



AGENDA

Council Meeting to be held
on Thursday 15 December 2011

Shire of Nannup

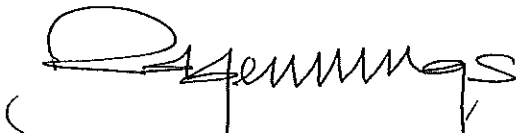
NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Council Member,

The next Ordinary Meeting of the Shire of Nannup Council will be held on Thursday 15 December 2011 in the Council Chambers, Nannup commencing at 4.15 pm.

Schedule for 15 December 2011:

- 2.15 pm Long Term Financial Planning Presentation – Manager Corporate Services
- 2.45 pm Klaus Mueller, Waste Management Officer - Shire of Manjimup Presentation on the future Vision of Waste Management
- 3.15 pm Information Session
- 4.00 pm Swearing in of Joan Lorkiewicz by Shirley Humble JP
- 4.15 pm Meeting commences
- 6.30 pm Dinner supplied by The Bridge Cafe



ROBERT JENNINGS
CHIEF EXECUTIVE OFFICER

Agenda

1. **DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**
2. **RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**
(previously approved)
3. **RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Mr M Loveland

- Q1. In reference to his letter submitted dated July 2011, the response given was unsatisfactory, can it please be re-addressed.
- A1. The Manager Corporate Services responded that the previous response by Mr Waddington set out the method used to establish a property owner's liability but did not go on to explain the process used to recover this liability. This appears to be the information that you are seeking.

The Council has an established process for the recovery of outstanding rates. The methods used to ensure that property owners settle their rate liabilities is as follows:

- All ratepayers are required to pay their rates in full by the due date (35 days after the issue date of the rates notice) unless they have opted to pay by instalments.
- Instalment payers pay slightly more rates to take account of the interest lost to the Shire from deferral of the liability and the additional administration involved. This encourages payment in full by the due date.
- Any ratepayer who fails to pay by the due date and has not entered into an instalment arrangement is subject to penalty interest. In most cases this is sufficient incentive to encourage payment.
- If a ratepayer fails to respond to our requests for payment the debt is passed to a collection agency. This will incur further costs for the debtor. If the Council takes legal action to recover outstanding debts all legal fees are charged to the ratepayer.

- If all of the above still does not result in payment being received the Shire is able to levy a charge against the property and recover the debt once the property is sold.

Ms P Fraser

Q2. What is going to happen to the bowling green?

A2. The Shire president responded that Council will consider its options when the move takes place. There is no proposal to sell at this stage.

Q3. What is Council going to do about the Argentine ants at the caravan park?

A3. The Shire President responded that the Shire doesn't have the resources to deal with this issue. The Agricultural Department has a baiting bombing system and Council will contact them requesting them to deal with this issue.

Mr M Camarri

Q4. Was the budget put together in contravention of section 6.34 of the Local Government act?

A.4. The Manager Corporate Services responded that Section 6.34 of the Local Government Act 1995 (the Act) states:

Unless the Minister otherwise approves, the amount shown in the annual budget as being the amount it is estimated will be yielded by the general rate is not to –

(a) be more than 110% of the amount of the budget deficiency; or

(b) be less than 90% of the budget deficiency

The budget deficiency is defined in section 6.2(2)(c) as being:

The amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue and income.

The Rate Setting Statement approved by Council as part of the Annual Budget on 31 August 2011 shows the following position:

	\$
Total Revenues	9,007,823
Less: Total Expenses	-6,085,704

	2,922,119
Less: Non-cash items included above	-5,222,352
Sub Total	-2,300,233
Add: Estimated Funds carried forward 2010/11	1,439,952
Deficiency	-860,281
Amount to be raised from rates	1,115,214

The amount to be raised from rates was therefore 129.6% of the budget deficiency. The approved Statement did not therefore comply with section 6.34 of the Act. The Statement shows that the Council intended to raise \$254,933 more than required and would carry this surplus forward into 2012/13.

The approved Statement was incorrect as it did not show an accurate figure for the estimated funds carried forward 2010/11. This figure should have been \$155,347 and is the accounting error to which the Chief Executive Officer has referred. This error affected a range of figures in the Rate Setting Statement and a revised position has been produced and was submitted for approval to Council on 24 November 2011.

The revised statement shows an estimated position as follows:

	\$
Total Revenues	9,641,987
Less: Total Expenses	-5,731,048
	3,910,939
Less: Non-cash items included above	-5,197,544
Sub Total	-1,286,605
Add: Estimated Funds carried forward 2010/11	155,347
Deficiency	-1,131,258
Amount to be raised from rates	1,117,214

The amount to be raised from rates should therefore have been 98.8% of the budget deficiency and would comply with section 6.34 of the Act. These are the corrected figures that have been submitted to the Department of Local Government.

