects.com.au "servicing outside of the square"	SCALE	1:500 @ A1, 500 @ A3
DATE	09/07/09	DRAWN	HG
PROJECT NO.	1000	DATE	09/07/09
CLIENT	SHIRE OF NANNUP	PROJECT TITLE	NANNUP, TOWNWOOD CENTRE LOT 1 WARREN ROAD NANNUP
DESIGNER	mca architects pty ltd 46 staines street, bunnbury, wa 6250 tel (08) 9790805 fax (08) 9790804 e info@mcaarchitects.com.au www.mcaarchitects.com.au "servicing outside of the square"	SCALE	1:500 @ A1, 500 @ A3
DATE	09/07/09	DRAWN	HG



WARREN ROAD

BROCKMAN STREET

TELECENTRE FIRST FLOOR PLAN 1:100

LOT 1 RESERVE 708

EXISTING ROADS BOARD BUILDING

MANAGER VISITOR'S CENTRE

COMMUNITY MEETS BOARD ROOM

LAUNDRY

TEMPLEMORE SHED

60.35

60.33

60.32

60.31

60.30

60.29

60.28

60.27

60.26

60.25

60.24

60.23

60.22

60.21

60.20

60.19

60.18

60.17

60.16

60.15

60.14

60.13

60.12

60.11

60.10

60.09

60.08

60.07

60.06

60.05

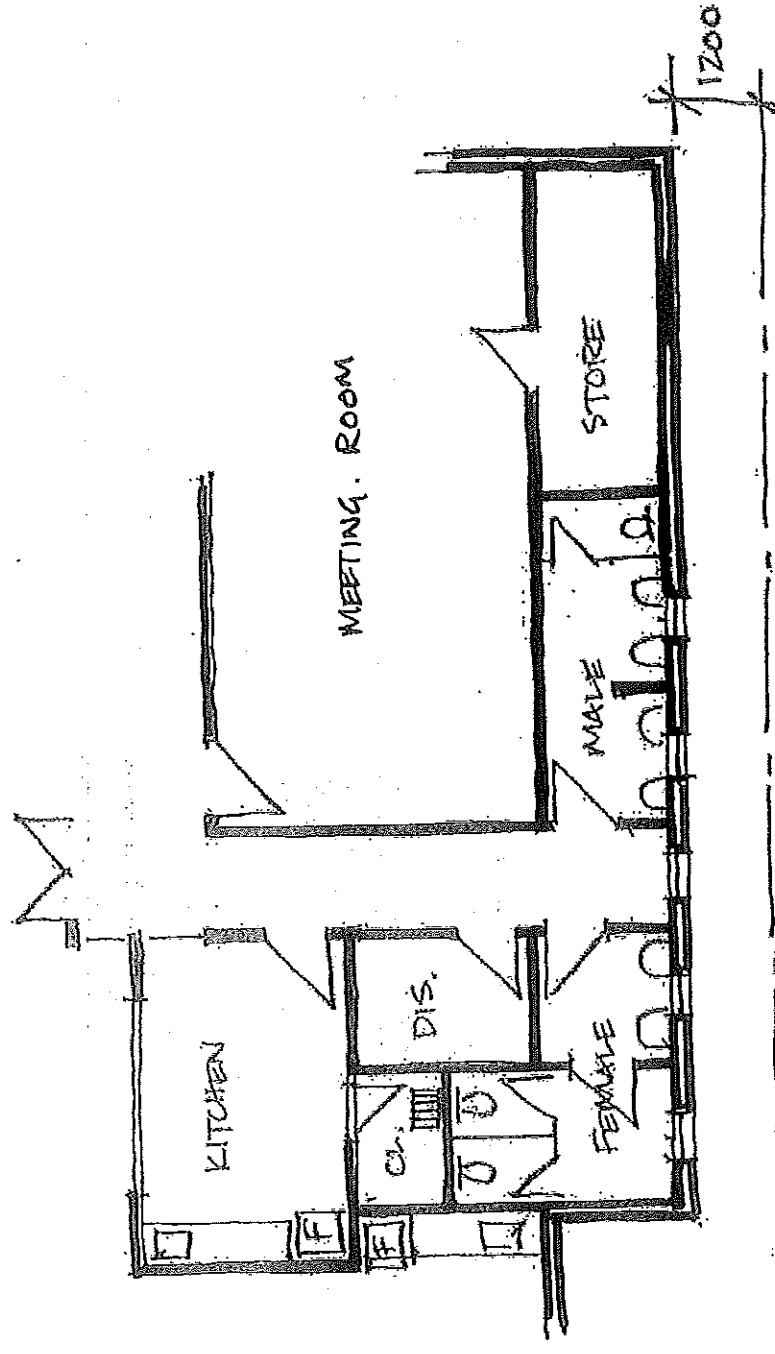
60.04

60.03

60.02

60.01

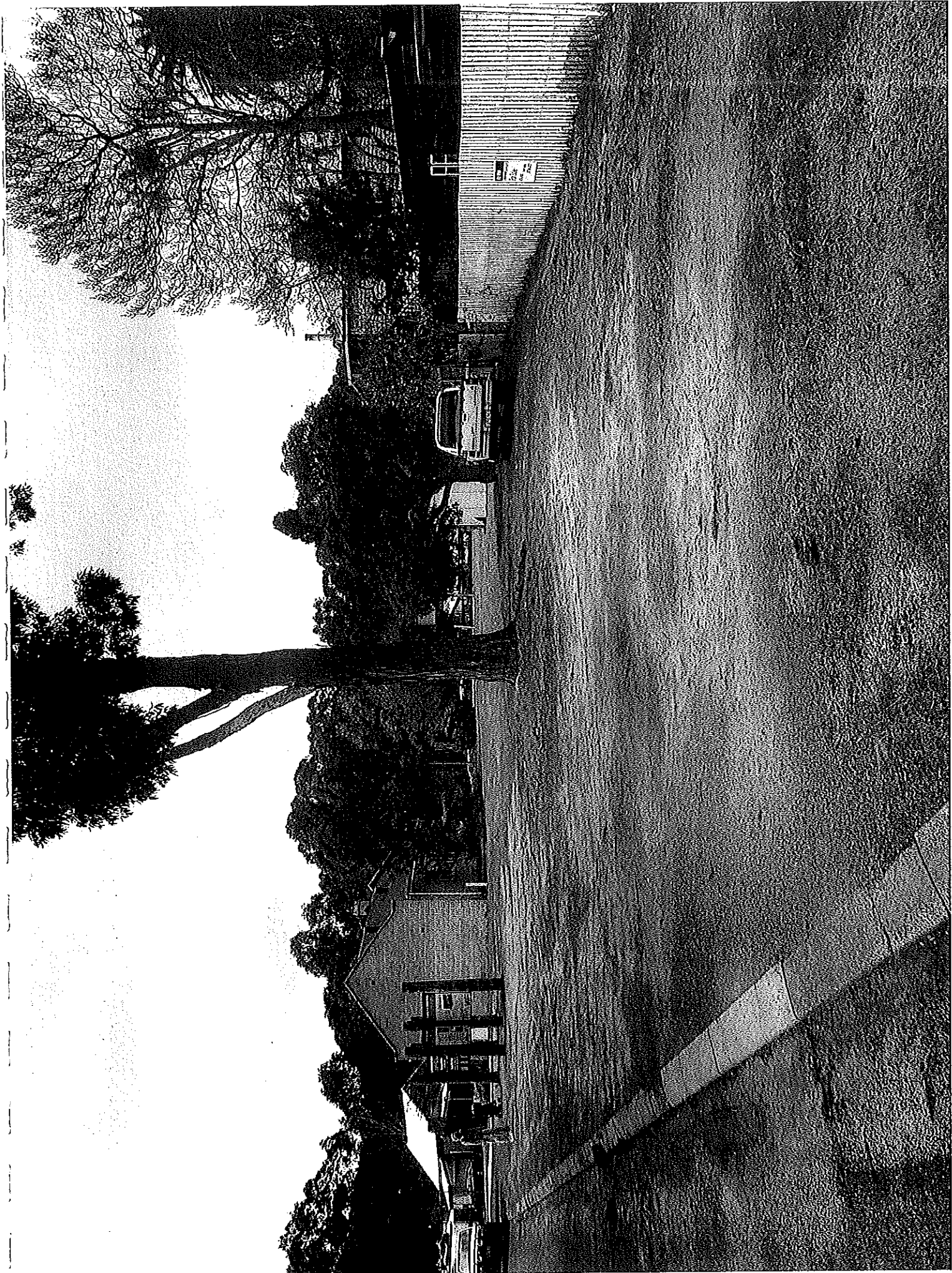
60.00



MCh. Architects Pk.

