

AGENDA NUMBER: 10.5
SUBJECT: Closure of Road Reserves on Deposited Plans 219196 & 153763
LOCATION/ADDRESS: East Nannup Road
NAME OF APPLICANT:
FILE REFERENCE: ROA4
AUTHOR: Rehanna Arthur - Planning Administration Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 19 October 2010

Attachments: 1. Letter from Department of Regional Development.
 2. Deposited Plan 219196.
 3. Aerial Photography of Proposed Road closure/dedication.

COMMENT:

The Department of Regional Development and Lands sent a letter dated 6 September 2010 regarding Road Closures along East Nannup Road. The closures are required to finalise the realignment of East Nannup Road and to transfer the closed roads to the adjacent landowners. The new road alignment has been surveyed and finalised some time ago. The letter requested action to the following matters:

- The closure and amalgamation of the roads shown coloured blue on the enclosed plan into freehold Lot 86 on Diagram 99143.
- The closure and amalgamation of the road shown coloured red into freehold Lot 85 on Plan 23898.

STATUTORY ENVIRONMENT: Planning and Development Act 2005

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council resolves to close the roads shown coloured blue on the enclosed copy of Deposited Plan 219196, and Deposited Plan 153763, and the road coloured red on Deposited Plan 219196.

VOTING REQUIREMENTS:



REHANNA ARTHUR
PLANNING ADMINISTRATION OFFICER



Government of Western Australia
Department of Regional Development and Lands

Lands Division

Attachment 1

SHIRE C REC			
Ref: <u>ROA4</u>			
8 SEP 2010			
CEO MCS WM MDS	AO EO CPO CR:	LIB PUB	FltO YO RO

Your ref: -
Our ref: 01101-1994 (Job No 100663)
Enquiries: Cherylynn Forrest Telephone No: (08) 9791 0837
Facsimile No: (08) 9791 0835
E-mail: cherylynn.forrest@lands.rdl.wa.gov.au

6 September 2010

Chief Executive Officer
Shire of Nannup
Post Office Box 11
NANNUP WA 6275

ATTENTION: BOB O'SULLIVAN

Dear Mr O'Sullivan

**PROPOSED CLOSURE AND DEDICATION OF PORTIONS OF EAST NANNUP ROAD,
EAST NANNUP**

I refer to my telephone conversation with Chris Wade on Friday, 3 September 2010 regarding this matter and I have resent this request to you for action, please.

The Department of Regional Development and Lands is currently considering:

- the closure and amalgamation of the roads shown coloured blue on the enclosed print into freehold Lot 86 on Diagram 99143;
- the closure and amalgamation of the road shown coloured red into freehold Lot 85 on Plan 23898; and
- the dedication of the roads shown coloured brown.

To enable this action to proceed, it would be appreciated if Council could resolve to close the roads shown coloured blue on the enclosed copy of Deposited Plan 219196 and Deposited Plan 153763 and the road coloured red on Deposited Plan 219196, please. In this instance a resolution to dedicate the roads shown coloured brown is not required as this has previously been provided.

Should you have any enquiries regarding this matter, please do not hesitate to contact Cherylynn Forrest on telephone number 9791 0837.

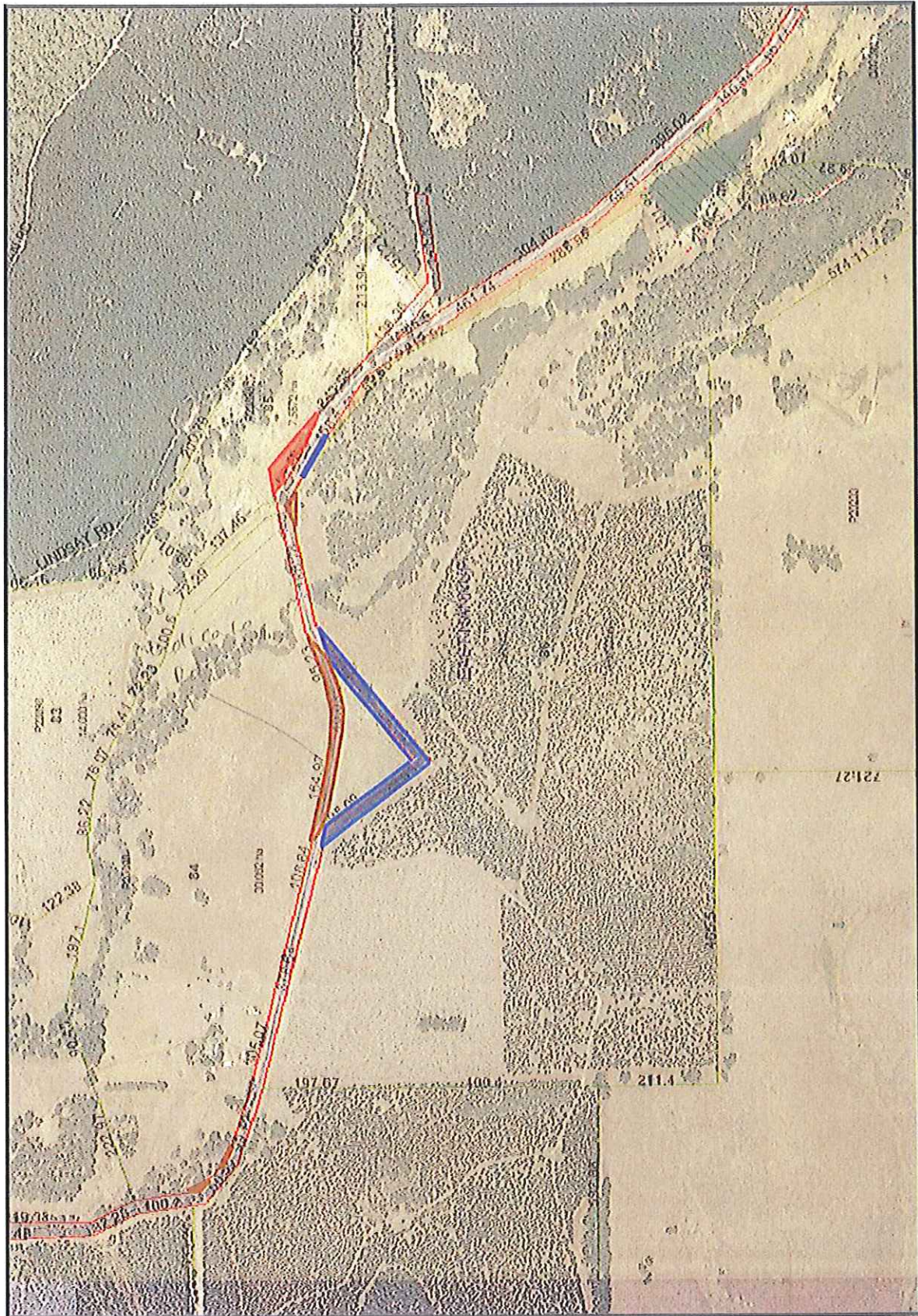
Yours faithfully

Forrest

Garry Crow
A/Manager – South West
LANDS DIVISION

enclosure

100663CF07



Job No 100663 – Proposed Closure and Dedication of Portions East Nannup Road – Shire of Nannup

WORKS & SERVICES

AGENDA NUMBER: 10.6
SUBJECT: Plant Replacement Policy
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: Policy Manual
AUTHOR: Chris Wade – Works Manager
DISCLOSURE OF INTEREST:
DATE OF REPORT: 12 October 2010

Attachment: Plant Replacement Program Forecast Expenditure.

BACKGROUND:

Council's current practise when developing its annual budget for plant replacement is to seek estimates for the suggested plant changeovers and use those figures for a budget allocation. On years that more expensive plant is purchased Council has historically budgeted to draw on a plant loan to fund these purchases. Dependant on the financial status at the end of the year this has not always happened.

COMMENT:

A draft Plant Replacement Policy has been developed which will assist Council to purchase plant in the future without large reliance on loans once this policy has been in effect for a few years. The policy will allow for annual depreciation, income from private works and income from large non council construction works (Mowen Road for example) to be accumulated into Council Plant Reserve Fund.

The attached spread sheet highlights the financial impact to Council over the next 5 years in relation to the Plant Replacement Program. The net purchase totals only take into account a small private works income figure as this is an unknown quantity annually, it also does not take into account any income from any other source as Council has for its 2010/11 budget resolved to allocate the anticipated \$100,000 Mowen Road Supervision fee into general revenue. If that figure is exceeded the difference will be transferred also in the Plant Reserve Fund if the policy is adopted.

If Council requires funds to balance its budget it may be necessary to draw on the Plant Replacement reserve fund to balance its annual budget. This would be presented to Council as part of its budget development process.



Policy Number:	WKS.xxx
Policy Type:	WORKS & SERVICES POLICY
Policy Name:	Plant Replacement Policy
Policy Owner:	Manager Works
Authority:	Local Government Act 1995

Objective:

- To meet the requirement for Local Government to set aside sufficient funds to replace plant and equipment in accordance with the Plant Replacement Schedule.
- To define income sources to fund future plant replacement.
- To ensure that all plant and equipment is fully funded from the Plant Replacement Reserve Fund each year without capital injection from Council's own resources.

Definitions:

'Plant' means Council's Construction and maintenance plant and equipment (including office support equipment) required to carry out road design, construction &, maintenance functions and the administration to support these activities.

'Plant Replacement Schedule' means the schedule developed to identify the most advantageous and cost effective time to replace plant and equipment that have accrued sufficient hours of operation or kilometres travelled to warrant their replacement at the least cost to Council in the year detailed within the schedule.

'Plant Depreciation' means the depreciation accumulated through the operation of plant and equipment during the period under review.

'Profit on Private Works' means the net income received from undertaking works with Council plant and equipment equal to the sum of any administration fee and profit percentage included in the total cost of the works undertaken.

Policy:

Funding:

In order for Council to fully fund all plant and equipment purchases from the Plant Reserve Fund (Plant Replacement Reserve Fund) the following amounts are to be transferred from the Municipal Fund to the Plant Reserve Fund each year:

1. Total Plant Depreciation charged to works and services from plant operations during the year (amount to be transferred based on actual depreciation generated through works after last pay for financial year figure has been finalised);
2. Profit on Private Works generated during the year

Forward Projections:

All Plant and Equipment to be funded through the Plant Replacement Reserve Fund is to be listed in the Plant Replacement Schedule and each item of plant identified for replacement in any of the years contained in the Schedule is to have the Gross Replacement Value shown against the plant item in that year.

The value of any trade-in is to shown within the summary as a single line item below the Gross Value of all new plant and equipment to be replaced each year so that the NET Change-over Cost can be clearly identified.

A summary of the Plant Replacement Reserve Fund Position for each year of the Schedule is to follow, clearly identifying any instances where additional Council financial support may be required either through Loan borrowings or direct cash injection from the recurrent budget.

The Plant Reserve Fund carried forward balance should accumulate each year to ensure zero (or minimal) additional funds will be required to fund proposed plant replacements over the period covered.

Variations to the Schedule:

Council staff has the discretion to bring forward or defer the replacement of a plant item if the net impact over the years affected by such a variation will be cost neutral and not require supplementary financial support to achieve the desired result.

Variations may be as a result of:

1. The number of hours/kilometres not being sufficient at the time due for replacement to warrant replacement until the subsequent period;
2. The plant item recently underwent a major rebuild or maintenance program that extends its life without diminishing its realisable value during the additional extension.

- 3. A plant item may reach the hours/kilometres earlier than expected and the adjustment to the date of replacement will be cost neutral over the period of variations.

Related Policies

Related Procedures/
Documents

Shire of Nannup Forward Plan 2010-11 to 2013-14

DELEGATION LEVEL CEO, CEO to Works Manager

Adopted: Reviewed:

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Creation of new policy WRK XXX

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

Council adopt the proposed Plant Replacement Policy.

VOTING REQUIREMENTS:



**CHRIS WADE
WORKS MANAGER**

PLANT REPLACEMENT PROGRAM 2010/11 to 2017/2018

PLANT ITEM	NO	DATE PURCHASED	COST	10/11	11/12	12/13	13/14	14/15	15/16	17/18								
				\$340,000				\$300,000	\$150,000	\$230,000								
CAT 12H GRADER	P53	Oct-97	\$249,000															
VOLVO G930 GRADER	P54	Nov-06	\$305,000															
VOLVO L70D LOADER	P451	Jan-09	\$175,563					\$300,000										
CAT 432 BACKHOE	P554	Nov-05	\$145,000			\$120,000			\$150,000									
TOYOTA 4WD Auger	P221	Sep-04	\$25,622		\$14,000				\$15,000									
FORD COURIER Space Cab NP 3017	P211	Oct-06	\$30,000		\$14,000				\$15,000									
KUBOTA TRACTOR 9000E	P91	Dec-05	\$65,000		\$80,000													
SCANIA 14 T TIPPER NP3003	P146	Feb-10	\$206,000			\$140,000												
ISUZU 14 T TIPPER NP3004	P144	Jan-07	\$145,000															
SCANIA 14 T TIPPER NP3005	P147	Feb-10	\$206,000															
ISUZU CRANE TIPPER NP3019	P115	Dec-07	\$95,369			\$60,000												
ISUZU CREW SERVICE NP3006	P209	Dec-07	\$89,359			\$60,000												
FORD COURIER 4 X 4 Gardeners	P226	Sep-05	\$26,000		\$14,000				\$15,000									
PACIFIC ROLLER	P60	Jun-89	\$80,360			\$140,000				\$13,000								
NAVARA	P225	Sep-08	\$34,000	\$35,000														
JOHN DEERE RIDE ON MOWER	P653	Nov-06	\$15,700		\$12,000				\$10,000									
STEEL DRUM ROLLER	P64	Nov-07	\$134,000		\$14,000													
FORD RANGER 4 X 4 Space Gardeners	P224	Sep-08	\$25,000						\$15,000									
PIG TRAILER	P200	Jan-06	\$40,000															
PIG TRAILER No2	P201	Feb-10	\$45,000															
Courier Dual Cab (Mowen)	P231	Sep-08	\$12,000															
Courier Dual cab (Mowen)	P230	Sep-08	\$12,000															
Free Roller		Sep-09	\$38,000	\$ 45,000														
Mechanics ute Courier	P229	Oct-08	\$25,000						\$15,000									
Trailer				4,000														
Mower				1,000														
Slasher				8,500														
				Gross Value all Plant							\$433,500	\$148,000	\$270,000	\$260,000	\$310,000	\$220,000	\$243,000	
				Less: Trade-in provision							-\$80,000							
				Net Change-over cost							\$353,500	\$148,000	\$270,000	\$260,000	\$310,000	\$220,000	\$243,000	
Plant Replacement Reserve Fund Summary:																		
Balance carried forward 1st July											\$2,084	\$21,313	\$51,224	\$84,472	\$13,218	\$47,626	\$27,866	
Plant Depreciation (increased by 3% pa from 10/11)											\$168,698	\$173,759	\$178,972	\$184,341	\$189,871	\$195,567	\$201,434	
Profit on Private Works (increased by 3% pa from 10/11)											\$4,031	\$4,152	\$4,276	\$4,405	\$4,537	\$4,673	\$4,813	
Loan Funds											\$200,000	\$0	\$120,000	\$0	\$150,000	\$0	\$220,000	
Municipal Fund Cash Injection (Net Cost to Council)											\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net change-over value plant purchases											\$374,813	\$199,224	\$354,472	\$273,218	\$357,626	\$247,866	\$454,113	
Reserve Fund Balance carried forward 30th June											-\$353,500	-\$148,000	-\$270,000	-\$260,000	-\$310,000	-\$220,000	-\$243,000	
											\$21,313	\$51,224	\$84,472	\$13,218	\$47,626	\$27,866	\$211,113	

FINANCE & ADMINISTRATION

AGENDA NUMBER: 10.7
SUBJECT: Local Government Reform Steering Committee Report May 2010
LOCATION/ADDRESS:
NAME OF APPLICANT: Department of Local Government
FILE REFERENCE: ADM 31
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 8 October 2010

- Attachments: 1. Recommendations – *Local Government Reform Steering Committee Report May 2010.*
2. WALGA Position - Local Government Reform Steering Committee Report May 2010.

BACKGROUND:

The above report commissioned by the Minister for Local Government was tabled in State parliament on 16 September 2010 and became publically available at that time. Council members have been circulated under separate cover the full report. The report contains 25 recommendations.

COMMENT:

While comment has not specifically been sought from local governments it is important that Council consider the recommendations in the report given the potential significant impacts on Council and the local government sector as a whole. The recommendations have hence been analysed and a draft position formed for Council's consideration. Any position recommended to be adopted by Council will be consistent with its prior stance on this issue.

The WALGA position on the recommendations in the report is also included for Council's information (Attachment 2). Whether Council wishes to pick up on the industry implications of recommendations 1 and 2 as WALGA have remains at Council's discretion. Neither recommendation directly impacts this Council.

Supported Recommendations:

6, 9, 17, 18, 21, 24, 25.

Recommendations Requiring No Comment:

1, 2, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16, 22, 23,

Recommendations for Comment:**Recommendation 3:**

The comment being that even if the statements regarding poll provisions are relevant to recommendation 2, Council objects to any move to remove the poll provisions from the Local Government Act 1995.

The poll provisions in the Act are a safeguard against forced amalgamation instigated by the Minister or another local government authority.

Recommendation 4:

The WALGA position is agreed with in that giving responsibility for structural reform to a small panel is not a voluntary process.

Recommendation 19:

This recommendation if implemented on top of all of the other "plan" requirements currently required of local governments would see as a minimum councils developing the following plans:

- A Plan for the Future (This Council terms this its Forward Plan)
- A Forward Capital Works Plan (Required to access R4R funding)
- A Strategic Community Plan
- A Corporate Business Plan

One questions whether all of this is necessary on top of all of the "normal" documents that Council produces such as budgets, policy manuals and the like. While not denigrating the requirement for sound planning there needs to be a reasonable limit to prevent bureaucracy triumphing over common practicality.