The Council is currently not compliant with the Act as the revised statement has not yet been adopted. There appears to be no penalty that results from this position unless the matter has been

referred to, and considered by, the State Administrative Tribunal in accordance with section 6.82 of the Act.

- Q5. Are the current changes in item 10.5 an attempt to avoid contravention of section 6.34 of the Local Government act and not returning these funds to ratepayers?
- A5. The Manager Corporate Services responded; No, it is normal for the financial position at the end of the year to vary from the estimated position and these variances can sometimes be quite large. Nor does the fact that the actual surplus varies from the estimated surplus make the Council non-complaint with section 6.34 of the Act.
- Q6. Was a business plan produced to justify the purchase?
- A6. The Manager Corporate Services responded that the justification for the purchase of the water truck was set out in Item 10.5, which explained that the purchase cost would be recouped over the period of the construction contract from charges made to Main Roads.
- Q7. Will the surplus be returned to ratepayers?
- A7. The Manager Corporate Services responded that Council will be holding a full review of the budget in February 2012 and the issue of making concessions will be one of the options considered.

Ms P Twiss

- Q8. Will the useless promotional signage around town be removed?
- A8. The Shire President replied that the redundant signs are currently being reviewed.
- Q9. Will lights be turned off by no later than 2.00am each night?
- A9. The Chief Executive Officer responded that this is a Main Roads responsibility.
- Q10. What is the plan for the streetscape plan for the Shire?
- A10. The Chief Executive Officer responded that the Shire of Nannup is embarking on a Main Street redevelopment project with the view to provide safe movement of traffic and pedestrians in the town centre, and to enhance the town's townscaping and economic potential.

The project is to upgrade Vasse Highway (Warren Road) through Nannup Townsite. The section involved in this project is from the Vasse River Bridge to Kearney Street, which is approximately 720m.

The project aims to enhance the safety and appearance of the Main Street with the following key results:

- Improve both the on-street and off-street parking facilities.
- Improvements to drainage in the town centre which is currently subject to flooding in heavy rainfall.
- Improvement to pedestrian safety and the movement of all types of vehicles, including heavy vehicles.
- Enhancement of the appearance of the main street of Nannup.

The proposed timeframe for this project is summarised as follows:

- Conceptual design – March 2011 Completed
- Consultation Strategy –April 2011 Completed
- Preliminary Design and Consultation – On hold, awaiting confirmation of funding
- Final Design, Specifications and Contract Documents – On hold, awaiting confirmation of funding

Previous community consultation findings have been included in the process to date.

Q11. Is there anything happening to control noxious weeds?

A11. Noxious weeds within the Shire boundaries on Council controlled land are managed to a level that resources and financial capabilities allow. Other land not under Council control; for example river foreshore are managed by other agencies.

4. PUBLIC QUESTION TIME

5. APPLICATIONS FOR LEAVE OF ABSENCE

6. PETITIONS/DEPUTATIONS/PRESENTATIONS

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

That the Minutes of the Ordinary Council Meeting of the Shire of Nannup held in Council Chambers on 24 November 2011 be confirmed as a true and correct record.

8. ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

9. REPORTS BY MEMBERS ATTENDING COMMITTEES

10. REPORTS OF OFFICERS

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	(b) ELECTED MEMBERS	
12.	ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	
13.	QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN	
14.	CLOSURE OF MEETING	

DEVELOPMENT

SERVICES

AGENDA NUMBER: 10.1

SUBJECT: Final adoption of Amendment No.12 to Local Planning Scheme No. 3:
Designated Bush Fire Prone Areas and Bush Fire Management

LOCATION/ADDRESS: Whole of Shire

NAME OF APPLICANT: Shire of Nannup

FILE REFERENCE: TPL1

AUTHOR: Steve Thompson – Consultant Planner

REPORTING OFFICER: Robert Jennings – Chief Executive Officer

DISCLOSURE OF INTEREST: The author, Edge Planning & Property receive
planning fees for advice to the Shire therefore declare a Financial
Interest – Section 5.65 of the Local Government Act 1995

DATE OF REPORT: 25 November 2011

- Attachments:
1. Submissions (initial consultation) – Separate Cover
 2. Schedule of Submissions (initial consultation)
 3. Submissions (additional consultation) – Separate Cover
 4. Schedule of Submissions (additional consultation)
 5. Scheme Amendment No. 12 provisions publicly advertised in August-September 2011
 6. Recommended provisions to adopt

BACKGROUND:

1. Purpose

The purpose of Amendment No. 12, to Shire of Nannup Local Planning Scheme No. 2 (LPS3), is to classify the entire municipality as a designated bush fire prone area. This will provide the statutory head of power to require new habitable buildings or additions to habitable buildings to comply with *Australian Standard AS3959-1999 Construction of Buildings in Bushfire Prone Areas*, the *Building Code of Australia* and the *Planning for Bush Fire Protection Guidelines* (Edition 2).