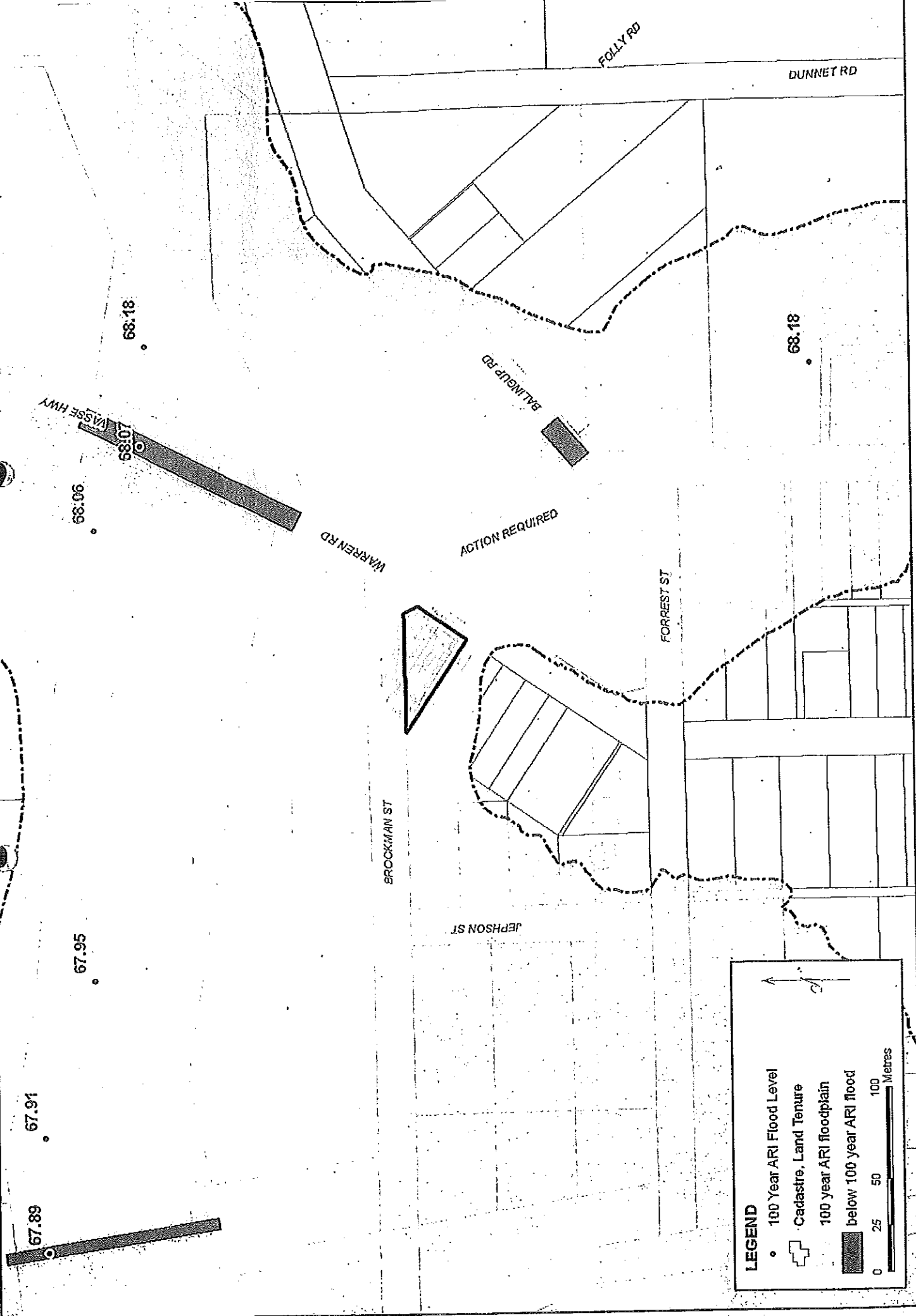
0911. 28 Sept. 2009

Namrup Time wood Centre.









FOLLY RD

DUNNET RD

68.18

68.18

68.07  
VASSSE HWY

68.06

BALNUP RD

ACTION REQUIRED

WARREN RD

FORREST ST

BROCKMAN ST

JEPHSON ST

67.91

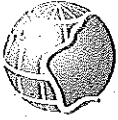
67.95

67.89

**LEGEND**

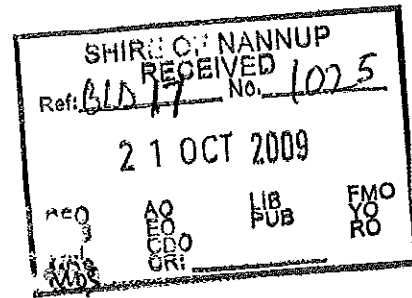
- 100 Year ARI Flood Level
- ⊕ Cadastre, Land Tenure
- ▨ 100 year ARI floodplain
- ▩ below 100 year ARI flood

0 25 50 100 Metres



Your ref: BLD17  
Our ref: WT6610  
Rbre1074.doc  
Enquiries: Rick Bretnall (ph: 6364 6922)

Mr Ewen Ross  
Manager Development Services  
Shire of Nannup  
PO Box 11  
NANNUP WA 6275



Dear Mr Ross

#### **TIMEWOOD CENTRE - NANNUP**

I refer to your letter dated 22 September 2009 regarding the proposed Timewood Centre on Warren Road in Nannup.

The issue that you have raised is not uncommon as there have been a number of towns in floodprone areas that have raised similar concerns regarding the re-development of sites for habitable dwellings or for commercial purposes in already developed areas where streetscaping/access is a significant issue. These issues have been resolved in consultation with our Department and the following are two examples in how they were addressed.

Floodplain management is a balance between the social/economic/ecological costs and benefits of carrying out activities on the floodplain against the risk, hazard and adverse consequences caused by flooding.

We acknowledge that our recommended minimum floor levels for habitable dwellings may have a significant impact on the streetscaping in older developed areas such as in your town. However, in other towns such as Pinjarra for example, this has been addressed by using a 0.15 metre freeboard rather than the higher 0.50 metre freeboard above the 100 year ARI flood level. This conforms with Building Code of Australia requirements.

In addition, for commercial type properties, the following is how the Shire of York has recently addressed this issue and have amended their TPS, in particular (c) and (f), as follows:

- (a) *In addition to a building licence, the local government's planning consent is required for all development including a single house and such application shall be made in accordance with the provisions of the scheme.*
- (b) *Any habitable building or structure located in the flood fringe shall have a minimum floor level of 0.50 metre above the adjacent 100 year ARI flood level*
- (c) *At the local authority's discretion, where proposed non-habitable development is in the flood fringe but within a heritage streetscape area, a floor level of 0.30 metre above the centre of the street frontage of the development may apply.*

- (d) *Proposed development that is located within the floodway (ie filling, building etc), and is considered obstructive to major flows by the Department of Water and the local authority, shall not be permitted.*
- (e) *In determining an application for planning consent the local government shall consult with the Department of Water to prescribe the floor level of any proposed structure or development.*
- (f) *Any application for development or land use shall require an instrument on title to the effect that the land is subject to inundation.*
- (g) *The erection of a fence within the floodway is permitted providing it is of a non-obstructive nature to flood flows, such as post and rail fencing so that it does not alter the direction of natural water flows nor retain surface water that may affect adjoining properties.*

The Department was satisfied with this approach but I suggest that you contact the Shire of York to discuss their thinking/approach and how these rules conform with Building Code of Australia requirements.

Any further question, please do not hesitate to contact us.

Yours faithfully



Rick Bretnall

MANAGER, WATER RESOURCE ASSESSMENT

16 October 2009

## Ewen Ross

---

**From:** RODGERS Simon [Simon.RODGERS@water.wa.gov.au]  
**Sent:** Thursday, 12 November 2009 10:20 AM  
**To:** Ewen Ross  
**Subject:** RE: Timewood centre

Ewen

The Department of Water, in carrying out its role in floodplain management, provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage.

The Blackwood River Flood Study through Nannup shows that the Lot is affected by major flooding with the 100 year ARI flood level estimated to be 68.07 m AHD.

When development is proposed within the floodplain our department assesses each proposal based on its merits and the factors examined include depth of flooding, velocity of flow, its obstructive effects on flow, possible structural and potential flood damage, difficulty in evacuation during major floods and its regional benefit. Based on our floodplain management strategy for the area, the following comments are provided for this particular proposal :

- the proposal is not considered to have a significant impact the existing 100 yaer ARI flooding regime of the area.
- a floor level of 150 mm above the 100 year ARI flood level provides 100 year ARI flood protection albeit with minimal freeboard.
- it is recommended that all proposed electrical instalations are located above 68.57 m AHD and satisfactorily insulated
- the proposal has significant regional benefit to the community.

Consequently, the Timewood Centre proposal is considered acceptable with regard to major flooding.

Please note that a failure to adhere to these recommendations will result in a greater exposure to risks of flood damage.

Regards

*Simon Rodgers*

---

Senior Engineer  
Water Resource Assessment Branch  
Department of Water (WA)  
Ph: 08 6364 6923  
fax: 08 6364 6515  
email: [simon.rodgers@water.wa.gov.au](mailto:simon.rodgers@water.wa.gov.au)

---

---

**From:** Ewen Ross [mailto:[ewen@nannup.wa.gov.au](mailto:ewen@nannup.wa.gov.au)]  
**Sent:** Thursday, 12 November 2009 9:20 AM  
**To:** RODGERS Simon  
**Subject:** RE: Timewood centre

Hi Simon,

Regards last conseration, can we get a more formal response to the request. Thanks Ewen

If I can be of any further assistance please do not hesitate to contact me.



## MACLEAN AND LAWRENCE PTY. LTD.

SUITE 11, 11 VENTNOR AVE, WEST PERTH, WESTERN AUSTRALIA 6005.

TELEPHONE: (08) 9321 2966 FACSIMILE: (08) 9481 1691

PRINCIPAL: B.T. LAWRENCE, DIP. PLMBG. DES. MIPA  
 ASSOCIATES: C.D. LAWRENCE, B.COMM  
 D.R. BARNES, DIP. PLMBG. DES.  
 J.M.P. DA SILVA, B.ENG, MIE.AUST

EMAIL: admin@maclaw.net.au  
 A.C.N. 008 735 573  
 A.B.N. 76 008 735 573

13 October 2009

Shire of Nannup  
 PO Box 11  
 Nannup WA 6275

Attention: Ewen Ross

Reference: Nannup Timewood Centre

Dear Sir,

Further to your request and information provided in your letter of 30 September 2009 and MCG Architects Pty Ltd Drawings

- a. Project 09/09/09 DA 01(B) Site & Floor Plan; and
  - b. Project 0911 DA 01(B) Elevations
- we advise as follows:

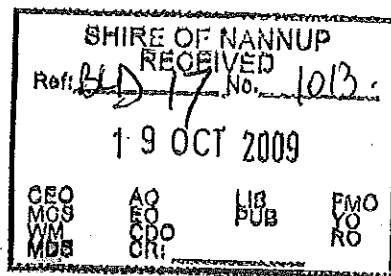
**THE BUILDING CODE OF AUSTRALIA (BCA) FP1.2 and FP1.3****FP1.2**

Surface water, resulting from a storm having an average recurrence interval of 100 years must not enter the building.

**Compliance with FP1.2**

The proposed building finished floor level (FFL) of RL 68.570 shown on the above Site & Floor Plan is 500mm above the 1 in 100 year annual recurrence stormwater flood level of RL 68.070 (level provided by Leigh Guthridge of Shire of Nannup).

This FFL is in compliance with FP1.2 of the BCA 2009, providing the FFL of the main switchboard and Telstra junction on the North elevation of the building are amended to also be at or above RL 68.570.