As an example as Council is developing its Forward Capital Works Plan there is already duplication with some sections of the existing Forward Plan. Additionally the more plans required - generally the more funds expended on consultants.

Recommendation 20:

Similar to point 19 above, are these really needed? Additionally the introduction of Lead Performance Indicators introduces a "competitive" component to benchmarking local governments. The situation would arise where a Council such

as Rockingham with a significant rate base and positive funding capacity would no doubt meet its lead performance Indicators, where as a Council with limited resources and a small rate base such as Nannup would most likely not. This does assume the indicators would be the same or similar.

Other Matters

It is understood that there is a meeting being held in Perth 20 October 2010 hosted by the Department of Local Government on this subject involving other shires from this area. This Council has not been invited to attend. It is understood that the meeting is to look at structural reform with councils that have expressed an interest in progressing structural reform.

Lastly there was a statement in the *Local Government Reform Steering Committee Report May 2010* contained in the non page numbered table of Local Governments not participating in reform. The Department claims to have not received Council's correspondence on the matter.

A copy of Council's letter previously sent 29 January 2010 was hence forwarded on 8 October 2010 and a receipt of acknowledgement requested. The Department has acknowledged Council's position in the report (May 2010) so it is aware of Council's stance.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council advise the Department of Local Government in respect of the recommendations contained within the *Local Government Reform Steering Committee Report May 2010* the following:

Supported Recommendations:

6, 9, 17, 18, 21, 24, 25.

Recommendations Requiring No Comment:

1, 2, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16, 22, 23,

Comment on Recommendations:**Recommendation 3:**

That Council objects to any move to remove the poll provisions from the Local Government Act 1995.

Recommendation 4:

That Council objects to giving responsibility for structural reform to a small panel as it is not a voluntary process.

Recommendation 19:

Council questions the need to introduce a myriad of formal planning documents when the current requirements for Forward Planning appear adequate.

Recommendation 20:

Council questions the need to introduce "Lead Performance Indicators" unless they are appropriately scaled to meet the various specific circumstances of individual local governments.

VOTING REQUIREMENTS:

**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**

RECOMMENDATIONS

The Steering Committee notes that the Minister has already referred the following amalgamation proposals to the Local Government Advisory Board for:

- a. The City of Geraldton-Greenough and the Shire of Mullewa;³ and
- b. The Shires of Morawa, Mingenew, Three Springs and Perenjori.

The Steering Committee makes the following recommendations to the Minister for Local Government to continue to progress the reform agenda.

Recommendations to Further Progress Reform

That the Minister:

1. Note that the voluntary reform process has not yielded the scale of reform required to deliver meaningful benefits to the State.
2. Consider options for targeted Government intervention, including through proposals to the Local Government Advisory Board for major boundary adjustments, and/or legislation to trigger reform activity in critical areas for reform including, but not limited to, the following areas:
 - a. Western Suburbs of Metropolitan Perth
 - b. Fremantle area
 - c. Bassendean / Bayswater
 - d. Geraldton area
 - e. Narrogin area
 - f. Northam area
 - g. Katanning area
 - h. Bunbury area
 - i. Mandurah area [Majority endorsement]
3. Consider the following legislation options to facilitate the implementation of Recommendation 2:
 - a. Remove the poll provisions from the *Local Government Act 1995*;⁴
 - b. Retain the poll provisions, but amend so that poll is of all affected districts and votes combined;
 - c. Retain the poll provisions, but amend so that poll is of all affected districts and votes averaged;
 - d. Introduce specific restructuring legislation. [Majority endorsement]
4. To ensure the ongoing reform of the local government sector initiate legislation for the appointment of an independent panel of three specialist persons to review local government boundaries every eight years. [Majority endorsement]
5. Support Councils willing to take part in structural reform but who have been unable to secure partners, by providing funding support for capacity building and reform initiatives, and request that the Department of Local Government, in collaboration with WALGA and LGMA, continue to engage regarding possible Regional Transition Groups or Regional Collaborative Groups and other reform initiatives.

³ Chapman Valley is also included in the Minister's reference to the Local Government Advisory Board.

⁴ As per schedule 2.1 of the Local Government Act 1995.

6. Request the Local Government Grants Commission to undertake a review of the disincentives to amalgamation resulting from Grants Commission formulae and policy.
7. Request the Local Government Reform Implementation Committee to develop and implement a communication strategy for local communities and elected members to address perceived reform concerns, including loss of local identity and loss of grant income.
8. Initiate amendments to legislation to change the prescribed number of elected members to between six and nine.

[Majority endorsement]
9. Refer the *Reducing the Burden: Report of the Red Tape Reduction Group* to the Department of Local Government with a view to implementing measures to reduce the compliance burden on local government.

Recommendations Supporting Reforming Local Governments

That the Minister:

10. Refer the two proposals for amalgamation to the Local Government Advisory Board once they have been submitted by:
 - a. The Shires of Carnamah and Coorow; and
 - b. The Shires of Westonia and Yilgarn.
11. Refer boundary change proposals submitted as part of this reform process to the Local Government Advisory Board (where those proposals would not trigger the poll provisions).
12. Request local governments that have proposed councillor reductions (and are not impacted by amalgamation activity) to commence the processes to achieve the reduction in councillor numbers.
13. Support the formation of Regional Transition Groups as agreed by local governments by providing State financial assistance and seeking Commonwealth funding and other assistance for:
 - a. The Shires of Beverley, Cunderdin, Quairading, Tammin and York;
 - b. The Shires of Brookton and Pingelly;
 - c. The Shires of Esperance and Ravensthorpe; and
 - d. The Towns of Claremont and Cottesloe.
14. Support the formation of Regional Collaborative Groups as agreed by local governments by providing State financial assistance and seeking Commonwealth funding and other assistance for:
 - a. The Shires of Broome, Derby–West Kimberley, Halls Creek and Wyndham–East Kimberley;
 - b. The Town of Port Hedland, Shires of Ashburton, East Pilbara and Roebourne;
 - c. The Shires of Murchison, Upper Gascoyne and potentially Yalgoo;
 - d. The Shires of Carnarvon, Exmouth and Shark Bay; and
 - e. The City of Kalgoorlie–Boulder, Shires of Coolgardie, Dundas and potentially, Laverton, Leonora and Menzies.

Recommendations Supporting Capacity Building

That the Minister:

15. Note the Working Groups' recommendations and refers them to the Department of Local Government and other relevant government agencies for advice.

16. Endorse the Legislation Working Group recommendations to amend the *Local Government Act 1995* and Regulations identified by the Legislative Working Group, subject to advice from the Department of Local Government on specific issues.
17. Note the critical role local government plays in fulfilling the urban and regional planning function and endorse further reform and enhancement in this area in collaboration with the local government sector.
18. Endorse that the following further work be undertaken by the Department of Local Government or relevant implementation Working Groups to:
 - research the definition of charitable land that comes under the *Commonwealth Aged Care Act 1997*, to ascertain if the *Local Government Act 1995* could use that definition; and
 - examine if the *Associations Incorporation Act 1987* can be used as a vehicle for the delivery of services by local governments on a regional basis, and if so, develop a draft model constitution for such an entity. If this is not viable, then other types of models could be investigated further.
19. Support amendment to the *Local Government Act 1995* to require that each local government develop and adopt:
 - a Strategic Community Plan; a principal planning document for the local government establishing community aspirations and priorities; and
 - a Corporate Business Plan; a financial planning instrument that would demonstrate the capacity to deliver and/or achieve the key focus areas and objectives identified within the Strategic Community Plan.
20. Endorse the development of lead performance indicators for local governments.
21. Endorse Actions 13, 14, 15 of the Systemic Sustainability Study that:
 - the local government sector endorses the rate setting process as outlined in the Study, as an example of best practice in rate setting;
 - the Department of Local Government establish a website for the purpose of providing local governments with access to comparable information on rates in terms of a set of standard ratios to be agreed; and
 - the local government sector seek a change to S6.41(2)(b) of the *Local Government Act 1995* to increase a local governments flexibility to offer a monthly payment of property rates without an individual installment notice.
22. Endorse removal of provisions regarding a referendum to be held prior to a council changing the way a Mayor is elected and being replaced with a requirement for an absolute majority decision of council. **[Majority endorsement]**
23. Endorse amendments to the *Local Government Act 1995* prescribing the number of electors required to initiate elector participation so that they are increased as follows:
 - from 250 (or 5% of electors) to 500 (or 5% of electors) for a proposal to be made to the Local Government Advisory Board in relation to district boundary, wards or representation proposals; and
 - from 100 (or 5% of electors) to 500 (or 5% of electors) to call a special electors' meeting.
24. Endorse allowing extraordinary vacancies to remain unfilled where a local government has lodged a proposal with the Local Government Advisory Board to reduce its number of elected members.
25. Endorse amendment to the legislation enabling the employment of senior employees to be determined by the Chief Executive Officer and the current requirement for agreement by Council be removed.

3.7 Late Item from WALGA

5.8 Local Government Reform (05-034-01-0015TB)

By Tony Brown, Executive Manager Governance & Strategy

Moved	Cr Dilly	Seconded	Cr Monagle	
-------	----------	----------	------------	--

Amendment

Moved	Mayor Smith	Seconded		
-------	-------------	----------	--	--

Moved that the sections be put separately – failed for want of a seconder

Amendment

Moved	Cr Dilly	Seconded	Cr Monagle	Carried
-------	----------	----------	------------	---------

That the recommendations be supported with item 11 be moved from paragraph 4 to paragraph 2

Mayor Smith asked that his name be recorded as voting against the motion

Moved	Cr S Dilly	Seconded	Cr P Monagle	Carried
-------	------------	----------	--------------	---------

That WALGA;

1. Request the Minister for Local Government to urgently reconsider his position on ending the voluntary reform process.
2. Oppose the Local Government Reform Steering Committee Report recommendations pertaining to forced reform, those being recommendations 1, 2, 3 & 4 & 11
3. Oppose the Local Government Reform Steering Committee Report recommendation 8 concerning prescribing the number of Elected Members to between 6 and 9.
4. Support the Local Government Reform Steering Committee Report recommendations 6, 9, 10, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24 & 25.
5. Endorses the substantial research that has been completed to date and therefore requests the Minister to immediately progress the following issues considered by the Working Groups;
 - a) The proposal for Local Governments to establish Local Government Enterprises.
 - b) The ability to establish Regional Legal Entities based on the South Australian Subsidiary Model.
 - c) The ability to rate Independent Living Units unless they qualify for exemption by their definition under the *Commonwealth Aged Care Act 1997*.

Note seek clarification

Discussion:

Mayor Smith spoke in opposition of the motion

Cr Ginnane tabled an UNE paper (Source ALGA) – Local Government Amalgamation – circulated electronically to members.

Clarification was sought on the poll position

In Brief

- The Minister for Local Government tabled the Local Government Reform Steering Committee Report in State Parliament on 16 September 2010.
- The report includes four (4) recommendations that signal an intention to end voluntary reform.
- The report recommends prescribing the number of Elected Members to between six (6) and nine (9).
- The majority of recommendations are capacity building improvements, including ten (10) Systemic Sustainability Study (SSS) recommendations.
- Key issues concerning Local Government Enterprises, Regional Service Delivery Options and the Rating of Independent Living Units have not been fully addressed.
- At the time of writing this report the State Government has not provided a response to the Steering Committee's report.
- Local Government Sector position has been based on the principles and recommendations of the SSS.
 - Increase funding to Local Government
 - Improve Local Government access to quality staff
 - Provide benefits to Local Government
 - Improve the corporate governance of Local Government
 - Provide Local Governments with access to contemporary information and advice
 - Facilitate adoption of SSS actions

Policy Implications

The Association's policy is support for the recommendations and principles outlined in the Systemic Sustainability Study report, *The Journey – Sustainability into the Future* and no forced amalgamations.

Budgetary Implications

The Association's budget provides for the Governance & Strategy section of the organization to work closely with all Local Governments on reform issues and regional collaboration.

Background

On 16 September 2010, the Minister for Local Government, Hon John Castrilli MLA, tabled in State Parliament the Local Government Reform Steering Committee Report.

The report contains 25 recommendations that have been divided into the following 3 areas;

- Recommendations to Further Progress Reform
- Recommendations Supporting Reforming Local Governments

- Recommendations Supporting Capacity Building

The full report including the recommendations is attached.

Comment

The following provides an analysis of the report based on four (4) areas;

1. Issues and recommendations of concern for the Sector
2. Supportive Recommendations
3. Conditional Support
4. SSS recommendations not actioned

1. Issues and recommendations of concern for the Sector

Recommendation 1 – Note that the voluntary reform process has not yielded the scale of reform required to deliver meaningful benefits to the State.

Comment – The Sector's position has been based on the need for voluntary reform. It is the Association's position that if the Systemic Sustainability Study recommendations had been progressed, there would have been a higher level of take-up of the reform process.

Recommendation 2 – Consider options for targeted Government intervention, including through proposals to the LGAB for major boundary adjustments, and/or legislation to trigger reform activity in critical areas for reform including, but not limited to the following areas;

- a. Western Suburbs
- b. Fremantle Area
- c. Bassendean/Bayswater
- d. Geraldton area
- e. Narrogin area
- f. Northam area
- g. Katanning area
- h. Bunbury area
- i. Mandurah area

Comment – The areas listed were the areas of the State named in the 2006 LGAB report. This recommendation should be opposed by the sector as it amounts to forced reform. The recommendation states options for targeted intervention including legislative amendments.

Recommendation 3 – Consider the following legislative options to facilitate the implementation of recommendation 2;

- a. Remove the poll provisions from the *Local Government Act 1995*;
- b. Retain the poll provisions but amend so that the poll is of all affected districts and votes combined;
- c. Retain the poll provisions, but amend so that poll is of all affected districts and votes averaged;
- d. Introduce specific restructuring legislation.

Comment – Again this recommendation came from the 2006 LGAB Report. It is suggested that this recommendation be opposed by the sector as the Minister during this reform process gave

a commitment to not amend the Act on the issue of poll provisions. The poll provision section of the Act is seen as a safety net for local communities.

Recommendation 4 – To ensure the ongoing reform of the Local Government sector, initiate legislation for the appointment of an independent panel of three specialist persons to review local government boundaries every eight years.

Comment – This recommendation is opposed as it would be giving responsibility for structural reform to a small panel and would not be seen as voluntary.

The report argues for this by comparing the purpose of such a panel to reviewing electoral boundaries. The Association contends that considering Local Government boundaries is more significant and involved than electoral boundaries which are reviewed to ensure equal representation.

Local Government boundaries should not be reviewed on such a superficial basis.

Recommendation 8 – Initiate amendments to legislation to change the prescribed number of elected members to between six and nine.

Comment – The sector would oppose this recommendation as a one size fits all approach is not suitable for Local Governments. This recommendation would require Elected Members in large metropolitan Councils to become full time Councillors. It would also require Local Governments to fund various means of achieving community consultation on issues. A significant number of individual Local Governments provided reasoned arguments explaining the detrimental nature of this one size fits all approach.

2. Supportive Recommendations

Recommendation 6, 9, 10, 11, 12, 14, 15, 17, 22, 24

Recommendation 16 = SSS Action 4, 24, 26 & 35

Recommendation 19 = SSS Action 5 & 11

Recommendation 20 = SSS Action 8

Recommendation 21 = SSS Actions 13, 14 & 15

Recommendation 23 = State Council Policy Position

Recommendation 25 = State Council Policy Position

In addition;

Recommendation 18 (first dot point) can be supported, however it is disappointing that the issues of rating of charitable organisations is being referred for further research rather than the recommendation from the Legislative Review Working Group supported

Recommendation 13 – Lists the Local Governments that are forming RTG's. It should be noted that c) Esperance & Ravensthorpe together with d) Claremont & Cottesloe are not proceeding. These 2 groups can be replaced with Subiaco & Nedlands and Koorda, Mt Marshall & Trayning

It should be noted that the above supported recommendations include 10 SSS Actions that have been endorsed in full or part

3. Conditional Support

Recommendation 5 – Support Councils willing to take part in structural reform but who have been unable to secure partners, by providing funding support for capacity building and reform initiatives, and request that the Department of Local Government, in collaboration with WALGA and LGMA, continue to engage regarding possible Regional Transition Groups or Regional Collaborative Groups and other reform initiatives.

Comment – This recommendation would be supported if the funding support for capacity building was not just for those Local Governments who had resolved to consider an Amalgamation, Regional Transition Group or Regional Collaborative Group. Local Governments who resolve to stay in their current form can still be involved in reform initiatives and should receive support.

Recommendation 7 – Request the Local Government Reform Implementation Committee to develop and implement a communication strategy for local communities and elected members to address perceived reform concerns, including loss of local identity and loss of grant income.

Comment – This recommendation would be supported if it related to only those Communities where their Local Governments were considering an amalgamation or a Regional Transition Group

Recommendation 18 (second dot point) – Examine if the *Associations Incorporations Act 1987* can be used as a vehicle for the delivery of services by Local Governments on a regional basis, and if so develop a draft model constitution for such an entity, if this is not viable then other types of models could be further developed.

Comment - It is disappointing that the proposal for Regional Groups to form legal entities in the form of the subsidiary model has not been endorsed. However the recommendation does allow for this model to be further considered if the proposal under the Associations Incorporation Act is considered not viable.

4. SSS recommendations not actioned

Action 21 – Local Government Enterprises

Action 24 – Regional Service Delivery Options – Partially addressed

Action 29 & 30 – Elected Member Training – Partially addressed, further work required

Action 36 & 38 – Industry Training Fund – Recommendation to not proceed.