2. Council resolutions

At the Council Meeting of 24 March 2011, the Council passed the following motion, at minute No 8575:

“That Council agree in pursuance of Section 75 of the Planning and Development Act 2005 to initiate an amendment to the Shire of Nannup Local Planning Scheme

No. 3 by, adding provisions to designate a Bushfire Prone Area over the whole Shire outside the Nannup Townsite area.”

At the Council Meeting of 28 July 2011, the Council passed the following motion, at minute No 8652:

“That Council agree to the changes to the Scheme Amendment 12 as described in Attachment 1 and raised during the public submission period, as shown in the attached table of submissions and therefore due to the substantial change to the amendment document advertise the proposed Scheme Amendment 12, to Local Planning Scheme No 3, for a further 42 day public advertising period.”

3. EPA decision and community/stakeholder consultation

Following the Council meeting on 24 March 2011, the Shire wrote to the Environmental Protection Authority (EPA). The EPA on 18 April 2011 determined that the scheme amendment should not be assessed via an environmental impact assessment. The EPA decision effectively gave its “environmental clearance” to Amendment 12.

Following the receipt of the EPA decision, the Shire sought public comment on Amendment 12 for over a six week period (27 April - 10 June 2011), meeting the requirements of the Town Planning Regulations through:

- writing to relevant State Government and servicing agencies;
- placing public notices in local papers;
- details being on the Shire’s website; and
- having information available at the Shire office.

Additionally, a Community Information Forum was held on 24 May 2011, at which over 20 people from the community attended.

The Shire received 10 submissions on Scheme Amendment No. 12 through the initial consultation which are set out in Attachment 1 and summarised in the Schedule of Submissions in Attachment 2. These were considered by Council at its meeting on 28 July 2011.

Following the Council resolution on 28 July 2011, the revised documentation was re-advertised for community and stakeholder comment between 8 August – 30 September 2011 (54 days). The Shire received 5 submissions in the second round of consultation which are set out in Attachment 3 and summarised in the Schedule of Submissions in Attachment 4.

4. *Planning and building context*

Planning for Bush Fire Protection Guidelines (Edition 2)

The Western Australian Planning Commission (WAPC) and the Fire and Emergency Services Authority (FESA) have developed the "Planning for Bush Fire Protection Guidelines" (Edition 2, May 2010). These guidelines are designed, in part, for local governments to use to assess the risk of bushfire hazard in a proposed development or subdivision. The focus of these guidelines is "ensuring that bush fire hazards are considered in planning decisions at all stages of the planning process to avoid increased fire risk to life and property through inappropriately located or designed land use and development." (page 1)

Page 4 of the guidelines, in part, states:

"Bush fire prone areas may be designated by the local government. In designated bush fire prone areas, all new habitable buildings must comply with AS3959. For the purposes of the guidelines, all areas with a moderate or extreme bush fire hazard level are considered to be bush fire prone areas for planning new subdivisions and developments and for building controls." (page 4).

Appendix 1 sets out the methodology for determining bush fire hazard levels.

Local Planning Scheme No. 3

Clause 10.2 of LPS3 sets out several matters to consider when dealing with applications for Council's approval of a proposed development:

- (d) any approved Statement of Planning Policy of the Commission;
- (g) any Local Planning Policy adopted by the Council under the provisions of clause 2.4;
- (n) whether the land to which the application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to bush fire or any other risk; and
- (q) whether the proposed means of access to or egress from the site are adequate.

Currently, LPS3 set out that habitable buildings in some Special Rural and Special Use zones must be constructed to AS3959-1999. Most parts of the municipality do not however have this requirement.

State Planning Policy 3.4 - Natural Hazards and Disasters

Local government must have regard to this Policy in the preparation or amendment of local planning schemes, strategies and policies, and when providing comment and advice that deal with applications that may be affected by natural hazards. The Policy should be used by local government to determine those areas that are most vulnerable to bushfire and where development should not be recommended. It authorises the WAPC to prepare guidelines for protection from hazards which should be considered in the determination of proposals.