### FP1.3

A drainage system for the disposal of surface water must –

- a) convey surface water to an appropriate outfall; and
- b) avoid the entry of water into a building; and
- c) avoid water damaging the building.

### Compliance with FP1.3

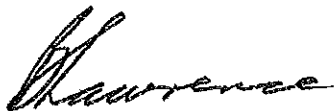
- a) Surface water at the proposed development at time of flood will form part of the area flood water, and will discharge to an appropriate outfall (Blackwood River) as outlined below Clause 6.2.1.1 (a)(i).
- b) See Notes above under 'Compliance with FP1.2'.
- c) In our opinion the proposed building will not be damaged in time of flood, providing the building is constructed in compliance with BCA requirements.
- d) Although construction detail is not outlined in the provided drawings, we assume that the building will be constructed to avoid water damage from storms up to & including 1 in 100 year storms with flood level at RL 68.070 (level provided by Leigh Guthridge Shire of Nannup) & floor level at RL 68.570.

### LOCAL PLANNING SCHEME No. 3 Clause 6.2.1.1 - our assessment is as follow:

- (a) (i) We have not carried out a study on the floodwater catchment area which affects this site, however in our opinion the proposed development on this site would have minimal effect on the flow of floodwater to the Blackwood River, as the full surface of the adjoining road reserves remains available and with approximate minimum effective flow depth of 500mm.
- (a) (ii) In our opinion the safety of the proposed development will not be jeopardised in time of flood, providing the building is constructed in compliance with Building Code of Australia (BCA) requirements.
- (a) (iii) In our opinion the proposed building does not involve possible risk to life or human safety or damage to private property over and above any inherent risk associated with 1 in 100 years flood water level external of the building.

We trust that this is satisfactory, and please contact us should you require any additional information at this stage.

Yours faithfully



**MACLEAN AND LAWRENCE PTY LTD**

# MACLEAN AND LAWRENCE PTY. LTD.

SUITE 11, 11 VENTNOR AVE, WEST PERTH, WESTERN AUSTRALIA 6005

TELEPHONE: (08) 9321 2966 FACSIMILE: (08) 9481 1691

PRINCIPAL: B.T. LAWRENCE, DIP. PLMBG. DES. MIPA  
ASSOCIATES: C.D. LAWRENCE, MBA, B.COMM  
D. BARNES, DIP. PLMBG. DES.  
A. P. INFANTE, DIPL. HYDR. ENG.

EMAIL: maclaw@inet.net.au  
A.C.N. 008 735 573  
A.B.N. 76 008 735 573

6 November 2009

Shire of Nannup  
PO Box 11  
Nannup WA 6275

Attention: Ewen Ross

Reference: Nannup Timewood Centre

Dear Sir,

In response to your email dated 5 November 2009, please receive our advice regarding the Timewood Centre finish floor level.

To the question "Would 1:100 years flood plus 150mm i.e. floor level of 68.070 plus 150mm finished 68.220 be compliant with BCA" our reply is as follow:

BCA does not refer to a minimum level to which the building should be in reference to a 100 years flood event. The BCA state that water from a 100 year storm event should not enter the building. In theory if the building FFL level is above the 100 year flood level water should not enter the building, and this will comply with BCA.

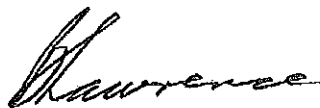
To the question that "it would be a reasonable solution that the FFL is 150mm above the 100 years flood event", our reply is as follow:

We advice that the building FFL shall be at 68.570 which is 500mm above the 100 years flood event. In a 100 years event, waves created by passing boat or object might generate surge, which would be above the forecasted flood level. In conclusion we do not recommend setting the FFL, 150mm above the 100 years storm event level.

We trust that this will answer your questions.

We trust that this is satisfactory, and please contact us should you require any additional information at this stage.

Yours faithfully



MACLEAN AND LAWRENCE PTY LTD

CONSULTING ENGINEERS: HYDRAULIC • MECHANICAL • GAS • SUBDIVISIONS • CO-ORDINATING



**Ewen Ross**

**ATTACHMENT 8**

**From:** Cuthbert, Matthew [Matthew.Cuthbert@planning.wa.gov.au]  
**Sent:** Wednesday, 30 September 2009 10:57 AM  
**To:** Ewen Ross  
**Subject:** Timewood Centre - Nannup

Hi Ewen

Thanks for your letter re: the above, received on 29 September 2009.

In response to your two questions, I provide the following advice:

1. This office does not have the necessary expertise to provide a response to this question which would be more appropriately sought from the Department of Water. I would suggest that the DoW may require information, additional to that which has been provided to this office, in order to provide meaningful feed back on the issue.

2. The Scheme specifically addresses this question at 6.2.1.3

Cheers

**Matt Cuthbert | Senior Project Planner**

Department of Planning | [www.dpi.wa.gov.au](http://www.dpi.wa.gov.au)

, Level 6, 61 Victoria Street, Bunbury WA 6230, AUSTRALIA

☎ 08 9791 0577 | ☎ 08 9791 0576

✉ [matthew.cuthbert@planning.wa.gov.au](mailto:matthew.cuthbert@planning.wa.gov.au)

**Definitions:**

**LPS No3 and BCA**

Tourist: Not defined

Commercial: Not defined

**LPS No3**

Residential: Two meanings

(1) Includes aged/dependent persons home, backpackers accommodation, workers accommodation and lodging house.

(2) Same as in R-Codes: Human habitation for temporarily by two or more persons and/or permanently by seven or more persons.... excluding hospital, sanatorium, prison, hotel, motel or residential school.

Habitable building: means a building designed primarily for housing and/or overnight accommodation purposes for persons.

**BCA**

Class 5: includes professional chambers or suites, lawyers offices, government offices, advertising agencies and accountant offices. LPS No3 "Office" Civic Use" and "Community Purposes".

Class 6: includes goods or services are directly sold or supplied to public. LPS No3 "Shop"

**LPS No3 Interpretation**

In interpreting LPS No3 the proposal being assessed is based on class 5 and 6 building. With regards LPS No3 in the absence of definite of the terms being used the proposal is being assessed as a "commercial building" in regards clause 6.2.1. With regards to "tourist" and "commercial" as clause 6.2.1.1 (b) is clearly related to "dwelling house or other habitable building", I believe the intent is that LPSNo3 flood risk land intent is not to exclude development of class 5 and 6 buildings. The intent is to "dwellings" and "people accommodated".

**BCA regards flood**

In accordance with BCA;

FP1.2 does not specify how this is to be done, but raising the floor level above the 1:100 flood levels would suffice. The information from Department of Water indicates 150mm would suffice, whereas the consultant's advice is 350mm.

Council has designed the building at 1:100 plus 500mm. This would suffice both the LPS No3 and BCA requirements. However, as outlined previously regarding the amendment to LPS No3 (Amendment 7) still to be approved by the Minister and the reason above I feel the Council could approve a finish floor level of 1:100 plus 350mm. (With further investigation this may be reduced to 150mm as adopted in other Shires).



15 Adam Street,  
P.O. Box 11, Nannup WA 6275  
Telephone: (08) 9756 1018  
Facsimile: (08) 9756 1275  
Email: nannup@nannup.wa.gov.au  
Web: www.nannup.wa.gov.au

**NANNUP MAINSTREET HERITAGE PRECINCT DESIGN GUIDELINES (SEP 09)**

ASSESSMENT FORM: 019/09 - TIMEWOOD

LOT: 1 WARREN ROAD, RESERVE 1788

Ser	Requirement	Comment	Yes / No
1	Generally the emphasis of buildings should be vertical or compact, rather than wide, low buildings which have a horizontal emphasis in their form and	The Timewood has been designed in this manner and is vertical.	Yes
2	Where large frontages are planned, the facade should be broken up by vertical elements, and where possible new floor levels, window positions and sizes, and verandahs should complement those of adjacent buildings.	The scale of Timewood against the Templemore and Old Road Board Building do not correlate. The scale of the building made worse by the additional floor level meet flood requirements makes this building stand out from the adjacent buildings.	No
3	Although shops will wish to display their goods effectively, modern shop fronts with aluminum frames and large expanses of glass are not appropriate, and will not be encouraged in new developments. They should certainly not be included in alterations to existing historic buildings	The Warren Road profile meets this requirement. However, the Brockman Street profile is contrary to this requirement.	No
4	Additions or alterations to existing shop fronts in Nannup's Heritage Precinct should follow traditional window-door-veranda-gable forms in	The additional floor height and the scale of the building don't	No

	size, proportion and placement. The heights of these elements, especially the gable or parapets ends, the verandahs and the dwarf wall under the display window should follow those of adjacent original shop fronts.	permit blending in of the verandas. The design has introduced meet shading louvers and the verandas do not extend over the foot paths. The roof lines and eaves end mid footpath.	
5	The shapes of traditional plan forms in Nannup are characteristically simple. They are composed of basic rectangle and square combinations and are usually symmetrically arranged around a central front door. Plans for new developments should reflect this where possible. Complex plans with walls that step in and out are not acceptable.	The profile from Warren Street meets this requirement. The profile from Brockman Street doesn't meet this requirement.  With regards the shape the two building components and court yard would meet this general rectangle design.	No  Yes
6	As is often the case with older commercial buildings, the front door may be recessed slightly from the remainder of the front facade, with the external entry floor abutting the footpath paved with decorative feature tiles or mosaics.	Finishes of the Warren Street doors are not provided. This could be a requirement for detail of the Warren Street entrance.	No
7	Main roofs in Warren Road have characteristically been clad with custom orb profile sheeting (i.e., corrugated iron - not tiles), and pitched between 25 and 35 degrees. The design configuration of the roof should be simple with rectangular plans and a combination of hipped or gabled roofs. The custom or most appropriate for use in the Precinct is traditional uncoloured zincalume, or red (painted or 'colorbond').	The pitch of the roof is ..... and simple hipped and gable design.	Yes
8	Apart from the Nannup Hotel, buildings within the Precinct are single storey. This can mean about 4 to 6 metres in height. Two storey buildings may be permitted where the function of the proposed building makes it unavoidable. Three storey	Since writing of the guidelines, Templemore with a height of 7 metres and two stories has	No