Conclusion

There are 4 main recommendations on structural reform that cause concern for the sector and should be opposed. These relate to a forced measure of reform as opposed to voluntary reform. It is recommended that the Minister for Local Government be requested to reconsider the proposal to effectively end the voluntary process.

In respect to the capacity building recommendations there are 18 recommendations that are very good and should be supported and a further 2 that can be supported, however it is disappointing that they did not go far enough. Of these recommendations, 10 SSS actions have been endorsed.

The most disappointing part of the report is that 3 key items have not been definitively addressed. The recommendations refer to further consideration to be given. These relate to;

- Local Government Enterprises
- Regional Service Delivery Options
- Rating of Charitable Land

A further point of interest for the sector is to see the progress of 16 SSS recommendations that the Department of Local Government had advised would be progressed by the Department.

It should also be noted that the State Government has at the time of writing this report, not provided a response to the Steering Committee's report.

AGENDA NUMBER: 10.8
SUBJECT: Local Government Elections October 2011
LOCATION/ADDRESS:
NAME OF APPLICANT: WA State Electoral Commissioner
FILE REFERENCE: ADM 2
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 11 October 2010

Attachment: Letter from WA Electoral Commissioner.

BACKGROUND:

Council requested as part of its adopted Forward Plan that consideration be given to conducting postal voting at future Council elections. The next local government elections are scheduled in October 2011.

Council has not conducted postal elections over previous years due in the main to the higher cost involved however this does come at a democratic loss as it has been proven that higher voter turnout results from postal voting. Whilst Council's voter turnout at in person elections has been good by State standards over recent years, around 45%, when Council undertook postal voting previously (2001 and 2003) the turnout was around 60%.

A letter was forwarded to the WA Electoral Commissioner on 8 September 2010 seeking information on conducting the next elections by post inclusive of costs and services that would be provided.

COMMENT:

A reply was received per the attached letter from the WA Electoral Commission on 15 September 2010, the main point being the estimation of cost of \$10,000. Council also has a salaried officer role in the lead up to the elections as well as being required to provide a salaried officer for the duration of the election day, an additional estimated cost of approximately \$2,000.

The determination for Council is whether it wishes to conduct the 2011 election by post or in person. In terms of straight cost the decision appears straight forward.

For Council to conduct the elections with its own resources the cost is estimated at \$3,000, inclusive of all statutory advertising, promotion, salary costs (2 officers on the day and normal salary costs in the lead up) and other incidentals. For the Electoral Commission to conduct the election by post the cost estimate all up would be approximately \$12,000.

The two other non financial factors that have arisen before and Council may wish to consider are the voter turnout point as mentioned prior, and secondly the issue of independence if the Electoral Commission conducts the poll.

STATUTORY ENVIRONMENT: Local Government Act 1995.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

As stated in the body of the report. Council would budget to conduct the election in the 2011/12 financial year.

STRATEGIC IMPLICATIONS:

Action Plan 4.1 (B) in Council's adopted Forward Plan states:

"Consideration be given to conducting postal voting at future Council elections".

RECOMMENDATION:

That Council conduct the 2011 Shire of Nannup Council elections as *"in person"* elections.

VOTING REQUIREMENTS:



**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**



LGE 677

NANNUP			
Ref: ADM 2 855			
17 SEP 2010			
GEO	AO	UR	FMO
S	NO	FUB	YO
S	C		RO

WESTERN AUSTRALIAN Electoral Commission



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

Dear Mr Collie

2011 Local Government Ordinary Election

I refer to your letter dated 8 September 2010, requesting information including costs and services that the Commission will provide for the 2011 Ordinary Election to assist the Shire's deliberations on whether to conduct these elections as postal elections.

The estimated cost for the 2011 election is \$10,000 inc GST, which has been based on the following assumptions:

- 1,000 electors;
- response rate of approximately 65%;
- 4 vacancies; and
- count to be conducted at the offices of the Shire of Nannup.

Costs not incorporated in this estimate include:

- non-statutory advertising (i.e. additional advertisements in community newspapers and promotional advertising);
- any legal expenses other than those that are determined to be borne by the Western Australian Electoral Commission in a Court of Disputed Returns; and
- one local government staff member to work in the polling place on election day.

The Commission is required by the *Local Government Act 1995* to conduct local government elections on a full cost recovery basis and you should note that this is an estimate only and may vary depending on a range of factors including the cost of materials or number of replies received. The basis for charges is all materials at cost and a margin on staff time only. Should a significant change in this figure become evident prior to or during the election you will be advised as early as possible.

The final cost invoiced to the local governments is made up of two types of costs, direct and apportioned costs. Direct costs are those costs that can be directly attributed to a particular local government. These include items such as Returning Officer fees, advertising costs, election package printing costs and postage. Apportioned costs are those costs that are incurred within the election period but cannot be directly allocated to a particular local government. These include head office staff time, centralised processing centre costs and head office corporate costs. These costs are allocated to local governments based on of the number of electors that are enrolled within the district.

Some of the services that the Commission provides includes:

- Independent Returning Officer to accept all nominations, deal with all candidate queries and complaints, oversee election day procedures and conduct the count;
- Arrange the printing and lodgement of election packages;
- Central processing of returned election packages; and
- Placement of all statutory advertising.

The current procedure required by the *Local Government Act 1995* is that my written agreement has to be obtained before the vote is taken. To facilitate the process, you can take this letter as my agreement to be responsible for the conduct of the ordinary elections in 2011 for the Shire of Nannup in accordance with section 4.20(4) of the *Local Government Act 1995*, together with any other elections or polls that may also be required. My agreement is subject to the proviso that the Shire of Nannup also wishes to have the election undertaken by the Western Australian Electoral Commission as a postal election.

In order to achieve this, your council will now need to pass the following two motions by absolute majority:

- Declare, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the 2011 ordinary elections together with any other elections or polls which may also be required; and
- Decide, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a postal election.

I look forward to conducting this election for the Shire of Nannup.

Yours sincerely


Warwick Gatley AM
ELECTORAL COMMISSIONER

15 September 2010

AGENDA NUMBER: 10.9
SUBJECT: Review of Ward Boundaries and Representation
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: ADM 2
AUTHOR: Shane Collie - Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 12 October 2010

Attachment: Letter from Department of Local Government.

BACKGROUND:

Council resolved as follows at its August 2009 meeting:

"That Council adopt the position that consistent with the desire to continue as ongoing autonomous local government entity that it considers that a Council with the size and demographics of Nannup to be best served by six elected members commencing from the next ordinary Council elections scheduled for 2011."

Advice was subsequently sought from the Department of Local Government as to the method of implementing the above resolution.

COMMENT:

The "normal" method of introducing a change such as that proposed is through the process of a formal review of wards and representation which Council last undertook in May 2009. At that time Council resolved to make no change to the present representation number of 8 members with 3 wards. Council is required to undertake a formal review at least once every 8 years, hence the review undertaken in 2009 is relatively recent in the context of the maximum timeframe permitted between reviews.

As indicated in the attached letter from the Department of Local Government, Council may propose to the Local Government Advisory Board a change to wards and representation if it considers that such a change is minor in nature and where submissions are not considered necessary.

It would be difficult to justify that a reduction in Council member numbers from 8 to 6 is minor in nature as it is a fundamental shift in representation with a flow on effect to wards. Wards would have to be adjusted to accomplish the principle of one vote one value if Council reduced its numbers to 6.

Hence to enact the August 2009 resolution Council would need to implement a formal review of wards and representation.

A local government is required to give local public notice advising of the intent to conduct a review and call for submissions over a period of at least six weeks. As

part of the review process public submissions are to be taken into account in determining if there is any recommendation to change.

Council presently has eight members representing three wards being North, South and Central. The Brockman Highway divides the North and South Wards with the townsite boundary encompassing the Central Ward. Council's member to elector ratio is approximately 1:110 over the three wards.

Some of the matters that are to be taken into account in the review process are as follows:

- Community of Interests,
- Physical and Topographical Features,
- Demographic Trends,
- Economic Factors,
- Ratio of Councillors to Electors in the Various Wards.

STATUTORY ENVIRONMENT: Local Government Act 1995 Schedule 2.2.

POLICY IMPLICATIONS: Nil

FINANCIAL IMPLICATIONS: Nil

STRATEGIC IMPLICATIONS:

Action Plan 4.1 (A) in Council's adopted Forward Plan states:

"That Council member numbers be reduced to 6 at the next Council elections in October 2011".

RECOMMENDATION:

That Council commence a review process of both Ward boundaries and the number of offices of councillor for each ward pursuant to Schedule 2.2 of the Local Government Act 1995 with the preferred position being:

No wards with reduced representation (6).

VOTING REQUIREMENTS:



SHANE COLLIE
CHIEF EXECUTIVE OFFICER



Government of Western Australia
Department of Local Government

Your Ref: ADM2
Our Ref: NP1-8#02

SHIRE OF NANNUP RECEIVED			
Ref: _____		No. 871	
28 SEP 2010			
CEO	AO	LIB	FMO
MCS	EO	PUB	YO
WM	CDO		RO
MDS	CR:		



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

Dear Mr Collie

I refer to your letter to the Minister for Local Government dated 9 September 2010 regarding the Shire of Nannup's decision to reduce its number of councillors from eight to six in time for the 2011 local government elections.

In accordance with Schedule 2.2 of the *Local Government Act 1995* (the Act), a local government has two options to consider when reducing its representation.

The first option is for a local government to conduct a review of its wards and representation in accordance with clause 5(a) of Schedule 2.2 of the Act. Should the Shire resolve to carry out a review of its wards and representation, it must meet the requirements outlined in clause 7 of Schedule 2.2. An information package outlining the processes associated with conducting a review can be found on the Board's web site: www.dlg.wa.gov.au/AdvisoryBoard.

Alternatively, Council may propose to the Board the making of an order under section 2.2(1), 2.3(3) or 2.18(3) if Council deems the proposal to be one of a minor nature and not one about which submissions need be invited. This is in accordance with clause 5(b) of Schedule 2.2 of the Act which requires a resolution by absolute majority. Should the Council elect to progress this matter under clause 5(b) it will need to provide reasons as to why this matter should be treated as minor.

Should you have any further queries, please contact Ainslie Perrigo on 9217 1483 or via email: ainslie.perrigo@dlg.wa.gov.au.

Kind regards,


Ross Earnshaw
MANAGER REFORM IMPLEMENTATION

23 September 2010

AGENDA NUMBER: 10.10
SUBJECT: Proposal to Dedicate Road Reserve linking Gold Gully Road to Unnamed Road Reserve No 8681
LOCATION/ADDRESS: State Forest No 25
NAME OF APPLICANT:
FILE REFERENCE: WRK 30
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 12 October 2010

Attachment: Location Plan.

BACKGROUND:

Council resolved on 25 October 2007 the following:

“That Council dedicate a 15 metre road reserve that links the western terminus of the unnamed road reserve # 8681 (that fronts Nelson Location 11174 and Lot 1) to Gold Gully Road as per the attachment.”

Nelson Location 11174 and Lot 1 owned by Mr Victor and Mrs Joan Lorkiewicz has been identified as having frontage to a gazetted road reserve that does not link with the local road network as per the attachment.

This issue was brought up by Mr Lorkiewicz in 2007 in relation to locating survey for the purpose of renewing boundary fencing in the area and options for land uses for these properties. At this time Council commenced the road dedication process to link the western terminus of unnamed road reserve # 8681 to Gold Gully Road. This action was subject to agreement by the Department of Environment and Conservation (DEC) as a portion of the proposed road reserve would have to be excised from State Forest.

The Department of Environment and Conservation have advised that they do not agree to the proposal for the linking road dedication believing the landowner should negotiate with neighbours to achieve the road link required. DEC advised by letter 15 June 2010 in part:

“DEC does not support this proposal. There does not appear to be any compelling case to support the alienation of conservation estate to facilitate this road establishment.”

Council has indicated that it does not accept the DEC position particularly as a number of other recent similar road dedication issues received support from DEC. Additionally the land area in question is already disturbed ground and abuts private property, therefore there would be no alienation (splitting) of the conservation estate.

Council in August 2010 resolved as follows:

- 1. That Officers determine the approx amount of land involved in the road dedications that DEC will gain from all the transactions.*
- 2. If this is of significant area then Council seek an audience with Terry Redmond and Department of Environment and Conservation to discuss a land swap to enable the road reserve to be completed through DEC property adjoining Gold Gully Road and Vasse Highway.*

COMMENT:

The area of land involved in this situation is 15m wide, for a distance of approximately 220m. 3,300 square metres. The proposal is to convert from State Forest to Road Reserve.

The meeting was held with Mr Terry Redman on 6 October 2010. DEC were unable to be present.

As Council members would be aware Mr Redman was receptive to seeking a resolution to this matter and offered his assistance. The proponents, Mr Victor and Mrs Joan Lorkiewicz, met with Mr Redman also on this matter shortly after Council discussed the issue with him.

Liaison with the proponents will see a consistent message given to Mr Redman and a formal resolution of Council to seek Mr Redman's assistance to facilitate the desired land transfer would be appropriate given that Council does not accept the DEC position.

STATUTORY ENVIRONMENT: Land Administration Act 2007.

POLICY IMPLICATIONS:

Council has a draft Local Planning Policy (LPP.015) on the dedication of roads. This action would be contrary to that policy, however this matter, along with an number of others, was commenced prior to Council developing the policy.

FINANCIAL IMPLICATIONS:

Should Minister Redman be able to facilitate the conversion of the 3,300 square metres of State Forest to Road Reserve there would be costs involved including survey and State Land transfer costs.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council request local member and Minister for Forestry the Hon. Terry Redman to facilitate access to land locked property Location 11174 and Lot 1 by dedicating a 15 metre road reserve from State Forest to link the western terminus of the unnamed road reserve # 8681 (that fronts Nelson Location 11174 and Lot 1) to Gold Gully Road.

VOTING REQUIREMENTS:



**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**

Landgate Map Viewer - Windows Internet Explorer
http://www.landgate.wa.gov.au/mapviewer/erm_mapviewer.htm?user=U793199&utm=127411495&channel=99&land_id=1987416&...
MAP VIEWER

Window Show/Hide
Cadastral Parcels

MAP VIEWER

Catalogue (tick box to select) help
 Property View
 Aerial Photography
 Street Maps

Service Details - Property View help
Layers Legend Search
Address
Number Type
Start Number
End Number
Road Name
Locality/Suburb
Search Type New
Submit Reset

Map help
1 record selected

Scale 1:21,054 Latitude -34.043515 Longitude 115.751027 change

Internet 100% 4:14 PM

AGENDA NUMBER: 10.11
SUBJECT: Freehold Land Locked Properties (DEC Road Access)
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: DEP 5
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 12 October 2010

BACKGROUND:

Council has identified a number of freehold properties that do not have gazetted road access, the majority of which have tracks through DEC controlled land which provides a form of informal access.

Situations such as this create significant problems to a number of stakeholders including the landowner, Council, DEC and the community in general. Council has sought to try and rectify situations such as this as it becomes aware of them.

There are 9 such situations current that are in the process of being addressed including Gold Gully Road (Location 11174 see previous item). The remaining 8 are in the process of being actioned and Council has budgeted in the present financial year to facilitate these road dedications.

Agg Road North and South

Council has budgeted an amount of \$90,000 which should be adequate to finalise these two matters (and other current road dedications pending) in the present financial year.

If however Council wishes to pursue the claiming of any costs through the Hon Terry Redman or any other means a resolution to do so would be needed. Any such resolution should be consistent with Council's current position (being to complete the dedications and meet costs) or a direction to cease work (incurring costs) pending an outcome of any such request.

Council could have a bet both ways so to speak and seek costs to be met through the State if a reasonable case could be put politically while at the same time continuing to finalise the dedications itself. Note that the State have refused to meet costs for Agg Road North and will meet 50% of costs for Agg Road south.

The specific detail of where these two matters are at was included in the background paper for the meeting with the Hon Terry Redman and also as part of Council's August 2010 Information report.

COMMENT:

There are a number of other properties currently for sale in the Nannup Shire which do not have gazetted road access creating similar issues to those mentioned above. A number of these properties are former DEC freehold properties which appear to have been released without gazetted road access – presumably as they were never intended to be released onto the open market in the first place. The area known as Folly to the east of the Nannup townsite has a large number of these such properties.

These situations could have been avoided in the first place if the properties had either not been released or were released only after gazetted road access was established. Council is faced with trying to rectify a historic problem.

Council understands that DEC are looking at the freehold release of further properties in the future that do not have gazetted road access. Any such land release will be problematic and Council has developed a draft policy to deal with situations such as this in the future stating that it will not be responsible for the cost of providing gazetted road access. This is consistent with Council's position as contained in its Local Planning Strategy.

Per Council's meeting with the Hon Terry Redman who was receptive to assisting in these matters the recommendations contained within this report are designed to address the aims that Council has indicated it would like to achieve.

Additionally there is one further recommendation that relates specifically to the Folly area which seeks to create road access to land locked properties in that area by direct lobbying of the major landowner.

STATUTORY ENVIRONMENT: Land Administration Act 2007.

POLICY IMPLICATIONS: Draft Local Planning Policy (LPP.015).

FINANCIAL IMPLICATIONS:

Nil, though there would be some time that would need to be allocated from existing staff resources in doing the research work required that would lead to a formal submission.

STRATEGIC IMPLICATIONS:

Council's adopted Forward Plan notes Action item 10.2 (B) as "*addressing outstanding road closure/dedication issues*".