Building Code of Australia

The Building Code of Australia (BCA), Parts P2.3.4 and 3.7.4, controls the building of dwellings in declared bushfire prone areas. The BCA is satisfied if the dwelling or habitable building complies with Australian Standard AS3959-1999 Construction of Buildings in Bushfire Prone Areas.

5. Bushfire hazard assessment

The Shire of Nannup and the Shire of Bridgetown-Greenbushes have appointed Roger Banks (fire management consultant) to prepare a bushfire hazard assessment for both municipalities. This will classify areas either as a "low", "medium" or "extreme" hazard. The assessment will be a valuable tool for various local government functions including ranger, building and planning services. It is anticipated that this work will be completed prior to the final adoption of this amendment.

COMMENT:

It is recommended that Council grant final adoption to Scheme Amendment No. 12 subject to modifications set out in Attachment 6. These modifications are different to the version that was publicly advertised in the second round of consultation in August – September 2011 (set out in Attachment 5).

It is suggested that Amendment 12 is consistent with wide ranging strategies and policies. If approved by the Minister for Planning and then gazetted, Amendment 12 will assist to reduce bushfire risk to residents and visitors through classifying the entire municipality as a designated bush fire prone area.

The affect of Amendment 12 is that:

- if a property owner wishes to build or extend a habitable building in an area designated as "medium" or "extreme" hazard in the Shire wide hazard assessment, they will be subject to the relevant bushfire prone requirements pursuant to the Building Code of Australia, Australian Standard 3959 – 1999 (or any updates) and Planning for Bush Fire Protection Guidelines (Edition

2) or any updates. This, in part, will require a higher standard of house construction;

- if a proponent disputes or seeks to lower the hazard level on their land which is set out in the Shire-wide Bushfire Hazard Assessment Plan, the proponent is to arrange at their cost a Building Attack Level (BAL) assessment and a statement/report from a suitably qualified and/or experienced practitioner to address the requirements of the Planning for Bush Fire Protection Guidelines (Edition 2) or any updates;
- where the local government has accepted a recommendation for a lower hazard level, the landowner will be responsible for permanent hazard reduction measures to maintain the nominated and agreed BAL; and
- where a Fire Management Plan has been endorsed by the local government and/or the Fire and Emergency Services Authority of Western Australia, the affected land owners will be responsible for the ongoing implementation of the "land owners' responsibilities" as specified in that Fire Management Plan.

The modified wording in Attachment 6 is consistent with the two rounds of public consultation. The modifications seek to:

- make it clear that habitable buildings need to meet AS3959 – 1999 where the hazard level is "medium" or "extreme" and not "low" (this is consistent with the "Planning for Bush Fire Protection Guidelines");
- clarify that only a qualified and/or experienced practitioner (fire management expert) provides technical justification to vary from AS3959 - 1999 or the Planning for Bush Fire Protection Guidelines;
- minimise duplicated local government assessment through requiring both a planning application and a building licence for dwellings. If a proponent disputes the hazard assessment level in the Shire-wide bushfire hazard assessment, it will be addressed at the building licence stage. No planning application will continue to be required for single dwellings throughout the municipality (except if the dwelling proposes to vary LPS3 setbacks for the zone or if the site is located within a Heritage Area);
- require the local government to consider relevant matters; and
- give statutory weight to the landowner maintaining the BAL/low fuel areas.

The WAPC will next assess the scheme amendment request with the final decision made by the Minister for Planning.

STATUTORY ENVIRONMENT:

Planning and Development Act, Town Planning Regulations, LPS3 and State Planning Policy 3.4 Natural Hazards and Disasters.

POLICY IMPLICATIONS:

The declaration of a designated bush fire prone area will enable the implementation of AS3959-1999. This includes addressing low fuel areas and a higher standard of building construction in areas that have the potential to be affected by a bushfire.

FINANCIAL IMPLICATIONS:

Public advertising was a budgeted cost.

STRATEGIC IMPLICATIONS:

Amendment 12 will assist to reduce bushfire risk to residents and visitors.

VOTING REQUIREMENTS: Simple Majority.