	buildings will not be permitted.	been approved. With the addition of flood plain requirements, this building is a 2 1/2 to 3 storey. (Clock tower 12.4M, Warren Road 10.7M and Brockman 7.5M)	
9	In altering or extending existing buildings in the Precinct, all of the general principles, outlined for new development in these guidelines should be applied.  In making additions, care needs to be taken of the impact the changes may have on the building being extended, and on the character of the street as a whole. There are some simple ways in which additions can be carried out to reduce their impact, and some examples are illustrated here.		N/A
10	In carrying out external alterations to existing buildings, the principles established in these guidelines in respect of materials, colour schemes and building details should be taken into consideration.		N/A
11	It is highly desirable that an architect with heritage conservation skills be engaged to assist in major alterations to existing heritage buildings. Advice should also be sought from the Heritage Council of W.A. This is a very important form of development because of its immediate relationship with, and impact upon, existing buildings and the streetscape.	Previous heritage architect was employed and application has been referred to the Regional Heritage Advisor.	N/A
12	Infill development does not need to imitate traditional buildings in every detail, but it should at least respect and reflect the scale, form, materials and emphasis of surrounding buildings.	This building has moved to modern building materials such as aluminum window and door frames. Red and orange brick work has been included and timber weatherboard cladding of upper levels.	Yes No
13	Infill commercial development should seek to provide continuity and harmony with the existing	As above	No

	streetscape, by continuing the parapet height or gable height, the verandah height, window and door format, dado and stringing lines of adjacent traditional buildings.		
14	Building construction should be limited to a palette of sympathetic materials such as weather board, red/orange bricks, steel custom orb sheeting, and/or rendered finished masonry.	Except aluminum joinery	Yes
15	If a dwelling is to be constructed within the Warren Road Precinct, it should be compatible in style, form, scale, materials and location on the site with existing dwellings in the immediate locality. Suburban-style project homes or kit homes are not appropriate to this Heritage Precinct, and will not be approved.	The design has been sympathetic to local Precinct particularly on the Warren Road profile.	Yes
16	Generally, new commercial buildings shall be located on the front property boundary, unless the function of the building demands that some part of it be set back. Applicants should be aware that Council will need to be strongly convinced of any need to set a building or part of a building back from the front property line.	The building has been design to be on the front boundary of Warren Road and Brockman Street. There may be conflict in intent as the set back of Templemore and the Old Roads Building is 2M and 3M respectively. To blend in existing landscape both setbacks and heights would need to be consistent.	Yes
17	It is accepted that access to the rear of developments may need to be provided at the side of buildings, but side setbacks should ideally be kept to a minimum to facilitate continuity of frontages in the northern part of the Precinct.	Built to boundary	Yes
18	Any garage or carport facing the main street shall be set back to the side of, or behind, the dwelling or commercial building it serves, and in any event shall be set back a minimum of 5 metres from the front property line. The front fence must contain an enclosing gate on the front property line where vehicular access is gained from the street, and the gate must be compatible in style, scale and materials with the rest of the front fence. (see "Fences & Garden Walls")	Two (2) car parks to the side with no set back from the boundary.	No

19	A garage or carport shall be designed in a manner consistent With the style of the existing dwelling or commercial building to which it is associated, except where this would be detrimental to achieving the desired streetscape.		N/A
20	As has been stated previously, it is strongly recommended that commercial buildings be located on the front boundary. Therefore the scope for planting at the front of the building, (other than on the footpath in the public domain) will be limited or impossible. Therefore, in order to maintain the town's rural character, the planting of taller-growing trees to the side and rear of buildings will be encouraged. This will help provide the buildings with a setting and a backdrop when seen from the street, in keeping with the Precinct's existing character.	Built to boundary	Yes
21	Existing street trees should be protected and retained in the course of any new development. Opportunities for new street tree plantings should be actively pursued, It is preferable to locate new street trees on the extended alignment of side boundaries, so shops and their advertising will not be unduly obscured by the tree canopies.	The "Nannup Entrance Statement" is to be retained. The tree to the rear of the property is to be retained. All other foliage is planned for removal. Recommend that the garden on the south of the Old Roads Board Building be retained and the boundary with Templemore be landscaped/ fenced.	Yes
22	The most common original building material for walls in the Precinct is weatherboard. Red/orange bricks, and/or rendered finished masonry are also widespread. Some stone has been used, mostly associated with fencing. Custom orb ("corrugated iron" or zinalume) is a traditional material that is used widely for roofing, and for some walls.	As above	Yes
23	Modern decorative bricks, pale-coloured bricks or tumble-finished bricks should be avoided, as should fibro cement planks and sheeting, and steel sheeting other than custom orb.	As above	Yes
24	A "Character Sheet" is available at the Council which gives examples of appropriate colours for	Final colour scheme to be submitted	Yes /No

	Nannup, and suggested approaches to material selection.		
25	Verandahs provide shade and protection from the weather for footpaths and ground level shopfronts. Their provision on new buildings where the intended use of the proposed building makes it feasible will be strongly encouraged, especially where continuity with adjacent verandahs will result.	See above, metal louver shade, roof line extended part way only over boundaries.	No
26	Roll-down blinds attached to the front edge of verandahs are useful for sun protection, and can double as advertising spaces. (see "Outdoor Advertising & Signage") Both commercial and domestic buildings in the Precinct have traditionally been built with verandahs. The verandahs of commercial buildings have nearly all been located over the public footpath, with simple, square profile "4x4" posts. Rustic "bush poles" for verandah supports are not acceptable. If the posts are unprotected from vehicles they should be non-structural. If they are adequately protected then they can be structural elements.	Regards veranda's	No
27	The addition of a verandah to an existing building is acceptable, provided either that the building originally had a verandah, or that one can be added without prejudicing the building's original character and details.		N/A
28	Where appropriate, additions and new buildings should follow precedent and adopt a verandah style in keeping with local examples in Warren Road. Overly "bull nose"-style verandahs are not a part of the Nannup streetscape and should be avoided.	Verandas not included.	No
29	Traditionally, the windows and doors of Nannup's heritage buildings are of a vertical, rectangular format. The shopfront windows may be multi-paned or square. Large 'picture windows' and floor-to-ceiling sliding glass doors should be avoided. Most windows have sills, and frames are made of timber or copper. Aluminum frames which are clearly metallic in appearance are not encouraged.	The Warren Road profile meets the general design; however use of aluminum joinery and floor to ceiling windows and doors on Brockman Street is not compliant.	Yes /No
30	Door openings, like windows, should have a vertical emphasis. Timber doors with a plain flush panel or vertical boards are preferred, as are	Subject to final schedule of finishes. Generally, square	No

	timber door frames.	windows have been included.	
31	The type and form of advertising and other signage on buildings should be respectful in scale, form and style to the character of the building itself, and the Precinct as a whole. Town identification should be paramount in the wording of signs.	No information provided but should be noted.	N/A
32	Advertising signage should ideally be confined to those areas of buildings illustrated below. While it is not necessary to adopt an "olde worlde" approach to signage, signs which at least respect the scale and form of traditional signs are preferred. In particular, the use of under-verandah signs and "shingles" is encouraged.	No information provided but should be noted.  The Nannup Entrance Statement to remain	N/A  Yes
33	If necessary, signs can be externally illuminated. Internally illuminated, flashing and "chasing"-type signs are inappropriate in the Heritage Precinct, and will not be permitted.	No information provided but should be noted.	N/A
34	Large hoarding-style signs on the flank walls of buildings are potentially very intrusive and should be avoided. Roof-mounted signs are not permitted. Signs painted directly onto roofs or verandahs may be permitted.	No information provided but should be noted.	N/A
35	Advertising signs on roll-down blinds on verandahs may also be permitted.	No information provided but should be noted.	N/A
36	'A-frame signs (sandwich boards) may be permitted, provided they do not have a surface area (each of two faces) of more than 0.5 sq. metre, and in any event a maximum width of 600 mm and a maximum height of 900 mm measured from the ground.	No information provided but should be noted.	N/A
37	Each business is restricted to one A-frame sign. The sign must be placed immediately adjacent to the kerb, or to the front wall of the business, and must not be placed in close proximity to other items (tables, chairs, rubbish bins etc.) so as to create a "pinchpoint" in the footpath, thereby restricting free pedestrian movement.	No information provided but should be noted.	N/A
38	As well as protecting and enhancing a building, its colour scheme can have a dramatic effect on the streetscape. A poor colour scheme can undermine architectural features and streetscape quality. This is particularly important in a small, visually	Schematic provides colour scheme that would blend with the Nannup colour scape. The propose brick	Yes

	cohesive town like Nannup. Buildings should therefore be painted to create a harmonising streetscape, while allowing for some individual expression.	work may reflect a "new" brick rather than the older brick work in Nannup.	
39	The Shire of Nannup wants to encourage the application of a co-ordinated "palette" of colours to public buildings, privately-owned existing and new commercial buildings, and street furniture within the main street Heritage Precinct. These colours should be appropriate to the rural character and acknowledged heritage values of the town. The use of natural colours appropriate to the Nannup locality is encouraged. These colours should reflect the hues of the local soils, rocks and vegetation.	Final finishes not provided.	No
40	However, where paint scrapings can determine original colours on older buildings, then these colours should be reinstated, or closely followed.	Final finishes not provided.	No
41	Previously unpainted brickwork on heritage buildings should not be painted over.	Refers to Old Roads Board Building	Yes
42	The preferred colours for roofing iron include zincalume in its natural state, or traditional red.	Final finishes not provided.	No
43	Appropriate colours for decorative elements (where they occur) such as cornices or mouldings will be those which will provide either a darker or lighter contrast to the colour of the building, either weatherboard, brick or render. Doors, windows, fascias and other trim can be contrasted in colours appropriate to the region's natural environment. The Council may seek professional advice on colour schemes appropriate to Nannup. A "Character Sheet" is available at the Council which gives examples of appropriate colours for Nannup, and suggested approaches to material and colour selection.	Final finishes not provided.	No
44	Generally, private parking provision should be at the rear of buildings, or perhaps at the side. Open car parks at the front of buildings will not be permitted.	Twenty One (21) car parks recommended at the Grange Street facility.	Yes
45	Access to rear car parks should be provided at the side of buildings, rather than breaking up the frontage with a central driveway.	Two (2) on site car parks	Yes
46	Service access shall be provided to the side or rear of a commercial building. Service vehicle access shall be constructed so that vehicles using it may return to the street in a forward direction.	Provided at side, but back onto street.	Yes /No