RECOMMENDATIONS:

1. That Council identify as best possible all land locked properties within the shire district, writing to property owners and local real estate agents pointing out the access constraints that exist which would be transferable with any sale of land.
2. That Council request local member the Hon. Terry Redman to facilitate a State based strategy through the appropriate Minister to provide gazetted road access to land locked freehold properties, in particular where such properties are identified as having been released by a State Government agency such as DEC.
3. That Council request local member the Hon. Terry Redman through the appropriate Minister to give an undertaking that no further State Government agency freehold land releases occur without gazetted road access being included to all lots at the cost of the State and finalised prior to any such land being released.
4. That Council, in the event that recommendation 2 above (assuming passed) is not supported by the State, be provided with a further report on the legality and practicality of placing a notation on the titles of landlocked properties within the Shire district stating that the properties do not have dedicated road access.

VOTING REQUIREMENTS:



**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**

AGENDA NUMBER: 10.12
SUBJECT: Local Planning Policy 008 Nannup Main Street Heritage Precinct
LOCATION/ADDRESS: Nannup Townsite
NAME OF APPLICANT:
FILE REFERENCE: TPL 10
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 15 October 2010

Attachment: 1. Letter Chris Antill Planning and Urban Design Consultant.
 2. Nannup Main Street Heritage Precinct Design Guidelines
 (August 2000).

BACKGROUND:

Council at its meeting held 26 August 2010 considered the adoption after advertising of Local Planning Policy 008 Nannup Main Street Heritage Precinct Policy. The resolution for final adoption was left to lay on the table as further input was sought predominantly from the author of the original document Mr Chris Antill from Chris Antill Planning and Urban Design Consultants. That input has now been obtained.

Consultation, development and refining of this document has been comprehensive and while it has taken some time, the end result should be better for it. The document and the suggested changes are now considered ready for adoption as well as a suggested form of implementation to tidy up some of the minor mainly typographical and format issues that have crept in over the last decade.

Specific public submissions, the summary document and the prior Streetscape Advisory Committee minutes relevant have not been included with this item as they were contained in the agenda item for August 2010.

COMMENT:

As a consequence of the Streetscape Advisory Meeting recommendations, public submissions, input from Council's temporary Planning Office Mr Bob O' Sullivan and the author of the original document Mr Chris Antill from Chris Antill Planning and Urban Design Consultants, the Nannup Main Street Heritage Guidelines are recommended to include the following changes before final adoption by Council as a Local Planning Policy:

Note changes that have come about after input from Mr Antill are tracked and highlighted in the text below.

- The map shown on page 2 needs to be updated to reflect recent changes to building ownership/use;
- Check document for typing, grammatical and spelling errors;
- Page 5 – Building Form – Paragraph 4, replace the words ‘large expanse of glass’ with ‘floor to ceiling glass’;
- ~~Page 6 – Plan Form – Paragraph 2, add the word ‘heritage’ before the words ‘decorative feature tiles or mosaics’. A definition of what constitutes ‘heritage’ may need to be included in the guidelines to give greater clarity as to what is required.~~
- Page 6 – Roof Form – Paragraph 1, delete the last sentence ‘The custom orb.....’;
- Page 7 – Infill Development – Paragraph 3, The word 'complimentary' is inconsistent with the text – if the alternative words 'and complementary' (ie to complete) are inserted after the word 'compatible' and before the words 'in style....' this may achieve what was originally intended by the Streetscape Advisory Committee;
- Page 7 – Setbacks – Although the Streetscape Advisory Committee recommended paragraphs 3 and 4 should be deleted, they should be retained as they are currently written because paragraph 3 refers to the location of garages and carports and setbacks required - if this paragraph is removed there will be no guidelines for Council when considering an application for one of these structures and therefore the normal Building Code of Australia (BCA) and LPS No. 3 provisions would have to apply. This may result in garages and carports being approved with access from the main street and located close to the front setback allowance within the Scheme. Paragraph 4 relates to the design of a garage or carport. Once again without some guidelines Council would have to consider every application in accordance with the BCA & LPS. Paragraph 2 to be modified to state:
“All ~~n~~ alternative may be that the guidelines state that a garages or carports are to be situated at the rear of commercial buildings with access from the rear of the property unless otherwise approved by Council.”
- Page 8 – Verandahs – Paragraph 5, amend to insert the words 'and concave' after the words "'bull nose' style" and before the word "verandahs";
- Page 9 – Windows and Doors – Paragraph 1, after the words ‘heritage buildings are of a’ delete the word ‘vertical,’; Amend to include the statement:
“Traditionally, most windows and doors of Nannup’s heritage buildings are rectangular with a vertical emphasis.”

- Page 9 – Windows and Doors – Paragraph 1, Amend last sentence commencing ‘Aluminium frames’ to read ‘Aluminium frames that do not emulate or compliment the design and heritage look and are clearly metallic in finished appearance are not permitted’;

Replace last sentence with:

“Door and window frames of new buildings which are visible from the street may be of timber, or commercial quality box aluminium framed, or copper, or timber to match existing, or of a material and form to match the period of the building being restored.”

- Page 9 – Windows and Doors – Paragraph 2, after the words ‘Door openings’ delete the words ‘like windows’.
- Page 9 – Outdoor Advertising and Signage – Add an additional sentence prior to the second last paragraph as follows, ‘All signage is to comply with the provisions of the Shire of Nannup’s Local Planning Policy LPP.018 Sign Policy’.
- Page 9 – Outdoor Advertising and Signage – Paragraph 4, after the word ‘potentially’ delete the word ‘very’ and insert the words ‘inappropriate and’;
- Page 9 – Outdoor Advertising and Signage – Paragraph 5, after the words ‘may also be permitted’ and before the full stop add the following words ‘only where the blinds obscure signage on the windows and any signage must only be of a type and size of those on the window/s being obscured’;
- Page 9 – Outdoor Advertising and Signage – add after paragraph 5 the following new paragraph ‘Bunting and permanent banners are not permitted’;
- ~~Page 10 – The Use of Colour – Paragraph 6, add after the words ‘traditional red’ and before the full stop, the following ‘or that reflect that currently used in the main street and reflect the colours of the Nannup landscape’;~~
- Page 10 – Parking Provisions and Vehicle Access – Paragraph 2, amend to read ‘Where access to the rear car park is unavailable from the rear, access should be provided at the side of the building’;
- Page 10 – Parking Provisions and Vehicle Access – ~~delete top picture;~~
Amend by adding a large cross next to the unacceptable proposal and include a tick with the image below.
- Page 10 – Parking Provisions and Vehicle Access – ~~Paragraph 3, delete second sentence;~~
Add the word “preferably” after the word “shall”.
- Page 11 – Fences and Garden Walls – Paragraph 4, after ‘cement’ delete “and” add in a comma. After “timber-lap” add in ‘and treated pine’.

- Page 12 – Alfresco Dining – Paragraph 3, 1st sentence, add in third dot point after the word ‘furniture’ the words ‘alfresco plastic blinds’;
- Page 12 - Franchises / Corporate Images – Paragraph 2, after the word ‘colours’ remove ‘bunting,’.

ADDITIONAL COMMENTS:

Mr Antill advises that he can update/redraw the sketches in digital format and include a short list of definitions at the end of the document. These amendments are supported. The consistent use of the same title throughout the document is also supported being:

“Local Planning Policy 008 Nannup Main Street Heritage Precinct”

To conclude the above changes are considered relatively minor and common sense. There would appear to be no need to advertise any further given that consultation occurred at the end of 2008 and again in mid 2010. The proposed changes generally reflect the direction indicated by the Streetscape Advisory Committee and submissions, hence Council is advised to adopt the policy subject to the Guidelines being amended as detailed above.

STATUTORY ENVIRONMENT:

Shire of Nannup Local Planning Scheme # 3 Clause 2.4 and Local Government Act 1995 Section 2.7.

POLICY IMPLICATIONS:

The proposed Local Planning Policy has been reviewed in light of the comments made during the public consultation period, and where considered necessary amended to reflect the community concern where there is no conflict with Council’s statutory obligations, including conflict with Council’s existing Local Planning Scheme #, Local Planning Strategies or Local Laws.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS:

Council’s 2010/11 – 2014/15 Forward Plan Action Item 10.2 (D) notes Council’s desire to ensure compliance with Local Planning Scheme 3 and associated legislation. The final adoption of this policy will enshrine the current unadopted guidelines into the legislative framework of the scheme, a position that has been strived for quite some time.

RECOMMENDATION:

That Council adopts LPP.008 Nannup Main Street Heritage Precinct Policy incorporating the following amendments:

- The map shown on page 2 needs to be updated to reflect recent changes to building ownership/use;
- Check document for typing, grammatical and spelling errors;
- Page 5 – Building Form – Paragraph 4, replace the words ‘large expanse of glass’ with ‘floor to ceiling glass’;
- ~~Page 6 – Plan Form – Paragraph 2, add the word ‘heritage’ before the words ‘decorative feature tiles or mosaics’. A definition of what constitutes ‘heritage’ may need to be included in the guidelines to give greater clarity as to what is required.~~
- Page 6 – Roof Form – Paragraph 1, delete the last sentence ‘The custom orb.....’;
- Page 7 – Infill Development – Paragraph 3, The word 'complimentary' is inconsistent with the text – if the alternative words 'and complementary' (ie to complete) are inserted after the word 'compatible" and before the words 'in style....' this may achieve what was originally intended by the Streetscape Advisory Committee;
- Page 7 – Setbacks – Although the Streetscape Advisory Committee recommended paragraphs 3 and 4 should be deleted, they should be retained as they are currently written because paragraph 3 refers to the location of garages and carports and setbacks required - if this paragraph is removed there will be no guidelines for Council when considering an application for one of these structures and therefore the normal Building Code of Australia (BCA) and LPS No. 3 provisions would have to apply. This may result in garages and carports being approved with access from the main street and located close to the front setback allowance within the Scheme. Paragraph 4 relates to the design of a garage or carport. Once again without some guidelines Council would have to consider every application in accordance with the BCA & LPS. Paragraph 2 to be modified to state:
“All n alternative may be that the guidelines state that an garages or carports are to be situated at the rear of commercial buildings with access from the rear of the property unless otherwise approved by Council.”
- Page 8 – Verandahs – Paragraph 5, amend to insert the words 'and concave' after the words "'bull nose' style" and before the word "verandahs";

- Page 9 – Windows and Doors – Paragraph 1, after the words ‘heritage buildings are of a’ delete the word ‘vertical,’; Amend to include the statement:

“Traditionally, most windows and doors of Nannup’s heritage buildings are rectangular with a vertical emphasis.”

- Page 9 – Windows and Doors – Paragraph 1, Amend last sentence commencing ‘Aluminium frames’ to read ‘Aluminium frames that do not emulate or compliment the design and heritage look and are clearly metallic in finished appearance are not permitted’;

Replace last sentence with

“Door and window frames of new buildings which are visible from the street may be of timber, or commercial quality box aluminium framed, or copper, or timber to match existing, or of a material and form to match the period of the building being restored.”

- Page 9 – Windows and Doors – Paragraph 2, after the words ‘Door openings’ delete the words ‘like windows’.
- Page 9 – Outdoor Advertising and Signage – Add an additional sentence prior to the second last paragraph as follows, ‘All signage is to comply with the provisions of the Shire of Nannup’s Local Planning Policy LPP.018 Sign Policy’.
- Page 9 – Outdoor Advertising and Signage – Paragraph 4, after the word ‘potentially’ delete the word ‘very’ and insert the words ‘inappropriate and’;
- Page 9 – Outdoor Advertising and Signage – Paragraph 5, after the words ‘may also be permitted’ and before the full stop add the following words ‘only where the blinds obscure signage on the windows and any signage must only be of a type and size of those on the window/s being obscured’;
- Page 9 – Outdoor Advertising and Signage – add after paragraph 5 the following new paragraph ‘Bunting and permanent banners are not permitted’;
- ~~Page 10 – The Use of Colour – Paragraph 6, add after the words ‘traditional red’ and before the full stop, the following ‘or that reflect that currently used in the main street and reflect the colours of the Nannup landscape’;~~
- Page 10 – Parking Provisions and Vehicle Access – Paragraph 2, amend to read ‘Where access to the rear car park is unavailable from the rear, access should be provided at the side of the building’;
- Page 10 – Parking Provisions and Vehicle Access—~~delete top picture;~~
Amend by adding a large cross next to the unacceptable proposal and include a tick with the image below.

- Page 10 – Parking Provisions and Vehicle Access — Paragraph 3, delete second sentence

Add the word “preferably” after the word “shall”.

- Page 11 – Fences and Garden Walls – Paragraph 4, after ‘cement’ delete “and” add in a comma. After “timber-lap” add in ‘and treated pine’.
- Page 12 – Alfresco Dining – Paragraph 3, 1st sentence, add in third dot point after the word ‘furniture’ the words ‘alfresco plastic blinds’;
- Page 12 - Franchises / Corporate Images – Paragraph 2, after the word ‘colours’ remove ‘bunting,’.
- Update/redraw the sketches in digital format and include a short list of definitions at the end of the document.
- Utilise the same title throughout the document being:

“Local Planning Policy 008 Nannup Main Street Heritage Precinct”

VOTING REQUIREMENTS:



SHANE COLLIE
CHIEF EXECUTIVE OFFICER

Chris Antill Planning & Urban Design Consultant

25 Robinson Street Nedlands WA 6009
 PO Box 1298 Subiaco WA 6904
 Tel/Fax (08)9386.1316
 Mob. 0418 954 219
 E-mail: chrisantill@westnet.com.au
 ABN 36 761 342 925

5 October 2010

Mr Shane Collie
 Chief Executive Officer
 Shire of Nannup
 15 Adam Street
 NANNUP WA 6275

Dear Shane,

RE: PROPOSED CHANGES TO THE MAINSTREET GUIDELINES LPP

Thank you for your letter of 20 September regarding this matter, as well as your clarifying email of September 29. I have gone through the proposed changes, and make the following comments:

PROPOSED CHANGE	COMMENT
The map shown on page 2 needs to be updated to reflect recent changes to building ownership/use.	Agreed. The map was drawn in 2000 & requires updating. We retain the hand-drawn map on our files, and can amend it or redraw it if given the required changes. It would also be preferable to include cadastral boundaries to more clearly define the extent of the Heritage Area, which would also be consistent with the requirements of the Scheme. Identification on the map of the Listed heritage places would also be useful.
Check document for typing, grammatical & spelling errors.	We would be happy to do this once the document is supplied to us in digital format.
Page 5 – Building Form – Paragraph 4, replace the words "large expanse of glass" with "floor to ceiling glass".	Agreed.
Page 6 – "Plan Form" – Paragraph 2, add the word "heritage" before the words "decorative feature tiles or mosaics". A definition of what constitutes "heritage" may need to be included in the guidelines to give greater clarity as to what is required.	Disagree. We are talking about <u>new</u> development. You can't add "heritage" to a new building. Contemporary feature tiles or mosaics would be entirely appropriate for a new building. The essential point to grasp is that the installation of feature tiles or mosaics in the floor of a new recessed doorway would be consistent with past practices.
Page 6 – Roof Form – Paragraph 1, delete the last sentence "The custom orb".	Agree. (This issue is covered elsewhere.)

PROPOSED CHANGE	COMMENT
<p>Page 7 – Infill Development – Paragraph 3, the word “complimentary” is inconsistent with the text – if the alternative words “and complementary” (i.e., to complete) are inserted after the word “compatible” and before the words “in style” this may achieve what was originally intended by the Streetscape Advisory Committee.</p>	<p>The copy of the Guidelines supplied to me does not contain the word “complimentary” in paragraph 3 or any paragraph in this section (“Infill Development”).</p> <p>I would have no objection to the first sentence in the last paragraph of this section on page 7 being amended to include the words “and complementary” as proposed.</p>
<p>Page 7 – Setbacks – Although the Streetscape Advisory Committee recommended paragraphs 3 & 4 should be deleted, they should be retained as they are currently written because paragraph 3 refers to the location of garages and carports and setbacks required – if this paragraph is removed there will be no guidelines for Council when considering an application for one of these structures and therefore the normal Building Code of Australia (BCA) and LPS No. 3 provisions would have to apply. This may result in garages and carports being approved with access from the main street and located close to the front setback allowance within the Scheme. Paragraph 4 relates to the design of a garage or carport. Once again without some guidelines Council would have to consider every application in accordance with the BCA and LPS. An alternative may be that the guidelines state that all garages or carports are to be situated at the rear of commercial buildings with access from the rear of the property unless otherwise approved by Council.</p>	<p>Support retention of existing text.</p>
<p>Page 8 – Verandahs – Paragraph 5, amend to insert the words “and concave” after the words “bull nose style” and before the word “verandahs”.</p>	<p>Agree to amendment.</p>
<p>Page 9 – Windows and Doors – Paragraph 1, after the words “heritage buildings are of a” delete the word “vertical”.</p>	<p>Disagree. However first sentence should be re-written: “Traditionally, most windows and doors of Nannup’s heritage buildings are rectangular with a vertical emphasis”.</p>
<p>Page 9 – Windows and Doors – Paragraph 1, amend last sentence commencing “Aluminium frames” to read “Aluminium frames that do not emulate or compliment (sic) the design and heritage look and are clearly metallic in finished appearance are not permitted”.</p>	<p>Replace last sentence with “Door and window frames of new buildings which are visible from the street may be of timber, or commercial quality box aluminium framed, or copper, or timber to match existing, or of a material and form to match the period of the building being restored”.</p>
<p>Page 9 – Windows and Doors – Paragraph 2, after the words “Door openings” delete the words “like windows”.</p>	<p>Agree.</p>
<p>Page 9 – Outdoor Advertising and Signage – Add an additional sentence prior to the second last paragraph as follows, “All signage is to comply with the provisions of the Shire of Nannup’s Local Planning Policy LPP.018 Sign Policy”.</p>	<p>Agree.</p>
<p>Page 9 – Outdoor Advertising and Signage – Paragraph 4, after the word “potentially” delete the word “very” and insert the words “inappropriate and”.</p>	<p>Agree.</p>

PROPOSED CHANGE	COMMENT
Page 9 – Outdoor Advertising and Signage – Paragraph 5, after the words “may also be permitted” and before the full stop add the following words “only where the blinds obscure signage on the windows and any signage must only be of a type and size of those on the window/s being obscured”.	Do not object to this amendment.
Page 9 – Outdoor Advertising and Signage – add after paragraph 5 the following new paragraph “Bunting and permanent banners are not permitted.”	Do not object to this amendment.
Page 10 – The Use of Colour – Paragraph 6, add after the words “traditional red” and before the full stop, the following “or that reflect that currently used in the main street and reflect the colours of the Nannup landscape”.	Disagree. Such a change would be contrary to protecting the heritage & character of the town. Large expanses of roofing materials can be highly visible, and the introduction of a new colour outside of the traditional, narrow range of zincalume in its natural state or red could be highly intrusive. Unlike wall colours, it is difficult and expensive to change a roof colour if it is inappropriate.
Page 10 – Parking Provisions and Vehicle Access – Paragraph 2, amend to read “Where access to the rear car park is unavailable from the rear, access should be provided at the side of the building”.	Agree.
Page 10 – Parking Provisions and Vehicle Access – delete top picture.	This picture illustrates an unacceptable proposal, and for greater clarity should be accompanied by a large cross next to it. This may be better than deleting the image. The picture beneath it should be accompanied by a large tick.
Page 10 – Parking Provisions and Vehicle Access – Paragraph 3, delete second sentence.	Would prefer that the sentence be retained in the interests of pedestrian safety. Perhaps add the word “preferably” after the word “shall”.
Page 11 – Fences and Garden Walls – Paragraph 4, after “cement” delete “and” add in a comma. After “timber-lap” add in “and treated pine”.	Agree.
Page 12 – Alfresco Dining – Paragraph 3, 1 st sentence, add in third dot point after the word “furniture” the words “alfresco plastic blinds”.	Can't establish exactly what is required, as the description of the paragraph & dot point location does not tally with the copy supplied to me.
Page 12 – Franchises/Corporate Images – Paragraph 2, after the word “colours” remove “bunting”.	Agree.