47	It is important that the character of Nannup is not compromised or lost by the intrusion of fence types and heights that would transform its country town tenor into that of a suburban subdivision.	Applicable between Templemore. Details to be provided	Yes /No
48	Where commercial buildings are built up to or close to the front boundary, fences have generally not been provided. They are usually provided on residential lots, or on the front boundary of that part of a commercial lot which does not contain a building (e.g., to contain an outdoor eating area adjacent to a cafe,).	Rear access to Templemore retained. No fencing other than above	Yes
49	Where front fencing has been provided it is low (0.8 to 1.2m) and built of a consistent palette of timber post and rail, simple timber pickets, and/or stone and rendered masonry. Front hedges of a similar height may also be acceptable. Gates should match the style and scale of the fence.	This should apply to set back of Templemore 2M	Yes /No
50	High fences, "super-six" fibro cement and "timber-lap" fencing is inappropriate for front fencing. Different fences suit different property types. Generally the smaller (narrower) the lot, the more sophisticated the fence. Side fences beyond the front building line and rear fences can step up to approx. 1.8m. "Super-six" style fibre cement sheeting may be used as a fencing material for rear yards if its visual impact from the street(s) will be limited.	Applicable to Templemore fence, details required	Yes ?No
51	Vacant sites within the Precinct should be maintained in good order. They should not be used to store materials, parked cars, or allowed to deteriorate or become a fire risk.		N/A
52	It is highly desirable for vacant sites to be fenced along the front boundary, in order to maintain a continuous "street wall" which helps to reinforce the visual impression that the town is healthy and prosperous. Even a basic picket fence can help to attract the passer-by's attention, and distract him/her from the uninteresting view behind it.		N/A
53	"Al fresco" is an Italian word, meaning "in the fresh air". Nannup's climate makes dining outdoors a pleasant pastime for much of the year, and the town's food outlets are increasingly providing tables and chairs outside on road reserves for their patrons' enjoyment.		N/A
54	Al fresco dining facilities can add colour and vitality		N/A

	to the main street, but it is important that they do not obstruct pedestrian or vehicular movement, or interfere with activities carried on in adjoining premises. The establishment of appropriate alfresco dining areas is encouraged by the Shire of Nannup.		
55	Alfresco dining areas can be established in association with most cafes, restaurants, hotels, bakeries or take away food outlets, provided that: <ul style="list-style-type: none"> <li>• they are located directly adjacent to the business;</li> <li>• they do not obstruct pedestrian movement or obscure or restrict access to adjacent properties. A minimum of 1.5 metres of footpath width must be kept clear for pedestrians in all areas; and</li> <li>• alfresco dining furniture and A-frame signs must not obstruct the visibility of vehicles or pedestrians either at road junctions or at driveways.</li> </ul>		N/A
56	Street furniture offers the opportunity to provide colour and interest, and to enhance the image of the business. While the versatility and low cost of plastic furniture is recognised, other materials such as wood, steel and cast metals are more appropriate to the character of Nannup, and are also encouraged as they are less susceptible to discolouration and marking, and are available in a wide variety of styles.		N/A
57	Structures which are part of the street furniture may bear commercial advertising, although the advertising can only relate to the establishment, or the goods sold within it.	Planter boxes could incorporate signage.	N/A Yes /No
58	The business which establishes and carries on the alfresco dining establishment is responsible for cleaning the dining area at the close of business each day.		N/A
59	Any local, regional, state, national or international corporate body proposing a development in Nannup (including a petrol station, real estate agent, hardware store, supermarket, fast food store, chemist or similar retail/commercial enterprise), should be aware that every application for planning approval shall be assessed against these guidelines. In particular, colour schemes and advertising will be critically assessed, and		N/A



	developments will not be permitted to adversely affect the town's established character, or subdue its rural image.		
60	While an applicant's requirement to exhibit their company's standard logo is recognised and will be accommodated where possible, it is expected that restraint will be shown in the application of corporate colours, bunting, decoration and advertising.	Applies to Nannup Entrance Statement and any occupiers of building signage.	N/A
61	In particular, Council will not allow the guidelines regarding building form to be compromised by the introduction of inappropriate suburban "drive-through" architecture.		N/A

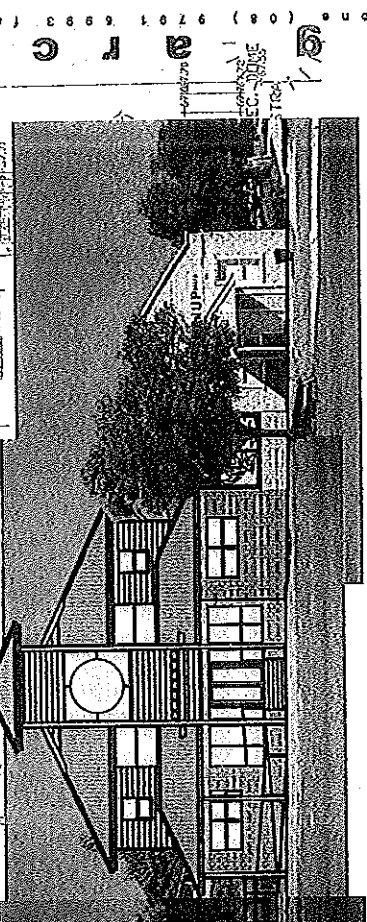
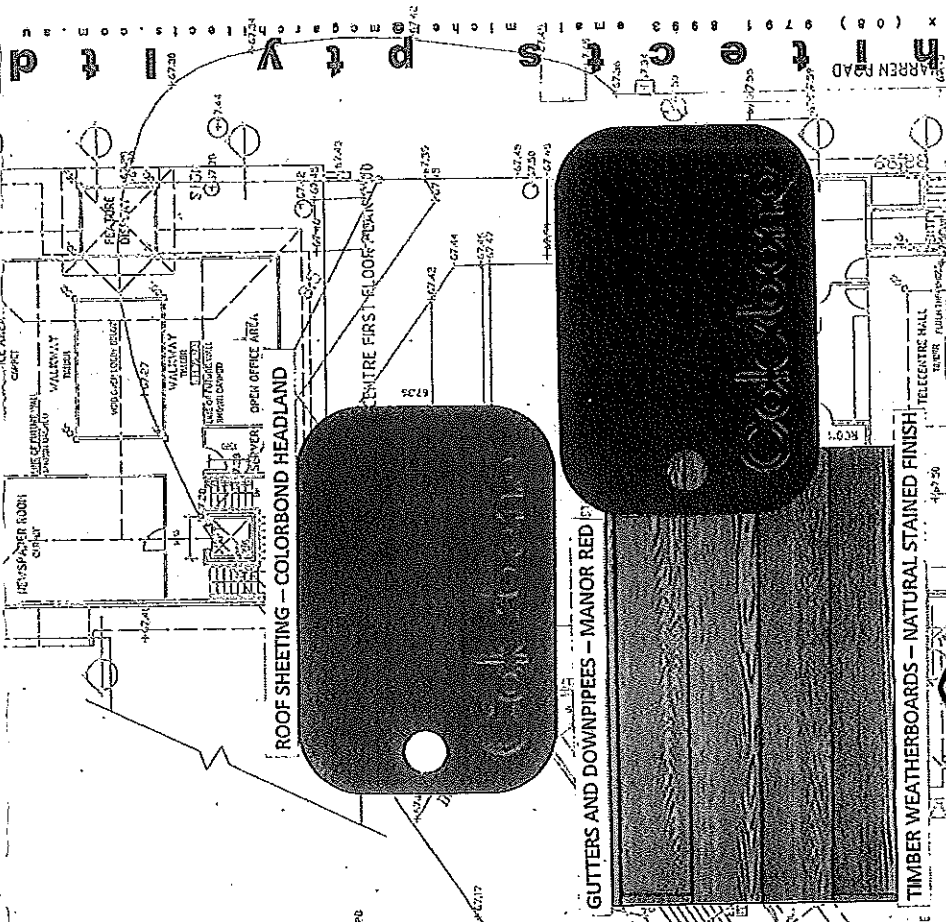
### **Conclusion**

A review of the Timewood plans against the Mainstreet Heritage Precinct and the previous heritage assessment of the previous project indicate not much has changed. The building has been reduced in scale, fits within the boundary, has a symmetrically frontage to Warren Street, is broken in to two parts by a court yard and meets the flood requirement, hence the vertical projection.

The building still dominates the streetscape and incorporates modern features such as aluminum windows, metal sun shades and a shop front to Brockman Street which is modern. The assessment is subjective and it remands Councils decision based on community feedback. With receiving only one response to community consultation it is difficult to decline the application based on design.