ADDITIONAL COMMENTS

- In addition to updating/redrawing the map on page 2, we can redraw all the sketches in a digital format, if requested, in order to give the final document a more professional and contemporary look.
- At least two pages of the document (3 & 4) were re-typed by Shire staff a couple of years ago. I note that there are some spelling and grammatical errors on those pages. In addition, there are two matters (highlighted in blue in the table above) that seem to indicate to me that there may be different versions of the document in circulation. If so, this has the potential to cause problems for the Shire and future development proponents.
- Some inconsistencies in the text have also appeared: in some instances the precinct is referred to as the “Warren Road Heritage Precinct”, and sometimes as the “Nannup Mainstreet Heritage Precinct”.

- The addition of a short list of definitions at the end of the document would be useful.

CONCLUSION

Thank you for the opportunity to comment on the proposed changes.

With the passage of ten years, the document is looking a little tired and dated.

If you wish, we could have another look at the document once it has been converted to a Word document and correct any inconsistencies, typing, grammar and spelling errors. There are also some instances where the intent of some of the sketches could be improved by the addition of "ticks" and "crosses" next to them. We can also update the plan on page 2, and redraw all the sketches digitally, if requested.

I look forward to your response.

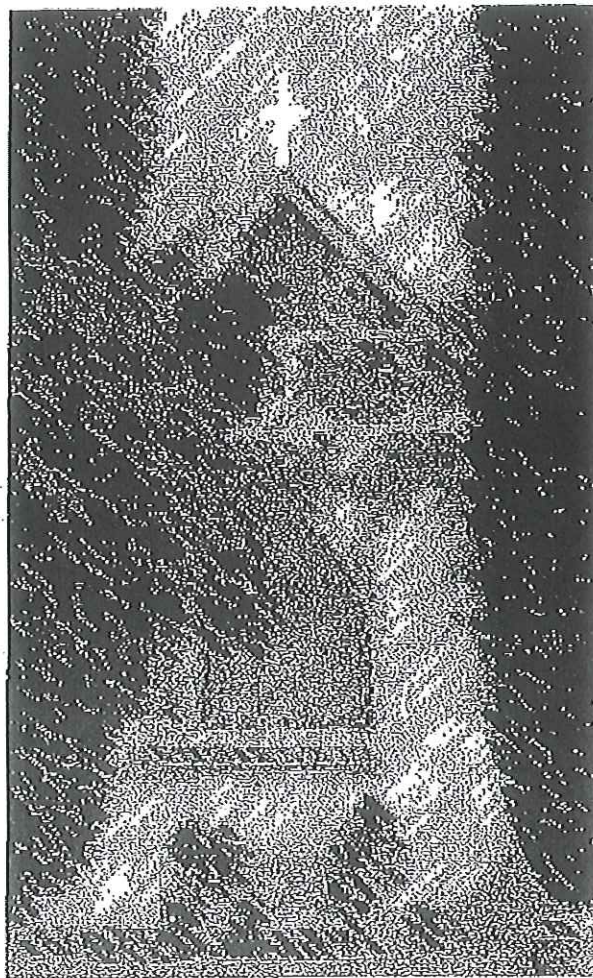
Yours faithfully,

Chris Antill

Director, Backup Holdings Pty Ltd
T/A Chris Antill Planning & Urban Design Consultant

NANNUP MAINSTREET

HERITAGE PRECINCT DESIGN GUIDELINES



August 2000 .

Amended and adopted by Council as a Local Planning Policy - September 2008

This Guideline was prepared for the Shire of Nannup by
Chris Antill Planning and Urban Design
&

Sally Malone of Eighth Element Design

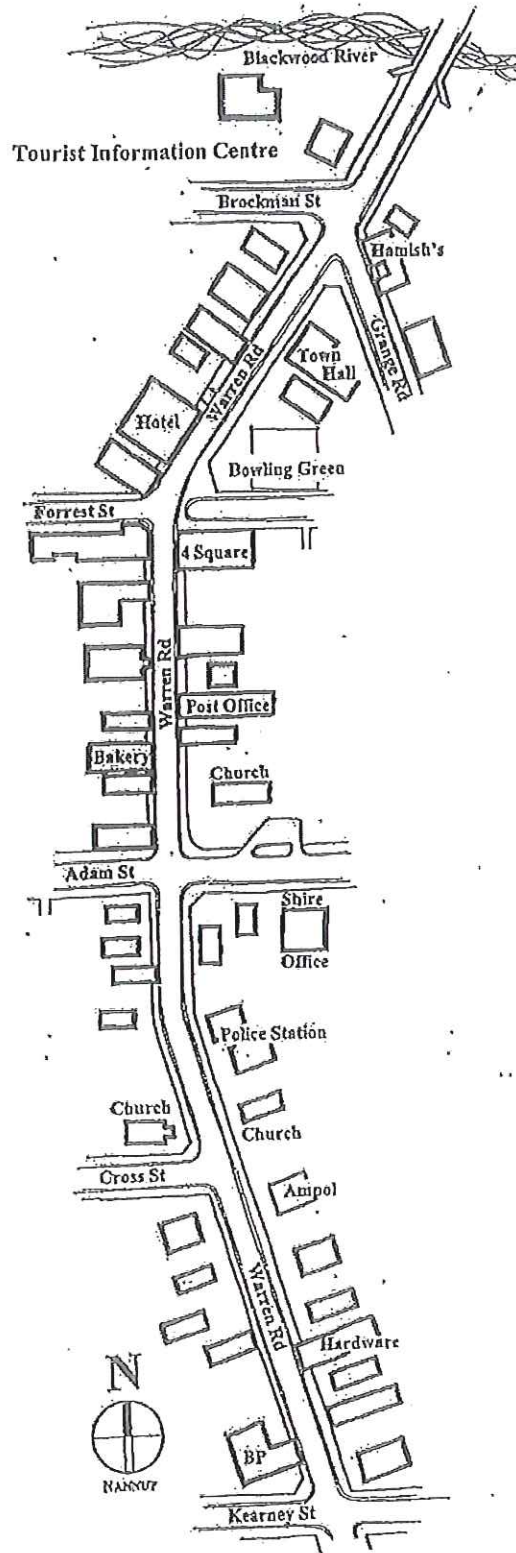
BACKGROUND

During the period 1885 to 1914 there was a considerable increase in settlement activity within the Blackwood River region. As the area was opened up by roads and railways, small towns developed, and with them came opportunities for business. The settlement of Nannup was officially declared a townsite in 1890.

The main occupations of the early pioneers was sheep and cattle raising on pastoral leases, catching wild horses, and timber cutting. The latter activity was undertaken both to clear land for grazing, and to cater for the growing timber industry. The timber trade grew rapidly with a growing demand - both locally and internationally - for railway sleepers and telegraph poles.

Nannup's main street (Warren Road) has developed slowly since the turn of the century without much redevelopment, and consequently there has been little disturbance of its essential character. The basic spatial elements of this character are small commercial and residential buildings set on large lots, with areas around the buildings left open, and generally containing some small outbuildings and large mature trees (often deciduous and non-native to the area).

The town's character is enhanced by the gentle winding nature of its main street, the remarkable cohesion of the street's built form, and the surrounding hilly topography which allows differing views of mature trees and various rural activities.



**Nannup Mainstreet
Heritage Precinct**

PURPOSE OF THE GUIDELINES

The Nannup Community is concerned about conserving, enhancing and developing appropriately the physical, cultural and aesthetic environment of its central commercial area and main street. The community is seeking to enhance the existing built fabric, the social and business viability of the town, and to ensure that future development is in keeping with these goals and the recognised character of the town.

Warren Road has a number of significant heritage buildings and several more of moderate heritage value. Scattered amongst these are some original, modest commercial and residential buildings displaying varying Historic Character, the main street is noteworthy due to the relatively intact nature of its building stock from the early part of the century.

Warren Road may not be directly comparable with the main streets of York, Bridgetown or Northampton in the number of high value heritage buildings each contains. However the collective worth of the existing heritage buildings - large and small- and the absence of any really intrusive Building, distinguishes Warren Road Nannup as an important Heritage Precinct and one well worth Protecting and enhancing.

These guidelines are therefore intended to provide applicants, landowners, business operators and residents with the framework to be used by the Council in assessing land use and development proposals in the Mainstreet Heritage Precinct.

The Guidelines are not intended to create a "time capsule" and stifle new development. Rather, they set out 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

APPLICATION OF THE GUIDELINES

The Guidelines apply to land use and development within the area shown on the attached map, Centred on Warren Road between Kearney Street and Grange Road.

THE GUIDELINES & NANNUP LOCAL PLANNING SCHEME

All development in the area covered in these Guidelines, is subject to the Shire of Nannup Local Planning Scheme No 3. Landowners should be aware of the relevant clauses, in particular Section 4.13.11 of Local Planning Scheme No 3 on the Town Centre Zone. Council's Local Planning Scheme identify's the subject area as a "Heritage Area" as per Part 7 of the Scheme. The guidelines underpin the objectives within Council's Scheme for the designated heritage area of the Town Centre.

FURTHER INFORMATION

The Council's town planning and building staff should be consulted at the earliest stage of planning for new development. This will ensure that you are fully briefed on Council's objectives for the area in which you are proposing to develop, and that you have a common understanding of the interpretation of the requirement of the Council's various planning documents.

For further information please contact Council and speak to its planning staff on (08) 9756 1018.

APPLICATIONS FOR PLANNING APPROVAL

In the shire of Nannup all development requires the approval of Council. This means that in most instances you will need both planning approval and building licence approval prior to commencing any new structural work.

All application for planning approval must be made on the form prescribed in Schedule 6 of the Local Planning Scheme No. 3 completed and signed by both the owner of the land and the applicant.

THE GUIDELINES

Town Character

The Nannup community perceives the character of the town as contained in two major inter-linking themes which are:-

- A "garden Village"; and
- A working timber town, originating primarily in the 30 years either side of 1900.

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

Objectives

All new development and redevelopment in the Warren Road Heritage Precinct should contribute positively to the recognised heritage values, and established townscape quality, of Nannup's main street.

It is required by Council that all proposals for new developments and additions to existing development within the precinct:

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

Land Uses

Primary and preferred land uses within the Precinct include commercial and office uses. A caretaker's dwelling may be included as an ancillary use.

Secondary uses include car parking, child care centre civic uses, cultural uses, medium density residential use, home occupations, recreation/ leisure uses, single dwelling and tourism uses.

For all other proposed uses, consult with the shire.

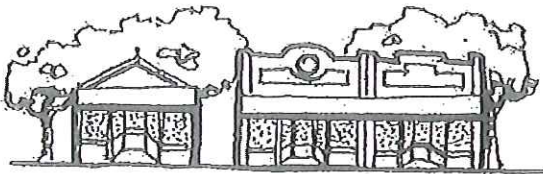
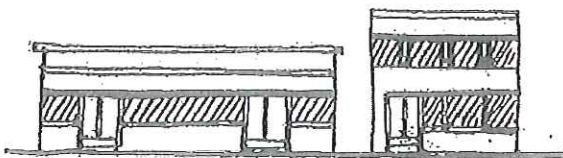
Land uses are directly controlled through Local Planning Scheme No.3.

Places of Heritage Significance

"Development" is defined under the Town Planning and Heritage Acts, and includes demolition, erection, construction or alteration of any building or structure or the land, carrying out of excavation works, or the like. In the case of places registered by the Heritage Council of Western Australia, it includes anything likely to change the character or external appearance of any building, or irreversible alteration to the fabric.

A number of places within the Precinct have been identified [see "Shire of Nannup Municipal Inventory" (Feb. 1996)] as having varying degrees of heritage significance. Some places are of sufficient significance to be registered with the Heritage Council, several other places have lesser significance, but nevertheless together contribute to the town's overall heritage quality. You are advised to discuss heritage aspects with the Council's staff at the earliest stages of your planning and/or design development.

Building Form



The form that a building takes is greatly influenced by the use which it houses. If the proposed use of a new building is compatible with neighbouring uses, then it is much more

likely that the form of that building can also be "neighbourly".

Generally the emphasis of buildings should be vertical or compact, rather than wide, low buildings which have a horizontal emphasis in their form and detailing

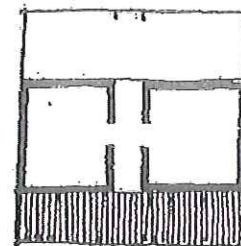
Where large frontages are planned, the facade should be broken up by vertical elements, and where possible new floor levels, window positions and sizes, and verandahs should complement those of adjacent buildings.

Although shops will wish to display their goods effectively, modern shop fronts with aluminium 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.

Additions or alterations to existing shop fronts in Nannup's Heritage Precinct should follow traditional window-door-verandah-gable forms in 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.

Plan Form

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.

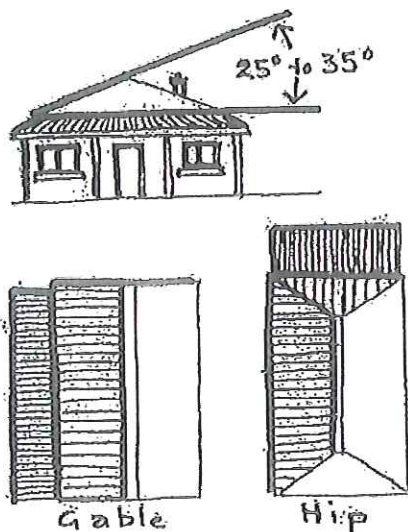


Plans for new developments should reflect this where possible. Complex plans with walls that step in and out are not acceptable.

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.

Roof Form

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 orb most appropriate for use in the Precinct is traditional uncoloured zincalume, or red (painted or 'colorbond').



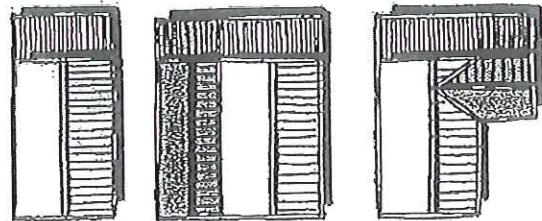
Building Height

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 buildings will not be permitted.

Alterations & Additions

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.



Existing Plan Addition Addition

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.

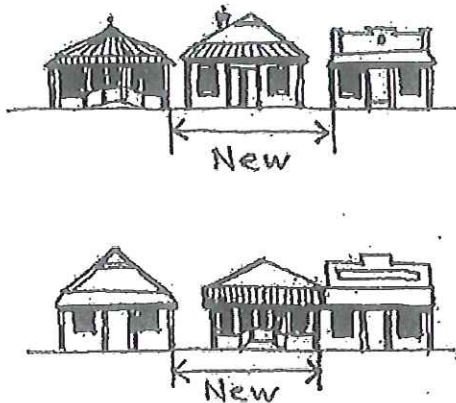
It is highly desirable that an architect with heritage conservation skills be engaged to assist in major alterations to existing heritage buildings. Advice should also be sought from the Heritage Council of W.A.

Infill Development

This is a very important form of development because of its immediate relationship with, and impact upon, existing buildings and the streetscape.

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.

Infill commercial development should seek to provide continuity and harmony with the existing streetscape, by continuing the parapet height or gable height, the verandah height, window and door format, dado and stringing lines of adjacent traditional buildings.



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.