**EWEN ROSS**  
**MANAGER DEVELOPMENT SERVICES**

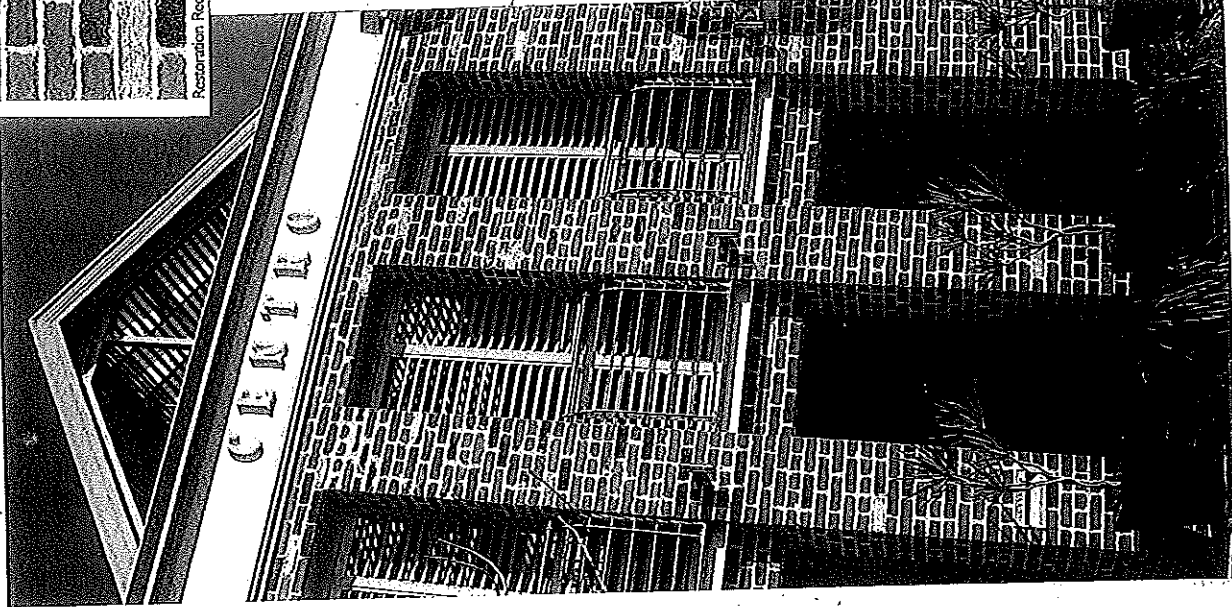
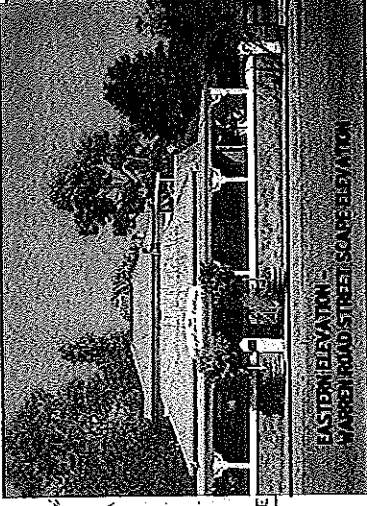
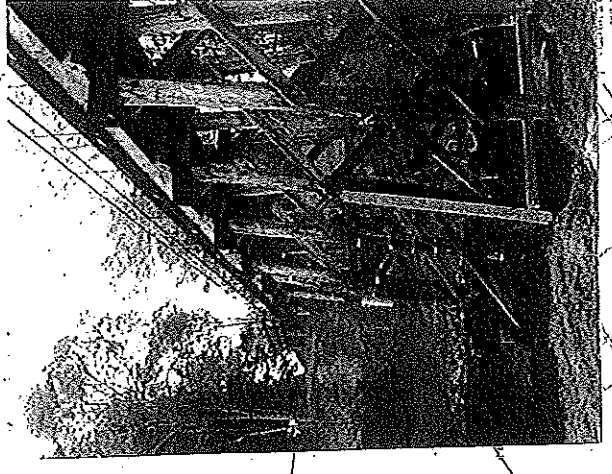
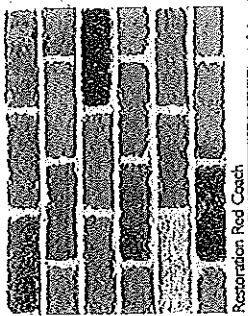
Attachment: Schematic Timewood



1  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25  
 26  
 27  
 28  
 29  
 30  
 31  
 32  
 33  
 34  
 35  
 36  
 37  
 38  
 39  
 40  
 41  
 42  
 43  
 44  
 45  
 46  
 47  
 48  
 49  
 50  
 51  
 52  
 53  
 54  
 55  
 56  
 57  
 58  
 59  
 60  
 61  
 62  
 63  
 64  
 65  
 66  
 67  
 68  
 69  
 70  
 71  
 72  
 73  
 74  
 75  
 76  
 77  
 78  
 79  
 80  
 81  
 82  
 83  
 84  
 85  
 86  
 87  
 88  
 89  
 90  
 91  
 92  
 93  
 94  
 95  
 96  
 97  
 98  
 99  
 100

COPYRIGHT  
 THIS DRAWING IS AND SHALL REMAIN  
 THE PROPERTY OF THE ARCHITECT AND  
 NO PART OF IT MAY BE USED FOR ANY  
 OTHER PROJECT WITHOUT THE WRITTEN  
 PERMISSION OF THE ARCHITECT.

**NANNUP TIMEWOOD CENTRE**  
 LOT 1, WARREN ROAD NANNUP  
 0911 SCHEDULES OCTOBER 2009



Your ref: BLD17

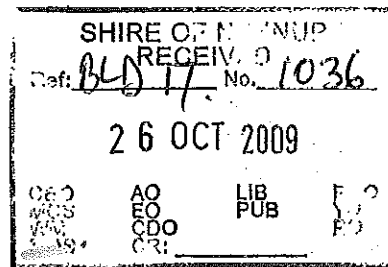
Our ref: P10646/24766

Enquiries: CHarben / (08) 9220 4118  
caroline.harben@hc.wa.gov.auHERITAGE  
COUNCIL  
OF WESTERN AUSTRALIA

22 October 2009

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

Attention: Ewen Ross



Dear Ewen Ross

**Nannup Town Centre Precinct  
Proposed Timewood Centre**

Thank you for your correspondence received on September 30, 2009 regarding this proposal to construct a new two storey building known as the Timewood Centre which will accommodate a new visitors centre, telecentre and community meeting rooms.

The proposed Timewood Centre is located centrally in the Nannup Mainstreet Heritage Precinct as Place 10646 which is included in the Heritage Council's Assessment Program. The proposal also has the capacity to impact on several Municipal Inventory listed properties such as Templemore (Place 4326) and Roads Board Building fmr (P 1787).

We received the following drawings prepared by mcg architects dated 9/9/09:

DA 01 Site & Floor Plan Nannup Timewood Centre Lot 1 Warren Road Nannup  
DA 01 Elevations Nannup Timewood Centre Lot 1 Warren Road Nannup

A Conservation Officer, with delegated authority from the Heritage Council, has assessed the development referral in the context of the identified heritage significance of the place. We offer the following advice regarding the proposal:

1. The proposal is likely to dominate the streetscape character mainly due to the scale and height of the building and the placement of the building on the lot and set back further forwards than the adjacent heritage buildings.
2. The proposal is also for a two storey construction in a streetscape that is traditionally low scale. In this respect the proposal is not aligned with the Nannup Mainstreet Heritage Precinct Design Guidelines which state that infill development should "*respect and reflect the scale, form, materials and emphasis of surrounding buildings*" and infill commercial development "*should seek to provide continuity and harmony with the existing streetscape.*"
3. We would encourage the Shire to consider a revised design so that the two storey section of the building and tower is located towards the centre of the site to create a more sympathetic scale, improved relationship with the streetscape and open up view lines to existing heritage buildings in the streetscape.

4. The general form of the building and materials palette is supported with the exception of the height, setbacks. Further consideration could also be given to the door and window openings to comply with the Nannup Mainstreet Heritage Precinct Design Guidelines.

We hope this advice enables the project to move forwards and we welcome the opportunity to comment on any revised proposal submitted.

Should you have any queries regarding this advice please contact Ms Caroline Harben at [caroline.harben@hc.wa.gov.au](mailto:caroline.harben@hc.wa.gov.au) or on 9220 4118.

Yours sincerely



Graeme Gammie  
**EXECUTIVE DIRECTOR**

cc: Annette Green, Regional Heritage Adviser - South West Region

**HERITAGE  
ADVICE  
REPORT**

**Annette Green**  
BArch, MBEnv (Building  
Conservation)  
Greenward Consulting  
**South West Regional Heritage  
Advisor**

PO Box 493 WEMBLEY WA 6913  
Phone: (08) 9387 2866  
Mobile: 041 9900 687  
Fax: (08) 9387 2861  
Email: annetteg@bigpond.net.au

---

**To:** Ewen Ross, Manager Development Services  
**Organisation:** Shire of Nannup  
**Subject:** Nannup Timewood Centre, Lot 1 Warren Road, Nannup  
**cc.** Heritage Council of Western Australia (Within the Nannup  
Town Centre Precinct, HCWA database # 10646; and adjacent to  
*Templemore*, # 4326, and the *Roads Board Building (fmr)*, # 1787)  
**Date:** 13 October 2009

---

Dear Ewen

In providing heritage advice on this proposal the following points have been taken into consideration:

**1. The Place**

The site of the proposed Timewood Centre is an irregular shaped vacant block (wrapping around the former Roads Board Building) with frontages to Warren Road and Brockman Street.

The site is located near the northern end of the Nannup Mainstreet Heritage Precinct and is in a prominent location at the northern entrance to the town.

This streetscape has been entered in the Heritage Council's places database as the Nannup Town Centre Precinct, and included in the Heritage Council's Assessment Program (no current timeframe for assessment).

The *Nannup Mainstreet Heritage Precinct Design Guidelines* (prepared for the Shire of Nannup by Chris Antill and Sally Malone, Aug 2000) concluded that:

*The collective worth of the existing heritage buildings – large and small – and the absence of any really intrusive buildings distinguishes Warren Road Nannup as an important Heritage Precinct, and one well worth protecting and enhancing*

The aim of the Guidelines is to:

*.... guide and encourage new development and redevelopment, and to ensure that the important heritage values, and unique timber town character of Nannup, will be preserved for the enjoyment of future generations*

*All new development should contribute positively to Nannup's townscape if the very features for which the town is admired are to be conserved.*

## **2. Heritage Buildings in the immediate area**

On the Warren Road frontage the development site is flanked by the former Roads Board Building on the north-eastern side and Templemore on the south-western side. The proposed development of this site will also have some visual impact on a number of other heritage buildings, within the context of their general setting within the Nannup Mainstreet Heritage Precinct.

The primary impact will be on:

- Roads Board Building (former), Warren Road  
Included in the Shire of Nannup Municipal Inventory (MI) with a recommendation for a high level of protection under the TPS  
Entered in the Heritage Council of Western Australia (HCWA) database (place # 1787) and included in the HCWA Assessment Program.  
Other: Classified by the National Trust of Australia (WA)
- Templemore, Warren Road  
Included in the MI with a recommendation for a high level of protection under the TPS and for entry in the State Register of Heritage Places.  
Entered in the Heritage Council of Western Australia (HCWA) database (place # 4326) with reference to the above recommendation.