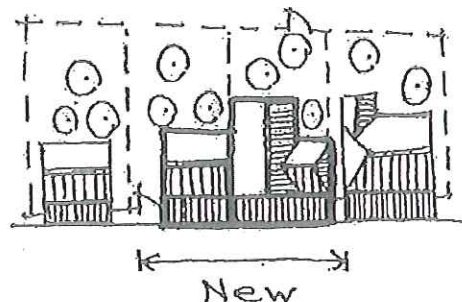
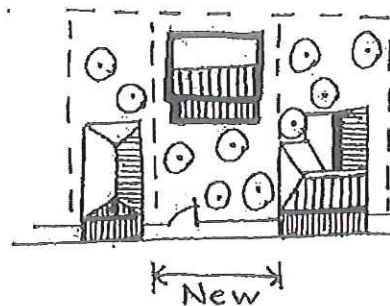
If a dwelling is to be constructed within the Warren Road Precinct, it should be compatible in style, form, scale, materials and location on the site with existing dwellings in the immediate locality. Suburban-style project homes or kit homes are not appropriate to this Heritage Precinct, and will not be approved.

Setbacks

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.

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.

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")



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.



Open Space / Landscaping

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.

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.

Materials and Details

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 zincalume) is a traditional material that is used widely for roofing, and for some walls.

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

A "Character Sheet" is available at the Council which gives examples of appropriate colours for Nannup, and suggested approaches to material selection.

Verandahs

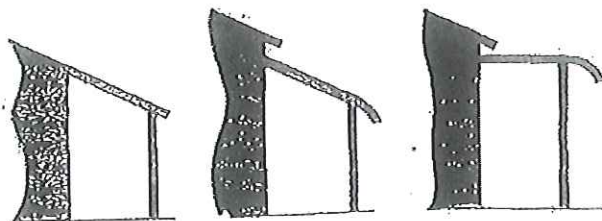
Verandahs provide shade and protection from the weather for footpaths and ground level shopfronts. Their provision on new buildings where the intended use of the proposed building makes it feasible, will be strongly encouraged, especially where continuity with adjacent verandahs will result.

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.

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.

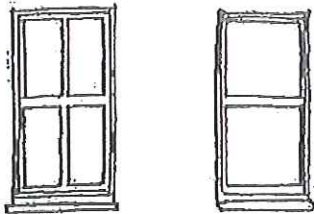
Where appropriate, additions and new buildings should follow precedent and adopt a verandah style in keeping with local examples in Warren Road. Overly "bull nose"-style verandahs are not a part of the Nannup streetscape and should be avoided.



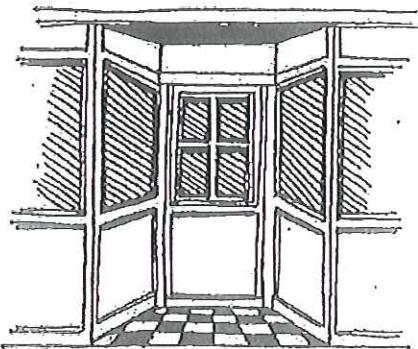
Windows and Doors

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. Aluminium frames which are clearly metallic in appearance are not encouraged.

Door openings, like windows, should have a vertical emphasis. Timber doors with a plain flush panel or vertical boards are preferred, as are timber door frames



Typical Windows

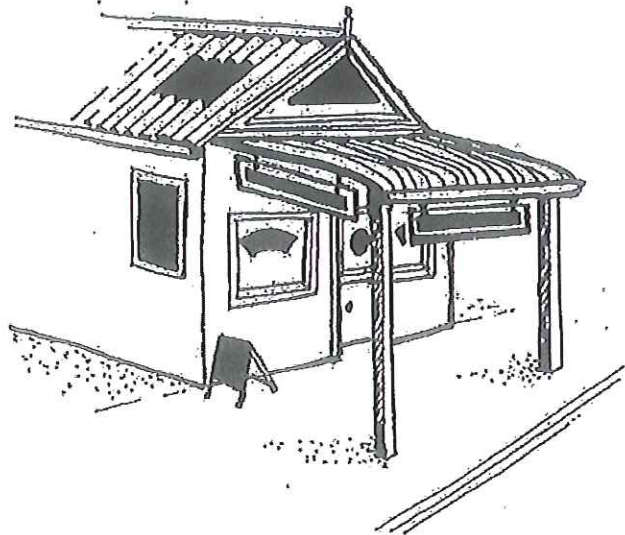


Recessed Front Door

Outdoor Advertising and Signage

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.

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.



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.

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.

Advertising signs on roll-down blinds on verandahs may also be permitted.

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.

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 "pinch-point" in the footpath, thereby restricting free pedestrian movement.

The Use of Colour

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 cohesive town like Nannup. Buildings should therefore be painted to create a harmonising streetscape, while allowing for some individual expression.

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.

However, where paint scrapings can determine original colours on older buildings, then these colours should be reinstated, or closely followed.

Previously unpainted brickwork on heritage buildings should not be painted over.

The preferred colours for roofing iron include zincalume in its natural state, or traditional red.

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 main

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.

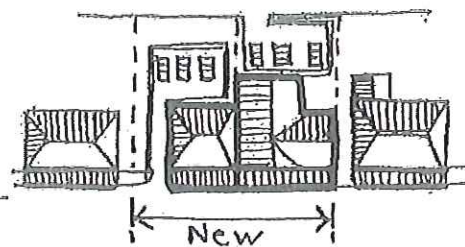
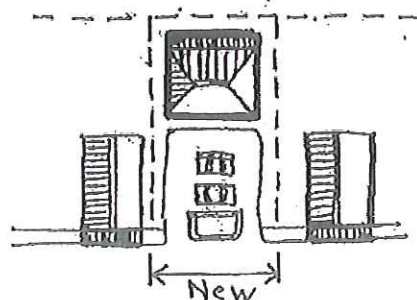
The Council may seek professional advice on colour schemes appropriate to Nannup.

A "Character Sheet" is available at the Council which gives examples of appropriate colours for Nannup, and suggested approaches to material and colour selection.

Parking Provisions and Vehicle Access

(Including Service Vehicle Access)

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.



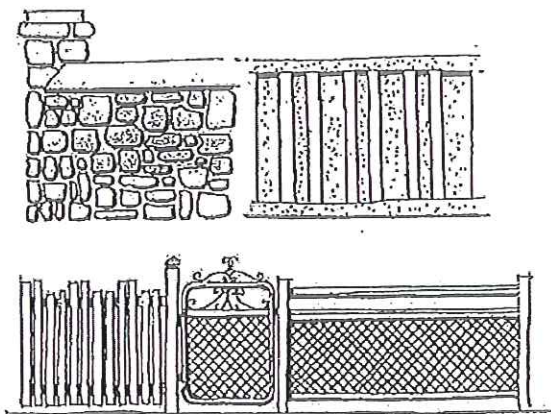
Access to rear carparks should be provided at the side of buildings, rather than breaking up the frontage with a central driveway.

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.

Fences and Garden Walls

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.

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,).



1930's fences, gates and wall

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.

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 fibro cement sheeting may be used as a fencing material for rear yards if its visual impact from the street(s) will be limited.

Vacant Land

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.

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.

Alfresco Dining

"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.

Al fresco dining facilities can add colour and vitality 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 al fresco dining areas is encouraged by the Shire of Nannup.

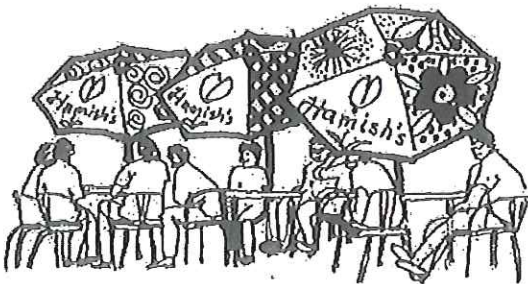
Al fresco dining areas can be established in association with most cafés, restaurants, hotels, bakeries or take away food outlets, provided that :

- they are located directly adjacent to the business;
- 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

- al fresco dining furniture and A-frame signs must not obstruct the visibility of vehicles or pedestrians either at road junctions or at driveways.

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.

All furniture and other structures are to be free-standing, and umbrellas must be provided with a secure base.



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.

The business which establishes and carries on the al fresco dining establishment is responsible for cleaning the dining area at the close of business each day.

Franchises / Corporate Images

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 developments will not be permitted to adversely affect the town's established character, or subdue its rural image.

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.

In particular, Council will not allow the guidelines regarding building form to be compromised by the introduction of inappropriate suburban "drive-through" architecture.



Corporate signage which does not respect the character or proportions of the building.

AGENDA NUMBER: 10.13
SUBJECT: Draft Local Planning Policy 015 Dedication of Roads
LOCATION/ADDRESS: Shire of Nannup
NAME OF APPLICANT:
FILE REFERENCE: TPL 10
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 15 October 2010

Attachment: Draft LPP 015 – Dedication of Roads Policy.

BACKGROUND:

Council first looked at a policy for road dedication at its meeting held on 25 February 2010. After some adjustments draft policy LPP 015 was further refined in order to provide Council with a basis on which to allow consideration of all future requests for dedication of roads within the district.

Importantly the draft policy was framed to allow existing applications before Council to proceed to their individual conclusions including Agg Road, Gold Gully, Cambray Cheese and a number of other previously identified.

COMMENT:

The draft policy was adopted for the purposes of advertising at Council' meeting held 26 August 2010 and was subsequently advertised in September in accordance with the requirements of Local Planning Scheme 3. Comments closed on 1 October 2010 and no submissions were received.

The policy, unchanged, is hence submitted for Council's endorsement.

Note the policy is consistent and framed to be implemented in parallel with the proposed actions contained in current agenda item 10.11 which seeks to identify and lobby the State on a solution for providing access to land locked properties within the Shire district.

STATUTORY ENVIRONMENT:

Shire of Nannup Local Planning Scheme # 3 Clause 2.4 and Local Government Act 1995 s2.7.

POLICY IMPLICATIONS:

The Draft Local Planning Policy 015 Dedication of Roads Policy is a new policy submitted for Council's consideration. The policy is intended to provide guidance on the assessment of any future requests received for road dedications.

FINANCIAL IMPLICATIONS: Nil.**STRATEGIC IMPLICATIONS:**

Council's adopted Forward Plan notes Action item 10.2 (B) as "*addressing outstanding road closure/dedication issues*". Very much related, this proposed policy is integral to ensure that Council does not create any further outstanding road closure/dedication issues by invoking an appropriate policy to deal with such matters in the future.

RECOMMENDATION:

That Council adopts draft LPP 015 Dedication of Roads Policy pursuant to the provisions of the Shire of Nannup Local Planning Scheme # 3.

VOTING REQUIREMENTS:

SHANE COLLIE
CHIEF EXECUTIVE OFFICER



Policy Number:	LPP.015
Policy Type:	Local Planning policy
Policy Name:	Dedication of Road Access Policy
Policy Owner:	Manager Development Services

Authority:

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

Objectives:

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

Background:

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

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

These "rights of carriageway" or "private roads" entitled landholders access through areas of State Forest or crown land under the control of DEC. A "right of carriageway"



does not always constitute a public road therefore access is technically restricted to the landowner named in the easement.

There are also instances within the Shire of Nannup where a road reserve has been created to service private land however the reserve is isolated from a dedicated and constructed road either by other private lands or by crown reserves either managed by Council or DEC.

Policy Statement

1. Council Involvement in the Dedication Process:

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

1. The proponent/s provides written agreement from all affected landowners/land managers agreeing to the proposal; and
2. All landowners that the proposed dedicated road will benefit, have agreed to pay all costs incurred during the dedication process including:
 - a. costs incurred to have prepared a Risk Assessment Report of the proposed road dedication to determine the required design required to ensure that the road will be safe for the public to use if dedicated;
 - b. costs associated with the subdivision/amalgamation of private land ceded to create the road reserve;
 - c. costs associated with compensation for land ceded; and
 - d. costs associated with undertaking the survey and lodgement of survey documents with the Department of Regional Development and Land Services for registering the new dedicated road.;
3. All landowners provide Council with a written agreement that all upgrading/construction costs required to meet the safety requirements identified as a result of the Risk Assessment Report will be met by the landowners in full.

2. Landholder Responsibility: Where a property is not serviced by a dedicated road access, all costs incurred to maintain access remains the responsibility of the respective landowner and Council will not provide any assistance for maintenance or upgrading unless the landowner engages the services of Council under a "Private Works" contractor basis and pays the full cost of any such work. Where the access



track traverses DEC lands any maintenance works undertaken by Council will be in accordance with Council's Policy WRK.8 Maintenance of CALM Access Tracks.

3. "Public Good" Road Dedications: Council will only progress an application for dedicated road access when Council is of the opinion that is a "public good" in the following circumstances:
 - a. When the proposal is in accordance with Council's Local Planning Scheme No3 and Local Planning Strategy; and
 - b. The proposal will result in the improvement of Council's road infrastructure; and
 - c. The proposal will be of benefit to the wider community and meet community requirements under the Scheme or Strategy.
4. This policy will apply to all new requests for dedication of road access from the date of adoption unless otherwise decided by Council.

Related Policies:	WKS.8 Maintenance of CALM Access Tracks
Related Procedures/ Documents	LPP.015.1 Dedication of Road Procedure (to be developed once policy adopted)
Delegation Level:	Nil
Adopted:	
Reviewed:	

AGENDA NUMBER: 10.14
SUBJECT: Royalties for Regions – 2010/11 Direct Funding
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: FNC 16
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 15 October 2010

BACKGROUND:

Council's Information report September 2010 contained the following:

"Council was advised by letter 2 July 2010 that it's 2010/11 Royalties for Regions direct funding allocation would be \$381,625. In the adoption of the 2010/11 budget this amount was not allocated to any specific project or works, aside from \$95,000 for Marinko Tomas works.

Hence the balance of \$286,625 requires to be allocated.

Similar to the item above Council could allocate these funds to the major infrastructure project that it currently has planned, being the upgrade to the Recreation Centre. The same issues of timing are relevant with monies possibly being rolled over (if approved by the funding body) into the next financial year if the job is not ready to go in 2010/11. Additionally along with other funding amounts in the previous item, these monies can be used as leverage to attract other funds such as CSRFF or Lotteries monies.

Council could also choose to allocate these funds to another project or do more on an existing project. Some informal discussion would be appropriate before an agenda item is prepared on this matter. The guidelines on allocation are attached."

COMMENT:

Some good discussion was held at the September 2010 Information Session on possible allocation of these funds. The following suggestions were made:

1. Scott River Fire Shed (possible earthworks and fencing).
2. Rehabilitation works behind Shire Depot.
3. Town Entrances and Warren Road – kerbing, earthworks, plantings etc.
4. Footpath Works south of town (Completion of link Cockatoo Valley).
5. Caravan Parks – particularly power, earthworks and additional sites.

The above suggestions would easily see the full \$286,625 allocated and cost estimates (though rough) have been obtained through Council's Works Manager.

The following is offered as comment which leads into the recommendations on funding allocation and priority:

1. Scott River Fire Shed (possible earthworks and fencing).

Funding is not recommended to be allocated here. FESA have allocated approximately \$60,000 for this job and if those funds are insufficient then further applications for funding to FESA should be made. Recommendation on non allocation has nothing to do with the worthiness or otherwise of the project, simply that there is an alternative, external funding source which should be accessed in preference to utilising Royalties funds.

2. Rehabilitation works behind Shire Depot.

A relatively small, worthwhile infrastructure project with no recognisable alternative funding source. Cost estimate \$15,000. Recommended.

3. Town Entrances Bridgetown Road and south entrance to Recreation Centre (Warren Road) – kerbing, earthworks, minor drainage, plantings.

Considered a priority given the positive return that would result from relatively straight forward works. This project would encompass earthworks, kerbing and drainage as required and low maintenance beautification plantings.

A good example where this has been successfully done is the town entrance from Balingup Road and more recently the progressive clean up of the entrance to the Light Industrial area. The works would be intended to be virtually maintenance free and lift those areas that are travelled most frequently by local residents as well as being a positive for visitation.

The areas targeted for this project would be the entrance to the Nannup townsite from the Bridgetown Road and the southern entrance to the townsite (Warren Road) extending as far as the entrance to the Recreation Centre. Compatibility with the proposed Recreation Centre upgrade will need to be considered and it would not be intended to impinge on that area with these works.

Other town entrances are quite tidy including Balingup and Busselton with Mowen Road (extending to the Busselton entrance) being the subject of future works in conjunction with Mowen Road. Clearing has already been done. This project would not form part of the overall Main Street upgrade which is being undertaken a separate planning process (likely by engineering input before Council's consideration) and stretching from the main traffic bridge to Kearney Street.

Estimation of cost \$50,000. Recommended.

4. Footpath Works south of town (Completion of link Cockatoo Valley).

The bridges remain a very expensive option with associated liability issues hence this work would concentrate on completing the link between the new path completed adjacent to the Council Recreation reserve (Old Golf Course site, south side of Brockman Highway heading towards Augusta) and the Carlotta Brook bridge. The area is easily visible from the road which is elevated and abuts private property.

Estimation of cost \$80,000. Given the relatively high cost this matter may warrant further consideration by Council if it believes there are other more important priorities. At this point recommended.

5. Caravan Parks – particularly power, earthworks and additional sites.

The largest expenditure allocation given that Council could allocate an almost endless amount of funding to improve the area. Priorities would be set in conjunction with existing plans and consultation with the Visitor Centre. Much of the detail is already known in respect of power upgrade, improved drainage and site works etc.

At the time of writing a development plan is pending from the Visitor Centre. The balance of funds could be allocated here.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

Allocation of funds of \$286,625 contained in Council's adopted budget.

STRATEGIC IMPLICATIONS:

Reference to Council's Forward Plan is made where applicable.

RECOMMENDATION:

That Council allocates funds not yet earmarked for projects through the Royalties for Regions 2010/11 direct funding, in the following manner:

1. Rehabilitation works behind Shire Depot \$15,000.
2. Town Entrances Bridgetown Road and south entrance to Recreation Centre (Warren Road) – kerbing, earthworks, minor drainage, plantings \$50,000.
3. Footpath Works south of town (Completion of link Cockatoo Valley) \$80,000.
4. Caravan Parks – particularly power, earthworks and additional sites, balance of \$141,625.

VOTING REQUIREMENTS:

**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**

AGENDA NUMBER: 10.15
SUBJECT: Bushfire Advisory Committee Meeting
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: FRC 1
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 21 October 2010

Attachment: Bushfire Advisory Committee Meeting Minutes 13 October 2010.

BACKGROUND:

The minutes of the Bushfire Advisory Committee Meeting held on Wednesday 13 October 2010 are attached.

There are 2 recommendations for Council's consideration as follows;

1. *"That the Bushfire Advisory Committee recommends that the Shire reconsider their budget to facilitate the employment of a Firebreak Inspector and to consider the anticipated revenue from fines."*
2. *"That the Draft Memorandum of Understanding is irrelevant because all points are covered under the existing legislation and Standard Operating Procedures. The Bushfire Advisory Committee would like to see the document withdrawn."*

COMMENT:

Recommendation 1:

This will occur as a matter of course in Council's budget reviews if costs associated with the contracting of a Firebreak Inspector are above the budget amount of \$3,000. At the time of writing it appears a Firebreak Inspector has been secured and costs are expected to be close to the budget amount.

In respect of anticipated revenue from fines this has historically not been a significant amount and remains an unknown quantity until inspections are undertaken.

Recommendation 2:

There is no need for this recommendation as the draft Memorandum of Understanding does not progress for Council consideration, in effect it is withdrawn. There are some operational points that were contained in the document that will form the basis of procedures such as servicing of fire vehicles by Council's mechanic.

Additionally a further point that was contained in the draft related to access to water from the Shire depot (in town) given security concerns at the site during and after hours. This is anticipated to be addressed by the locating of a standpipe adjacent to the East Nannup/Nannup Brook fire shed at the other shire depot which does not have those same security concerns. Work toward this is occurring at present with an aim of having the standpipe ready for when the fire season commences.

STATUTORY ENVIRONMENT: Bushfires Act 1954

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council receive the Bush Fire Advisory Committee meeting minutes 13 October 2010.

VOTING REQUIREMENTS:



**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**

**Bush Fire Advisory Committee
Wednesday October 13, 2010
7.30pm Nannup Shire Function Room**

MINUTES

1. OPENING

Cr J Lorkiewicz opened the meeting at 7.40pm

2. ATTENDANCE & APOLOGIES

Attendance:

Mr M McNamara - FESA
Mr M Cole – Carlotta Bush Fire Brigade
Mr C Scott – Balingup Bush Fire Brigade
Mr N Hamilton – Deputy Chief Bush Fire Control Officer
Ms T Levick-Godwin – Chief Bush Fire Control Officer/CESM
Mr V Lorkiewicz – East Nannup Bush Fire Brigade
Cr J Lorkiewicz – Council Representative
Mr B Commins – Department of Environment and Conservation (DEC)
Mr D Vines – Scott River Lake Jasper Bushfire Brigade
Mr G Brown – Cundinup Bushfire Brigade
Mr G Crothers – Nannup Brook Bushfire Brigade
Mr S Pickering – Great Southern Timber Holdings
Mr R Walters - WAPRES

Presentation by Matthew Camarri which is attached

Apologies:

Mr R Mellema – Council Representative,
Mr K Oldfield – Darradup Brigade

3. CONFIRMATION OF PREVIOUS MINUTES 10 MAY 2010

N HAMILTON/M COLE

That the minutes of the meeting of the Bush Fire Advisory Committee held on 8 February 2010 be confirmed as a true and correct record.

CARRIED

4. BUSINESS ARISING FROM THE MINUTES

4.1 Additional WAERN Radio Training

Mr M McNamara informed the meeting that will be available on the dates for training by the second week of November

4.2 Firebreak Inspector Appointment

The CESM advised the meeting that a Firebreak Inspector has not yet been found and asked for suggestions from the Committee. The following motion was put;

N HAMILTON/C SCOTT

That the Bushfire Advisory Committee recommends that the Shire reconsider their budget to facilitate the employment of a Firebreak Inspector and to consider the anticipated revenue from fines.

CARRIED

5. REPORTS

5.1 Chief Bush Fire Control Officer

Report is attached.

5.2 FESA Mr J Tillman – New Regional Director Lower South West

Mr J Tillman gave an update on the new region of the Lower South West, points included;

- An update on the new FESA office at Manjimup, the map and the structure graphs are attached
- Increase in funding for the whole area
- Increase in fire fighters generally
- An increase of 20 Community Emergency Service Managers across the state
- Many Communities in the Lower South West are vulnerable to fire
- 7000 fire incidents across WA last year and 3000 of those were in the South West

5.3 DEC – Mr B Commins

Mr B Commins report included the following points;

- DEC communications will be on the mid band channels this fire season as the WAERN radios have not been fully installed
- The spotter aircrafts and water bombers will additionally be operating on the mid band channels
- The Duty Officer roster has been started in Kirup
- Mr Don Boothy will not be in the field this season as he is incapacitated
- Permission has been granted to DEC for over sized machines to be moved after dark
- Styles Tower will be operating as normal this season
- Volunteer Bushfire Brigades have an open invitation to join the DEC prescribed burns
- Water bomber operations have been brought forward on account of the early fire season and will need one or two hours notice
- Mr Commins gave a brief overview of DEC prescribed burning in the Shire of Nannup and the CBFCO had been supplied with the maps.

5.4 Deputy Chief Bushfire Control Officer

Mr Hamilton stated that he had attended an FCO refresher course recently and he had noted a number of points;

- Brigade members conducting a controlled burn on private property should be using an ABC form; the Section 33 of the Bushfires Act states that Local Government
- Brigades are responsible for structural and car fires in the out of town areas
- Take care at fires when they are considered to be arson, do not rush in as evidence may be destroyed
- Please remember to report all incidents using the correct form, the amount of ESL received can be reflected in the incidents attended

5.5 Great Southern Timber Holdings – Mr S Pickering

Report is attached

5.6 WAPRES – Mr R Walters

- WAPRES will be harvesting in Cundinup in early November, this will be a five day a week operation with no night shift

6. GENERAL BUSINESS

6.1 Emergency Services Levy (ESL)

Discussion regarding the ESL took place with Mr M McNamara informing the meeting that the Scott River Light Tanker would be delivered in about 4 weeks.

7.2 Draft Memorandum of Understanding (7.2 refers)

A discussion regarding the Memorandum of Understanding took place resulting in the following motion;

C SCOTT/D VINES

That the Draft Memorandum of Understanding is irrelevant because all points are covered under the existing legislation and Standard Operating Procedures. The Bushfire Advisory Committee would like to see the document withdrawn.

CARRIED

7. NEXT MEETING

The next meeting of the Bush Fire Advisory Committee will be held on Monday 14 February 2010 at 7.30pm.

8. CLOSURE

The Chairperson declared the meeting closed at 9.45pm.

CHIEF BUSHFIRE CONTROL OFFICERS REPORT FOR BFAC ADVISORY 13
OCTOBER 2010

- New FESA Region – John Tillman will give update
- COULD ALL FCO'S CHECK THAT BASE RADIOS ARE WORKING, if not could they inform the CESM immediately.
- Backup batteries – Information receive this last week has the backup batteries being replace, no information on when they will get to Nannup. Update from Merv McNamara?
- Upcoming season – The CESM had a conversation with Merv Austic of FESA this afternoon, conditions are reported to be dangerously dry including the SW area and the Fire Weather forecasts will start from tomorrow, 6 weeks early.
- Prohibited Season 2011 – Unless the season proves to be radically different FESA will be advising to extend the Prohibited Season until we get rain.
- Introduction to Fire Fighting and Bushfire Fire Fighting Courses October 20 and 21 and November 20 and 21
- Training courses; Intro to Structural and Sector Commander in November
- Restricted Season – discussion and care issuing permits
- Firebreak Inspector – update - at this stage we do not have a Firebreak Inspector, if the FCO's would like to have input or suggest anyone appropriate, it would be welcomed.
- Victorian Royal Commissions report – if anyone would like to borrow a copy, I have one here tonight.

TERESE LEVICK-GODWIN
COMMUNITY EMERGENCY SERVICES MANAGER
CHIEF BUSHFIRE CONTROL OFFICER

Nannup Bush Fire Advisory Committee General Meeting

13 October 2010

GSTH Report

FIRE SEASON

The industry as a whole has recognised that the fire season is well underway and has committed to Plantation Fire Agreements and Communication models as attached. In the event of a fire within or near a plantation, the industry asks that they be suitably notified as soon as possible in order for crews and equipment to be deployed from their regional base locations. The communications model provides the Local Government, FCO's and Brigades with Fire emergency numbers for each grower.

In the event of a fire within the Nannup Shire that is or has potential to affect hardwood plantations (bluegum), effort should be made to determine the plantation ownership. This can be achieved by;

1. Looking for grower signposting at plantation major entry points.
2. Sourcing fire information from the Red Fire Tubes located at plantation major entry points or
3. Seeking advice from neighbouring landowners.

In the event that there is are no points of identification for a bluegum plantation, GSTH recommends calling either GSTH or WAPRES on the 24 hour Fire Emergency numbers provided here and duplicated on the Communication sheet

The Fire Emergency Numbers are;

GSTH (08) 9724 7444
WAPRES (08) 9777 2022

All softwood (pine) fires should be referred in the first instance to DEC on the 24 hour Kirup Duty Officer number (08) 9731 6232.

Early detection and notification will assist the industry in reducing its exposure to plantation loss.

FIREBREAKS

GSTH confirms that all plantation firebreaks, where the Grantee (GSTH) has the responsibility, are complete to the standards as set by the local authority for hardwood plantations in the Nannup Shire.

Given the industry restructure over the last 18 months, there may be some bluegum plantation properties where ownership is still being disputed. GSTH recommends that FCO's and Firebreak Inspectors pay particular attention to these properties to ensure LGA Firebreak Orders are being implemented.

WAPRES Report

HARVEST NOTIFICATION

WAPRES have programmed the harvest of its Cundinup Road property over the summer months. The harvest method will be infield chip. All harvest equipment is rubber tyred and appropriate suppression units will be onsite during times of operation. WAPRES will comply with implemented movement bans for the area and monitor fire weather via DEC during the planned harvest operation.

To the Nannup Fire Control Officers

Re: Permits to Burn Farmland During the Restricted Burning Season But before the Break of the Season

This submission is in response to our need as farmers to be able to obtain burning permits during the restricted burning period and before the break of the season in order to burn stubble and pasture to accomplish normal farming practices.

In 2009 we grew our first crop canola and the stubble from that crop needed to be burnt in early 2010 in order that the seeding equipment could then plant the 2010 crop. We had great difficulty in obtaining a burning permit before the break of the season and felt that it was unjustified that we were not given a permit when it was required because as genuine farmers, with the necessary equipment, expertise and having always used fire as a farm management tool, that this was denied to us. During the same period, wheatbelt shires from Esperance to Geraldton were burning stubble yet we were unable to do so.

As farmers, we believe that we do not deserve to be 'lumped' in with the entire community when it comes to restricted burning periods because the very essence of our existence depends on farming being profitable – and management using controlled burns is something that has been done for decades and will continue to be used throughout the state for farming practices.

There are currently 5 farming families in the Cundinup Volunteer Fire Brigade who have adequate fire fighting equipment, those being, Shane Brown, Gerald Brown, Tomas family, Alf Carroll and the Camarri family. In the same area, we are assuming that there are somewhere between 15 and 20 extra landowners who are either absentee landowners or do not have any fire fighting equipment and rely on the above mentioned farmers for the first quick response units.

The loss of farms is clearly evident of the lack of profitability in farming. Any more loss of these genuine farmers will weaken the ability of the Cundinup Fire Brigade. The current beef industry slowdown has meant that we have looked at alternatives to beef which included growing crops. As is done in the wheatbelt, a large part of stubble management includes burning. As farmers, we need to be able to obtain burning permits before the break of the season to effectively manage these stubbles. If we are not granted permits to burn stubbles before the break of the season, it severely limits our potential to crop, reducing profits and potentially making our farm unviable.

Currently our farm business owns 17 titles in Cundinup. If the situation arose that it was unprofitable to farm and we decided to sell, the potential exists for 16 new landowners in Cundinup, potentially meaning that the Cundinup Fire Brigade would have only 4 equipped farms to deal with fires from more than 35 individual landowners.

The current farmers needs in relation to fire management requirements must be addressed in order that we can continue to farm profitably. We do not believe that we

should be treated the same as the community at large – in particular the ‘weekend warriors.’

The safe use of fire is imperative to our survival – we do not recklessly burn for the fun of it, we are aware of the consequences.

We believe we should be issued permits prior to the break of the season for the following reasons

- It is a tool which we have used safely in the past
- We have the equipment, labour and experience
- Stubble does not burn when wet
- Unless we have regular burns we will lose the experience and the younger generations need to be exposed to controlled burns in order to gain that valuable experience.
- Burning reduces the use of chemicals in the cropping rotation
- As the photos show of the canola stubble – only the header rows burn. This patch of 10ha required more than 40L of diesel & petrol to even light the rows. A lot of wheatbelt growers don’t even use firebreaks for canola because it is almost impossible for it to escape.
- Cundinup Fire Brigade only exists because of the farmers – without farmers the ‘weekend warriors’ would be unprotected

One of the reasons that was used to justify to not give us a burning permit in 2010 was that it had been a very dry summer. I think that this is an irrelevant issue because whatever summer rainfall in the past has fallen, within a week the ground is dry anyway – so if we had had 2 inches of rain in February, by April it would make no difference.

Almost all shires in the wheatbelt were issuing burning permits yet we could not obtain one in Nannup. The reason given that the restricted burning period was put in place so that ‘weekend warriors’ could not light. I believe that farmers should have been given permits during this period. Permits can be restricted to farmers only. Each local fire control officer knows the equipment and capability of the people applying for permits. Restrictions can be placed on those farmers such as having to remain within the shire for 2 weeks after the end of the burning permit has finished – this eliminates people coming from Perth for the weekend – having a fire and then returning to Perth, leaving a potential disaster behind.

The majority of fires – probably more than 99% can definitely wait until after the break of the season. However there is a small percentage, such as crop stubble and pasture burns that need to be done early in the season in order to give the farmer time to cultivate and seed.

Fire is a natural management tool that as farmers we need have the right to continue to use. Without farmers, places such as Cundinup will cease to have well functioning volunteer fire fighting brigades. Farmers need permits to remain viable and the loss of farmers only puts more pressure on FESA, DEC, SES etc, to provide first response fire fighting services which will only become more difficult and costly in the future without farmers.

Matthew Camarri
Cundinup West Road
9756 2626

AGENDA NUMBER: 10.16
SUBJECT: Monthly Financial Statements for 30 September 2010
LOCATION/ADDRESS: Nannup
NAME OF APPLICANT:
FILE REFERENCE: FNC 15
AUTHOR: Kevin Waddington – Acting Manager Corporate Services
DISCLOSURE OF INTEREST:
DATE OF REPORT: 9 October 2010

Attachment: Monthly Financial Statements for the period ending 30 September 2010.

COMMENT:

The monthly Financial Statements for the period ending 30 September 2010 are attached.

STATUTORY ENVIRONMENT:

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

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That the Monthly Financial Statements for the period ending 30 September 2010 be received.