Other heritage places within the general streetscape setting and which contribute to views along this section of Warren Road, include:

- Nannup Police Station and Quarters (fmr), Brockman Street (cnr Warren Road)(now the Tourist Information Centre)  
Included in the MI with a recommendation for a high level of protection under the TPS  
Entered in the Heritage Council of Western Australia (HCWA) database (place # 1783) with reference to the MI entry.
- Nannup Town Hall and Supper Room, Warren Road  
Included in the Shire of Nannup Municipal Inventory (MI) with a recommendation for a high level of protection under the TPS and for entry in the State Register of Heritage Places.  
Entered in the Heritage Council of Western Australia (HCWA) database (place # 1779) and included in the HCWA Assessment Program.  
Other: Classified by the National Trust of Australia (WA)
- Brick shop, Warren Road (between the Nannup Hotel and Templemore)  
(place number not determined from readily available information)
- Nannup Hotel, Warren Road  
Included in the MI with a recommendation for a high level of protection under the TPS and for entry in the State Register of Heritage Places.  
Entered in the Heritage Council of Western Australia (HCWA) database (place # 1786) and included in the HCWA Assessment Program.

## **3. Background Information**

The following plans prepared by mcg architects pty ltd were received as part of this referral:

- Site & Floor Plan (dwg # DA 01 Rev B)
- Elevations (dwg # DA 02 Rev C)
- Materials and Colour Schedule

Reference was also made to RHA file copies of:

- Photographs of the development site, nearby heritage buildings and immediate streetscape
- *Shire of Shire of Nannup Municipal Inventory* (prepared for the Shire of Nannup by Heritage and Conservation Professionals, February 1996)
- *Nannup Mainstreet Heritage Precinct Design Guidelines* (prepared for the Shire of Nannup by Chris Antill and Sally Malone, Aug 2000)

#### 4. The Proposal:

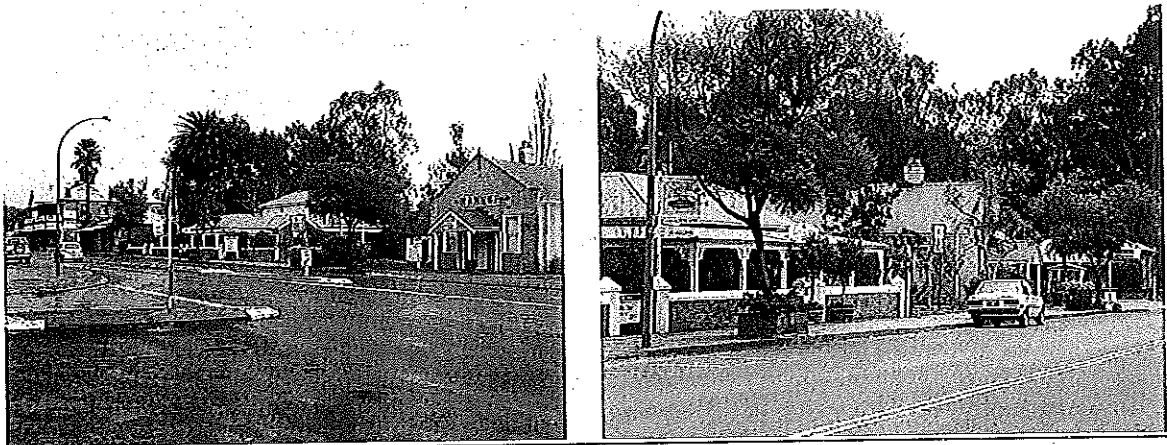
It is understood that it is proposed to construct the Nannup Timewood Centre as a new, two storey building to accommodate a new Visitors Centre, Telecentre and Community meeting rooms.

This will replace existing facilities in the Nannup Town Hall Supper Room (Telecentre) and the former Nannup Police Station (Tourist Information Centre)

#### 5. Comments/Recommendations:

The following comments and recommendations:

- Have been provided under the Regional Heritage Advisory service and should not be mistaken for, or used instead of, any advice provided by the Office of Heritage, the Heritage Council of WA or its Committees
- Relate to the heritage impacts of the proposal only
- Have been based on general heritage conservation principles, with reference to the *Nannup Mainstreet Heritage Precinct Design Guidelines* (the Guidelines), as relevant.



#### Streetscape Character

The traditional low scale and open - "working timber town" and "garden village" - characteristics referred to in the Guidelines have, in conjunction with the geography and rural backdrop, developed a distinctive heritage character for the main street of Nannup. The aims of the Guidelines are to protect and enhance this distinctive traditional character and to maintain the identity of the place (which has obvious

benefits for both the "marketing" of Nannup to visitors and the local community's "sense of place").

The location of the development site is a prominent part of the northern entry to the town and is in close proximity to a number of key heritage buildings. The site certainly has development potential, but the balance between creating a prominent and iconic new public building, and maintaining the traditional streetscape requires a very sensitive design brief.

In the current concept, the project brief has resulted in a prominent two-storey building and tower element marking the entry to the Telecentre, a place that, from a functional sense, does not require such a strong visual presence within the main street.

Thrust forward of the adjacent heritage buildings, this will have a significant visual impact on the traditional streetscape character and the streetscape views to both Templemore and the former Roads Board Building. This is inconsistent with the Guidelines, which state that (pp 6-7):

*Infill development .... should at least respect and reflect the scale, form, materials and emphasis of surrounding buildings.*

*Infill commercial development should seek to provide continuity and harmony with the existing streetscape ..."*

Further to the above, the tower element over the main entry to the Telecentre has an overall height of approximately 12m, and would be a major new streetscape element, defining the new building as a "landmark" to the detriment of the heritage character of the streetscape. This decorative landmark quality appears to be the primary function of the tower, which internally is simply a feature display area off an open office area, without any other function requiring the additional height.

#### Height

The Guidelines (p 6) note that, apart from the Nannup Hotel, buildings within the Precinct are single storey (approx. 4-6m in height) – although since that time a second storey addition has also been added at the rear of the original portion of Templemore.

The Guidelines permit 2 storey buildings where the function of the building makes it unavoidable, but this also needs to be considered in the context of the potential visual impact on the character of the immediate streetscape and on nearby heritage buildings.

Along this section of Warren Road, the Nannup Hotel is currently the prominent built element, by virtue of its height, scale, building materials, and its location on a bend in the road. Country hotels are often prominent two-storey elements within traditional single storey streetscapes and, in this case, the Nannup Hotel forms an important landmark that helps to define the character of the traditional streetscape. From a heritage perspective, this should ideally remain as the primary two-storey streetscape element, and new two storey developments should be set back from the street frontage to reduce their apparent bulk and visual impact.

In the immediate vicinity of the development site, the traditional buildings are single storey, and would be visually dominated by the proposed, prominent two-storey frontage to Warren Road. The height differentiation is further accentuated by the need to raise the ground floor level to meet current flood requirements, which effectively raises the overall height (exclusive of the tower) to 2½ storeys. No



dimensions are provided for the second storey, but the ridge height appears to be nearly 11m above the ground level at Warren Road. By comparison (scaling from the drawings provided) the apex of the former Roads Board Building appears to be about 6.5m high, while the ridge height of the original portion of Templemore appears to be about 4.2m.

In order to achieve a more positive heritage outcome for both the streetscape and the adjacent buildings, it is therefore recommended that consideration be given to redesigning the Timewood Centre so the two storey section and tower element are located towards the centre of the site, with clear setbacks from both the Warren Road and Brockman Street frontages.

The aim of this should be to create a design in which the scale of the new building is in harmony with the adjacent buildings at the main street frontage and in general streetscape views – ensuring that the Timewood Centre does not unduly dominate, or detract from, the heritage buildings.

### Setbacks

The Guidelines state that "generally, new commercial buildings shall be located on the front property boundary", and the design of the Timewood Centre is consistent with this recommendation. However, in this location, consideration also needs to be given to the visual impact on the adjacent heritage buildings and the need for new infill development to provide continuity and harmony within the immediate streetscape.

In order to achieve a more positive heritage outcome for both the streetscape and the adjacent buildings, it is therefore recommended the Timewood Centre be redesigned so the Warren Road façade (exclusive of any open, single storey verandahs, entrance ramps etc) does not project forward of the main façade to the former Roads Board Building.

In the present design, the forward projecting manager's office and the tower element are the major enclosed elements that are set forward of this line.

### Detailing

The Guidelines state that door and window openings should have a vertical emphasis (p 9). The current proposal features windows with a square or horizontal emphasis to the Warren Road frontage.

It is recommended that further consideration be given to the manner in which the windows are designed with reference to the Guidelines.

### Building Form and Materials Palette

The building forms, roof pitches, articulation and materials palette are generally sympathetic to the traditional Warren Road streetscape, with the key exceptions of height, setbacks and window proportions, as noted above.

### Other heritage implications

It is not clear from the current documentation what future use has been identified for the Nannup Town Hall Supper Room (current Telecentre) and the former Nannup Police Station (current Tourist Information Centre).

In a small town such as Nannup, where there are a large number of under-utilised heritage buildings set within a heritage streetscape, careful consideration should be

given to the on-going viable use of all publicly owned heritage buildings as an integral part of the overall planning for new public facilities.

## 6. Conclusion

Based on the above points, I believe that the current concept would be detrimental to the heritage character of the streetscape and the setting of the adjacent heritage buildings. This primarily relates to the prominence of the tower as a new streetscape "landmark", the physically and visually dominant location of the two storey section at the street frontage, and the location of the main façade forward of the former Roads Board building and Templemore.

With careful redesign, the new building could be a positive contribution to Warren Street, complimenting the adjacent heritage buildings and harmonising with the distinctive character of Nannup as part of the important and attractive northern entry to the town.

I hope these comments are of assistance. Please do not hesitate to contact me if you require further information and/or clarification relating to this advice.