VOTING REQUIREMENTS:



**KEVIN WADDINGTON
ACTING MANAGER CORPORATE SERVICES**

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2010 TO 30 SEPTEMBER 2010

<u>Operating</u>	Y-T-D Actual \$	Y-T-D Budget \$	20010/11 Budget \$	Variances Y-T-D Budget to Actual %
Revenues/Sources				
Governance	0	0	0	0%
General Purpose Funding	951,276	2,362,018	2,053,696	(60%)
Law, Order, Public Safety	2,515	52,319	142,480	(95%)
Health	206	498	2,000	(59%)
Education and Welfare	19,319	0	27,389	0%
Housing	1,557	4,173	16,700	(63%)
Community Amenities	73,940	76,644	89,776	(4%)
Recreation and Culture	25,474	81,716	176,870	(69%)
Transport	2,128,211	1,437,643	10,056,055	48%
Economic Services	27,785	6,819	27,286	307%
Other Property and Services	3,205	6,249	25,000	(49%)
	<u>3,233,488</u>	<u>4,028,079</u>	<u>12,617,252</u>	<u>(20%)</u>
(Expenses)/(Applications)				
Governance	(75,758)	(75,728)	(271,700)	0%
General Purpose Funding	(40,776)	(1,281,962)	(1,390,132)	(97%)
Law, Order, Public Safety	(34,853)	(56,138)	(249,652)	(38%)
Health	(19,730)	(9,654)	(41,109)	104%
Education and Welfare	(30,209)	(43,465)	(156,717)	(30%)
Housing	(11,998)	(12,570)	(54,995)	(5%)
Community Amenities	(132,270)	(188,754)	(751,998)	(30%)
Recreation & Culture	(254,770)	(190,586)	(760,724)	34%
Transport	(237,012)	(200,975)	(2,381,209)	18%
Economic Services	(57,702)	(47,183)	(184,540)	22%
Other Property and Services	60,093	(12,897)	(35,987)	(566%)
	<u>(834,986)</u>	<u>(2,119,913)</u>	<u>(6,278,763)</u>	<u>(61%)</u>
Adjustments for Non-Cash (Revenue) and Expenditure				
(Profit)/Loss on Asset Disposals	0	0	28,000	0%
Depreciation on Assets	430,525	478,026	1,912,127	0%
Capital Revenue and (Expenditure)				
Purchase Land and Buildings	0	(220,792)	(120,000)	(100%)
Purchase Infrastructure Assets - Roads	(267,442)	(1,532,265)	(11,038,305)	(83%)
Purchase Plant and Equipment	0	(115,800)	(535,800)	(100%)
Purchase Furniture and Equipment	0	0	(24,500)	0%
Proceeds from Disposal of Assets	0	18,000	134,000	0%
Repayment of Debentures	0	(3,273)	(13,109)	(100%)
Restricted Cash	1,081,608	1,071,800	1,071,800	0%
Proceeds from New Debentures	0	0	280,000	0%
Leave Provisions	292,514	143,259	143,259	104%
Depreciation - Plant Reversal	0	0	0	0%
Accruals	27,737	27,737	27,737	0%
Transfers to Reserves (Restricted Assets)	0	0	(664,130)	0%
Transfers from Reserves (Restricted Assets)	0	0	1,010,461	0%
ADD Net Current Assets July 1 B/Fwd	507,771	507,771	507,771	
LESS Net Current Assets Year to Date	3,558,626	0	0	
Amount Raised from Rates	<u>912,589</u>	<u>2,282,629</u>	<u>(942,200)</u>	

SHIRE OF NANNUP

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2010 TO 30 SEPTEMBER 2010

	20010/11 Actual \$	Brought Forward 01-July-2010 \$
NET CURRENT ASSETS		
Composition of Estimated Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	901,752	1,141,073
Cash - Restricted	128,224	1,071,800
Cash - Reserves	953,384	950,015
Receivables	3,088,318	103,576
Inventories	0	0
	5,071,678	3,266,464
LESS: CURRENT LIABILITIES		
Payables and Provisions	(431,444)	(736,878)
	4,640,234	2,529,586
Less: Cash - Reserves - Restricted	(1,081,608)	(2,021,815)
NET CURRENT ASSET POSITION	3,558,626	507,771

SHIRE OF NANNUP

STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD 1 JULY 2010 TO 30 SEPTEMBER 2010

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

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

The main reason for the variances is that expenditure and income is not occurring as predicted by Officers during the budget development stage. This is due to a number of reasons, the main one being not accurately projecting cash flows throughout the year, i.e. predicting when the budgeted income or expenditure will occur as opposed to when it actually occurs. Other reasons are not receiving a grant for grant dependant expenditure, projects controlled by Advisory Committees, suppliers/contractors not having the capacity to undertake the works within Council's timeframes, altered Council priorities, etc.

The following provides the major reasons for the programs that have variances outside of the adopted variance:

REVENUE:

General Purpose Income: Royalties for Regions funding budgeted to be received in the first quarter (\$1,210,700) not received as planned.

Law, Order & public Safety: FESA Grant Income not received as budgeted (\$49,900)

Housing: Income from rentals less than anticipated due to outstanding payment for the Grange Road unit rental and staff rental income for vacant Manager of Development Services house (\$2,600)

Recreation and Culture: Grant income (\$56,000) not received as expected.

Transport: Income from various Main Roads WA grants not received as predicted in budgeting process (\$690,600).

Economic Services: Received more advanced grant funding for the feral pig programme than predicted in budgeting process (\$22,200).

Other Property and Services: Received less Private Works income than budgeted for (\$3,000).

EXPENDITURE

General Purpose Expenditure: Royalties for Regions expenditure (\$1,245,700) not expended as planned.

Law, Order and Public Safety: Expenditures for various Bush Fire Brigade related categories less than predicted in budgeting process (\$21,300).

Health: Expenditure on Health Salaries higher than anticipated due to the termination of employment contract negotiated with the Manager of Development Services (\$9,800)

Housing: Maintenance expenditure not undertaken as predicted through the budget process (\$6,000).

Community Amenities: Contractor payments for contractors for waste collection and refuse site management are less than expected (\$27,400) and planning expenses are less than budgeted (\$17,100).

Recreation and Culture: Additional grant funded expenditure on the Cockatoo Valley Cycle Path not budgeted for (\$112,600), expenditure on parks and gardens was less than budgeted (-\$25,900).

Transport: Expenditure not occurring as predicted in budgeting process in the area local road maintenance (\$36,000).

Economic Services: Expenditure not occurring as predicted in budgeting process in the areas of noxious weeds/pest plants (\$3,000), feral pig programme (\$4,600) and building salary - termination of employment contract negotiated with the Manager of Development Services (\$20,600).

Other Property and services: Recovery of expenses via Public Works Overheads and Plant Operating Costs not occurring as budgeted.

OTHER ITEMS

Purchase Land and Buildings: Expenditure not occurring as predicted in budgeting process in the areas of kindergarten building (\$94,500), and depot construction (\$3,000).

Purchase Infrastructure Roads: Expenditure not occurring as predicted in budgeting process in the areas of Council Road Program (-\$93,000), Mowen

Road (-\$1,132,000), MRWA bridge program (-\$93,000), TIRES projects (\$17,600) and Footpaths (-\$8,500).

Purchase of Plant & Equipment: Expenditure not occurring as predicted in budgeting process in the areas of Governance (\$62,000), Law, Order & public Safety (\$22,800), Health (\$6,200), Planning \$18,600), Transport (\$50,400) and Building (\$6,200)

Proceeds From Disposal of Assets: Sale of plant not occurring as budgeted (\$18,000).

Repayment of Debentures: Expenditure not occurring as predicted in budgeting process (\$2,000).

AGENDA NUMBER: 10.17
SUBJECT: Accounts for Payment
LOCATION/ADDRESS: Nannup Shire
FILE REFERENCE: FNC 8
AUTHOR: Tracie Bishop – Administration Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 14 October 2010

Attachment: Schedule of Accounts for Payment.

COMMENT:

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

Municipal Account

Accounts Paid By EFT EFT 1762 - 1829	\$125,511.27
Accounts Paid By Cheque Vouchers 18272– 18297	\$14,766.63
Accounts Paid by Direct Debit Vouchers 99198 – 99202	\$11,435.87

Trust Account

Nil Vouchers

STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulation 13

POLICY IMPLICATIONS:

Nil.

FINANCIAL IMPLICATIONS:

As indicated in the Schedule of Accounts for Payment.

STRATEGIC IMPLICATIONS:

Nil.

RECOMMENDATION:

That the List of Accounts for Payment for the Nannup Shire Municipal Account fund totalling \$151,713.77 in the attached schedule be accepted.

VOTING REQUIREMENTS:



**TRACIE BISHOP
ADMINISTRATION OFFICER**

SCHEDULE OF ACCOUNTS PAYABLE
SHIRE OF NANNUP
SUBMITTED TO COUNCIL'S SEPTEMBER 2010 MEETING

Chq/EFT	Name	Description	Amount
MUNICIPAL PAYMENTS			
EFT1762	RED 11	SUPPLY OF COMPUTERS	\$7,055.92
EFT1763	LANDMARK ENGINEERING & DESIGN	FORESHORE PARK SHELTER	\$11,357.50
EFT1764	ARBOR GUY	TREE MAINTENANCE	\$16,192.00
EFT1765	ADVANTA COMMERCIAL FURNITURE	SUPPLY OF OFFICE CHAIR	\$286.53
EFT1766	GEOGRAPHE SATELLITE & TV	MAINTENANCE JALBARRAGUP BFB	\$852.50
EFT1767	LANDGATE	RATING VALUATIONS	\$38.40
EFT1768	NANNUP HARDWARE & AGENCIES	SUNDRY SUPPLIES	\$1,118.75
EFT1769	NANNUP EZIWAY SELF SERVICE STORE	REFRESHMENTS	\$52.57
EFT1770	NANNUP OCCASIONAL CHILD CARE	COMMUNITY GRANTS	\$700.00
EFT1771	NANNUP COMMUNITY RESOURCE CENTRE	ADVERTISING, SHIRE NOTES SEPT	\$352.00
EFT1772	NANNUP MUSIC CLUB INC	COMMUNITY GRANTS	\$2,000.00
EFT1773	PRESTIGE PRODUCTS	CLEANING PRODUCTS	\$151.80
EFT1774	SW PRECISION PRINT	STATIONERY SUPPLIES	\$2,048.00
EFT1775	SUGAR MOUNTAIN ELECTRICAL SERVICES	WORKS/MAINTENANCE ON ADAM ST OFFICE	\$3,225.93
EFT1776	LOUISE STOKES	REIMBURSEMENT OF EXPENSES	\$86.45
EFT1778	AUSTRALIAN TAXATION OFFICE	JULY BAS	\$7,235.00
EFT1779	GREENLINE AGRICULTURE	EQUIPMENT / PARTS	\$103.92
EFT1780	JP REPAIRS	SUPPLY AND FIT OF 4 TYRES	\$1,066.50
EFT1781	BLACKWOOD VALLEY BUS SERVICE	SENIORS ACTIVITIES	\$160.00
EFT1782	GARPEN PTY LTD	EQUIPMENT / PARTS	\$2,400.00
EFT1783	PIASTRA PTY LTD T/AS TERLIN OUTBACK	SUNDRY MAINTENANCE	\$33.00
EFT1784	BLACKWOOD RIVER VALLEY MARKETING ASSOCIATION	COMMUNITY GRANTS	\$1,000.00
EFT1785	BUSSELTON PEST & WEED CONTROL	TREATMENT TO ADMINISTRATION BUILDING	\$110.00
EFT1786	COURIER AUSTRALIA	FREIGHT CHARGES	\$660.52
EFT1787	D & J COMMUNICATIONS	INSTALLATION OF RADIO TO WM VEHICLE	\$1,245.20
EFT1788	INSIGHT CCS PTY LTD	TELEPHONE FEES FOR AUGUST	\$38.61
EFT1789	K & C HARPER	MAINTENANCE CARAVAN PARK	\$401.50
EFT1790	MARGARET RIVER STRUCTURAL ENGINEERING	STRUCTURAL CERTIFICATION	\$495.00
EFT1791	MCCAYS TOP GUN COMPUTERS	SUPPLY OF CAMERA & ACCESSORIES	\$353.95
EFT1792	NANNUP COMMUNITY RESOURCE CENTRE	COMMUNITY GRANTS DONATION	\$500.00
EFT1793	ROD'S AUTO ELECTRICS	INSTALLATION OF EQUIPMENT	\$166.20
EFT1794	NORM FLYNN SMASH REPAIRS	REPAIRS TO NP0000	\$300.00
EFT1795	WADIFARM CONSULTANCY SERVICES	SERVICES 8TH, 13TH, 15TH SEPTEMBER	\$726.00
EFT1796	NANNUP HANDY FOODS	FUEL ACCOUNT	\$79.77
EFT1797	GREENLINE AGRICULTURE	PARTS / EQUIPMENT	\$133.28
EFT1798	GEOGRAPHE FORD PTY LTD	VEHICLE EXPENSES -SERVICE NP000	\$354.00
EFT1799	PHOENIX BUILDING COMPANY	TOWN HALL MAINTENANCE	\$418.00
EFT1800	DRUG & ALCOHOL TESTING EQUIPMENT	TESTING EQUIPMENT	\$1,006.50
EFT1801	COURIER AUSTRALIA	FREIGHT CHARGES	\$58.61
EFT1802	CORPORATE EXPRESS	STATIONERY SUPPLIES GST	\$177.43
EFT1803	JASON SIGNMAKERS	MOWEN ROAD SIGN	\$1,097.80
EFT1804	NANNUP LIQUOR STORE	REFRESHMENTS	\$144.97
EFT1805	WESTRAC EQUIPMENT	PLANT REPAIR / MAINTENANCE	\$74.25
EFT1806	WML CONSULTANTS	SERVICE FEE TO 24TH SEPTEMBER	\$856.35
EFT1807	NANNUP SURVEYS	MOWEN RD STAGE 2 FIELDWORK	\$10,425.09
EFT1808	KELYN TRAINING SERVICES	TRAINING - TRAFFIC MANAGEMENT	\$3,321.30
EFT1809	LGIS RISK MANAGEMENT	CO-ORDINATOR FEES 1/7 - 31/12	\$2,499.20
EFT1810	AUSTRALIA INSTITUTE OF MANAGEMENT	STAFF TRAINING	\$965.00
EFT1811	LOCAL GOVERNMENT COMPLIANCE INC	SEMINAR EXPENSES	\$175.00
EFT1812	BP NANNUP	SEPTEMBER FUEL SUPPLIES	\$300.70
EFT1813	SHADDICKS LAWYERS	LEGAL COSTS - DOG ATTACK PROSECUTION	\$1,200.00
EFT1814	COURIER AUSTRALIA	FREIGHT CHARGES	\$32.38
EFT1815	CORPORATE EXPRESS	STATIONERY SUPPLIES	\$107.81
EFT1816	LANDGATE	RATING VALUATIONS	\$280.30
EFT1817	THE GOOD FOOD SHOP	REFRESHMENTS / CATERING FOR 17 PEOPLE	\$436.50
EFT1818	MIDALIA STEEL	SUPPLY OF MATERIALS	\$2,787.19
EFT1819	MARGARET RIVER STRUCTURAL ENGINEERING	CERTIFICATION OF DETAIL LANDSCAPE PLAN	\$275.00
EFT1820	MCCAYS TOP GUN COMPUTERS	STATIONERY / PRINTING EQUIPMENT	\$151.80
EFT1821	METAL ARTWORK CREATIONS	NAME BADGE	\$13.20
EFT1822	NANNUP HANDY FOODS	U/L FUEL SUPPLIES	\$24.90
EFT1823	SW PRECISION PRINT	STATIONERY SUPPLIES	\$499.00
EFT1824	ROD'S AUTO ELECTRICS	SUPPLY OF PARTS	\$446.53
EFT1825	WML CONSULTANTS	MOWEN RD PROJECT MGMT SERVICES AUG/SEPT 2010	\$12,013.82
EFT1826	WORTHY CONTRACTING	CONTRACT NANNUP WASTE FACILITY	\$9,463.33
EFT1827	WADIFARM CONSULTANCY SERVICES	PLANNING SERVICES	\$330.00
EFT1829	WA LOCAL GOVERNMENT SUPERANNUATION PLAN	SUPERANNUATION CONTRIBUTIONS	\$12,848.51
Total EFT Municipal Payments			\$125,511.27

**SCHEDULE OF ACCOUNTS PAYABLE
SHIRE OF NANNUP
SUBMITTED TO COUNCIL'S SEPTEMBER 2010 MEETING**

Chq/EFT	Name	Description	Amount
18272	TAHLIA NEWNHAM	LIONS / SHIRE LEEUWIN ADVENTURE SCHOLARSHIP	\$1,000.00
18273	NANNUP DISTRICT HIGH SCHOOL	COMMUNITY GRANTS	\$200.00
18274	LIONS CLUB OF NANNUP	COMMUNITY GRANTS	\$1,500.00
18275	DEPARTMENT FOR TRANSPORT	VEHICLE REGISTRATION NP3395	\$420.00
18276	SYNERGY	POWER USAGE - 29 CAREY STREET	\$97.90
18277	NANNUP BOWLING CLUB	BOWLING CLUB ROOM HIRE	\$100.00
18278	NANNUP DISTRICT HIGH SCHOOL	DONATION ATHLETICS CARNIVAL	\$20.00
18279	DEPARTMENT FOR TRANSPORT	VEHICLE REGISTRATION NP3002	\$157.85
18280	SYNERGY	POWER USAGE - LOT 234 DUNNET ROAD	\$305.10
18281	ANTHONY DEAN	RECOUP OF EXPENSES	\$1,580.00
18282	WENDY TROW	BIKE PLAN PROJECT CONTRACT PAYMENT 1	\$3,972.00
18283	NANNUP PHARMACY	FIRST AID SUPPLIES	\$16.95
18284	BLACKWOOD CAFE - ARIHIA PTY LTD	COUNCIL MEETING CATERING	\$454.30
18285	DEPARTMENT FOR TRANSPORT	VEHICLE REGISTRATION	\$146.85
18286	CHIP'N'GALES	YAC REFRESHMENTS	\$43.75
18287	NANNUP ARTS COUNCIL	DONATION TO ART EXHIBITION	\$100.00
18288	NANNUP BAKERY	REFRESHMENTS	\$64.80
18289	PIONEER CREDIT MANAGEMENT SERVICES	LEGAL FEES	\$744.56
18290	RENTALCHOICE	PURCHASE OF WHITE GOODS	\$589.00
18291	SYNERGY	POWER USAGE - STREETLIGHTS	\$1,364.95
18292	ANGELA WINTER	MOBILE GYM & DANCE CLASS	\$175.00
18293	AMP LIFE LTD	SUPERANNUATION CONTRIBUTIONS	\$547.88
18294	AUSTRALIAN SUPER	SUPERANNUATION CONTRIBUTIONS	\$286.90
18295	WESTSCHEME	SUPERANNUATION CONTRIBUTIONS	\$470.62
18296	IIML ACF IPS APPLICATION TRUST	SUPERANNUATION CONTRIBUTIONS	\$302.40
18297	HSTPLUS EXECUTIVE	SUPERANNUATION CONTRIBUTIONS	\$105.82
Total Municipal Cheque Payments			\$14,766.63
99198	SG FLEET AUSTRALIA P/L	MONTHLY LEASE FEES	\$637.30
99199	BP AUSTRALIA	FUEL EXPENSES SEPT 2010	\$2,113.47
99200	CALTEX AUSTRALIA	FUEL ACCOUNT - SEPT EOM	\$7,618.16
99201	TELSTRA	TELEPHONE EXPENSES - SEPT EOM	\$947.05
99202	WESTNET	INTERNET EXPENSES - SEPT EOM	\$119.89
Total Municipal Direct Debits			\$11,435.87
Total Municipal Payments			\$151,713.77
Total Trust Payments			\$0.00
Total Payments for Period 15/09/10 to 14/10/10			\$151,713.77