Regards, Annette

### *Disclaimer:*

- *The information in this report is provided as heritage advice only, and does not replace any formal application, referral or approval processes*
- *The advice in this document is provided by the Regional Heritage Advisory Service. It should not be mistaken for, or used instead of, formal statutory advice provided by the Office of Heritage, the Heritage Council of WA or its Committees.*
- *The advice provided relates to heritage principles and impacts. It has been based on the information described in this report, and on the professional expertise of the Regional Heritage Advisor. Unless otherwise noted, it does not relate to town planning, building code, structural or other issues, which will need to be considered by others, as relevant.*
- *No person or organization should use or rely on this document for detailed advice, or as the basis for formulating decisions or actions, without considering, and if necessary obtaining, relevant advice from other sources.*
- *The Regional Heritage Advisor has exercised care to avoid errors in the information contained in this report but does not warrant that it is error or omission free.*

**ATTACHMENT**

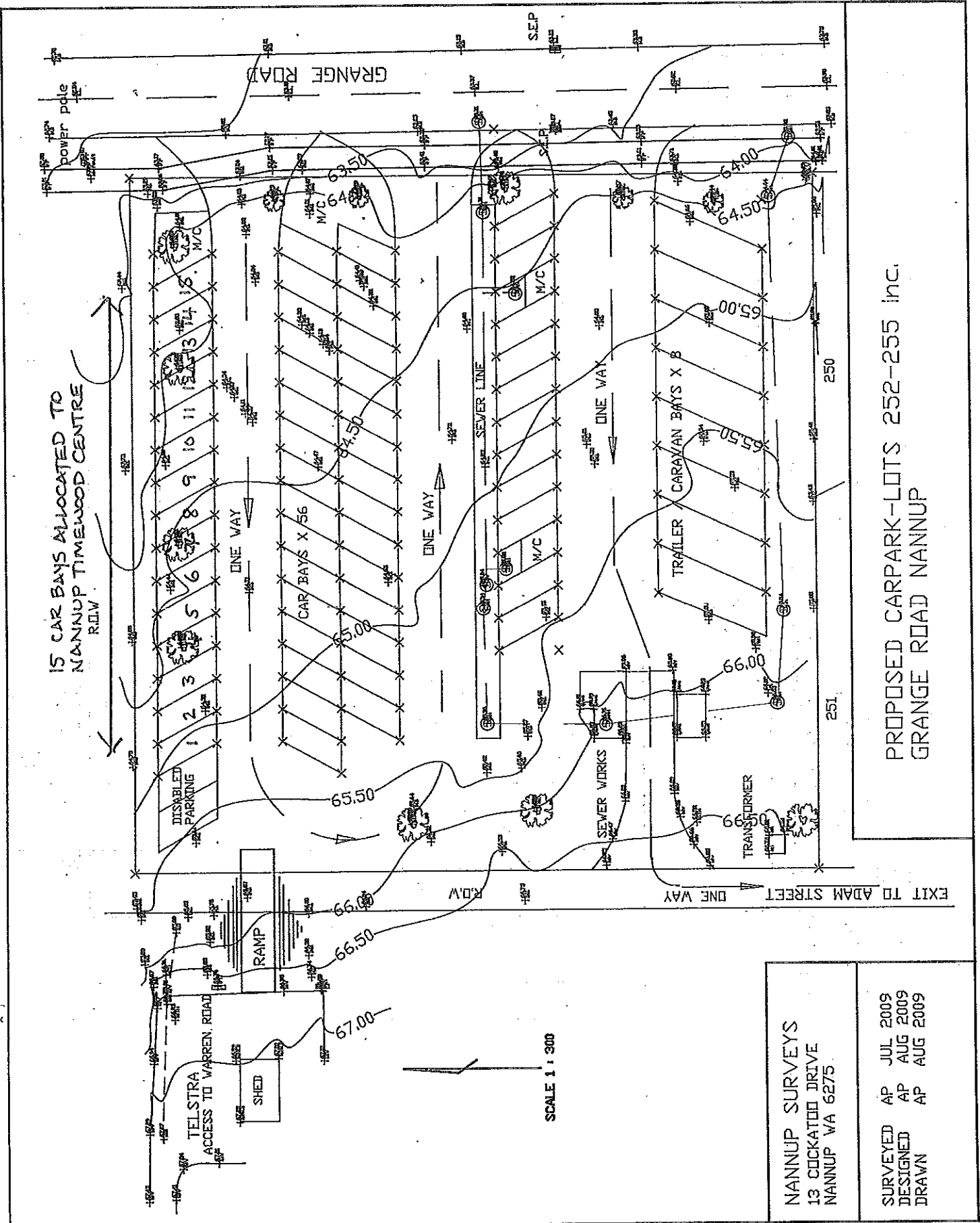
**Matters considered by Council**

Under LPS N03, clause 10.2 , in considering an application for planning approval shall have due regard to such of the following matters as are in the opinion of the local government relevant to the use or development subject of the application:

<b>Ser</b>	<b>Requirement to Consider</b>	<b>Reference/Action</b>	<b>Y/N</b>
1	the aims and provisions of this Scheme and any other relevant town planning scheme(s) operating within the Scheme Area;	LPS No3.	Y
2	the Local Planning Strategy	Shire of Nannup Local Planning Strategy	Y
3	the requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;	Amendment No7	Y
4	any approved Statement of Planning Policy of the Commission;	Warren Blockwood Strategy (1997), Nannup Townsite Strategy (1996)	Y
5	any approved Environmental Protection Policy under the Environmental Protection Act 1986;	N/A	
6	any relevant policy or strategy of the Commission or any relevant planning policy adopted by the Government of the State;	N/A	
7	any Local Planning Policy adopted by the Council under the provisions of clause 2.4,	LPS No3 Flood Risk Land	Y
8	any heritage policy statement for any designated Heritage Area adopted under clause 7.2, or any other plan or guideline adopted by the local government under the Scheme	LPS No3, Nannup Heritage Precinct	N
9	in the case of land reserved under the Scheme,	Vesting Order	Y

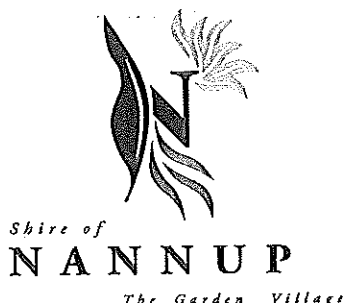
	the ultimate purpose intended for the reserve		
10	the conservation of any place that has been registered in the Register of Places under the Heritage of WA Act 1990, or which is subject of an order under Part VI of the Heritage of WA Act, or which is included in the Heritage List under clause 7.1, and the effect of the proposal on the character or appearance of a Heritage Area	Mainstreet Heritage Precinct Assessment	N
11	the compatibility of a use or development within its setting	LPS No3	Y
12	any social issues that have an effect on the amenity of the locality	Nil	Y
13	the cultural significance of any place or area affected by the development	Old Roads Boards Building and Templemore	Y
14	the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment	No affect	Y
15	whether the land to which that application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to flooding, inundation, subsidence, landslip, bush fire or any other risk	Mitigated flood risk through floor level.	Y
16	the preservation of the amenity of the locality	Within area usage and character	Y
17	the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal	Will impact on Templemore and Old Roads Board Building	N
18	whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles	LPS No3 policies	Y

19	the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety	Improve corner as sketched	Y
20	whether public transport services are necessary and, if so, whether they are available and adequate for the proposal	N/A	Y
21	whether public utility services are available and adequate for the proposal;	Western Power and Water Corporation service within Nannup Townsite	Y
22	whether adequate provision has been made for access for pedestrians and cyclists	Cycle stand required	Y
23	whether adequate provision has been made for access by disabled persons	Ramp access and lift access to first floor	Y
24	whether adequate provision has been made for the landscaping of the land to which the planning application relates and whether any trees or other vegetation on the land should be preserved	Tree and Nannup Entrance Statement retained	Y
25	whether the proposal is likely to cause soil erosion or land degradation	No	Y
26	the potential loss of any community service or benefit resulting from the planning approval	Community benefit as provision of services provided	Y
27	any relevant submissions received on the application;	See summary of submissions	Y
28	the comments or submissions received from any authority consulted under sub-clause 10.1.1	See summary of submissions	Y
29	any other planning consideration the local government considers relevant		



PROPOSED CARPARK-LOTS 252-255 inc.  
GRANGE ROAD NANNUP

NANNUP SURVEYS 13 COCKATOO DRIVE NANNUP WA 6275	
SURVEYED	AP JUL 2009
DESIGNED	AP AUG 2009
DRAWN	AP AUG 2009



15 Adam Street,  
P.O. Box 11, Nannup WA 6275  
Telephone: (08) 9756 1018  
Facsimile: (08) 9756 1275  
Email: nannup@nannup.wa.gov.au  
Web: www.nannup.wa.gov.au

**PLANNING AND DEVELOPMENT ACT 2005 (as amended)**

**SHIRE OF NANNUP**

**DECISION ON APPLICATION FOR PLANNING APPROVAL**

**Application:** No. 019/09      **Location:** Lot 1, Reserve 1788 Warren Road

**Application Date:** 18 Sep 09      **Received on:** 18 Sep 09

**Description of proposed development:**

To construct a 700m<sup>2</sup> building called "Timewood" to accommodate uses, "Office", "Civic use", Community Purposes", and "Shop" on Lot 1, Warren Road. The existing "Old Roads Boards Building" ("Exhibition Centre") and the entry statement to Nannup (Nannup Tiger/Signs) will be retained and integrated into the proposal.

**The application for planning approval is granted subject to the following conditions:**

**Conditions**

- 1) That the setback to the southern boundary is 1.2 metres.
- 2) That the roof lines be extended fully over the footpaths and so designed to blend with the current streetscape.
- 3) That the following parking requirements are placed on the development:
  - a) Two onsite parks are designated "visitors assessable" and "unloading/loading" parking and not included in the totals.
  - b) The requisite twenty-one (21) car parks are provided at the "Councils Grange Road" facility before the Timewood complex is opened.
- 4) The toilet block is demolished and toilet facilities for the Old Roads Board Building are defined as the current Town Hall/Telecentre toilets.
- 5) That the finish floor level be 68.220 being the 1:100 flood plus 150mm.

**Notes:**

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the decision, the approval shall lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: This application was considered by Council on 26 March 2009 and a copy of their resolution is attached.
- Note 4: Rights of appeal are also available to you under the Planning and Development Act 2005 (as amended) against the decision of Council, including any conditions associated with this decision. Any such appeal must be lodged within 28 days of the date of this decision to the State Administrative Tribunal (telephone 9219 3111 or 1300 306 017).

Signed: ..... (Shire of Nannup)

Dated: .....

**Council Resolution:**