RECOMMENDATION:

That Council:

1. In pursuance of Section 75 of the Planning and Development Act 2005 grant final adoption of Amendment No. 12 to the Shire of Nannup Local Planning Scheme No. 3 through inserting a new Part in the Scheme as follows:

'PART 13 - DESIGNATED BUSHFIRE PRONE AREAS AND BUSH FIRE MANAGEMENT

- 13.1 The entire municipality is a Designated Bushfire Prone Area.
- 13.2 A Bushfire Hazard Assessment Plan will designate specific hazard levels throughout the municipality either as a 'low', 'medium' or 'extreme' hazard. The Bushfire Hazard Assessment Plan forms part of the Scheme for the purposes of Part 13.
- 13.3 The Bushfire Hazard Assessment Plan may be amended from time to time as part of a relevant Local Planning Policy or Policies (Clause 2.4). The Bushfire Hazard Assessment Plan is to be held at the local government office.
- 13.4 Construction and/or additions to habitable buildings throughout the municipality in areas classified as 'medium' or 'extreme' hazard,

irrespective of whether or not a planning approval of the local government is required, will be subject to the relevant bushfire prone requirements pursuant to the Building Code of Australia, Australian Standard 3959 – 1999 (or any updates) and Planning for Bush Fire Protection Guidelines (Edition 2) or any updates.

- 13.5 If a proponent disputes or seeks to lower the hazard level of his land set out in the Bushfire Hazard Assessment Plan, the proponent is to arrange a Building Attack Level (BAL) assessment and a statement/report from a suitably qualified and/or experienced practitioner to address the requirements of the Planning for Bush Fire Protection Guidelines (Edition 2) or any updates.
- 13.6 Upon receipt of the site specific BAL assessment and statement/report referred to in Clause 13.5, the local government may accept a recommendation for a lower hazard level for the site than set out in the Bushfire Hazard Assessment Plan.
- 13.7 Where the local government has accepted a recommendation for a lower hazard level referred to in clause 13.6, the landowner will be responsible for permanent hazard reduction measures to maintain the nominated and agreed BAL. The local government may require the landowner to arrange a re-assessment and a statement/report from a suitably qualified and/or experienced practitioner as required (at the landowner's expense) to ensure reduction measures are maintained at the nominated and agreed BAL.
- 13.8 Where a landowner accepts the hazard level of his land set out in the Bushfire Hazard Assessment Plan referred to in clause 13.2, the landowner will be responsible for permanent hazard reduction measures to maintain the nominated BAL. The local government may require the landowner to arrange an assessment and a statement/report from a suitably qualified and/or experienced practitioner as required (at the landowner's expense) to ensure reduction measures are maintained at the nominated BAL.
- 13.9 In considering proposals (including applications for planning approval, subdivision applications and structure plans) where there are bush fire risks, the local government is to have regard to-
 - a) State Planning Policy 3.4 Natural Hazards and Disasters;
 - b) Planning for Bush Fire Protection Guidelines (Edition 2) or any updates;
 - c) any advice obtained from the Fire and Emergency Service Authority; and

- d) any other planning consideration the local government considers relevant.

13.10 The local government may impose conditions to reduce bush fire risk to people and/or property including –

- a) the provision of a fire fighting water supply;
- b) the provision of fire services access;
- c) the preparation of a Fire Management Plan in accordance with the Planning for Bush Fire Protection Guidelines (Edition 2), or any updates, and implementation of specific fire protection measures set out in the plan; and
- d) the implementation of measures to ensure that prospective purchasers are aware of the relevant scheme provisions, Fire Management Plan and publications addressing fire safety.

13.11 Where a Fire Management Plan has been endorsed by the local government and/or the Fire and Emergency Services Authority of Western Australia, the affected land owners will be responsible for the ongoing implementation of the 'land owners' responsibilities' as specified in that Fire Management Plan.'

2. Adopt the recommendations in Attachment 2 and Attachment 4 relating to submissions and advise all individuals and agencies who lodged a submission that their comments were noted.
3. Refer Scheme Amendment No. 12 to the Western Australian Planning Commission and seek final approval by the Honourable Minister for Planning.

Schedule of Submissions – Amendment No.12 to LPS No.3 (initial consultation)

No.	Name & Address of Submitter	Summary of Submissions	Comments	WAPC Recommendation
	<p>Kevin Bird Balingup Road NANNUP WA 6275</p>	<p>A) "I am disappointed in the officer's presentation on the proposal to implement Nannup Shire as a Bushfire Prone Area, by not admitting that all rural houses would be subject to a maximum extension size of 25% of floor area. If a larger extension is planned a BAL assessment will have to be done and the whole house upgraded to meet AS3959. Had not a question been raised from the floor concerning this matter it seems the officers would have glossed over this important issue. This issue alone should result in postponement of any decision being made until all homeowners are notified of the impact of this new policy."</p> <p>B) "To discriminate between rural and town housing is wrong. The officers claimed that houses within the town boundary are safe because there is a fire fighting appliance in town. May I remind those officers of the recent fires in Roleystone where numerous appliances were present where backup from rotary and fixed wing water bombers could not stop over 70 homes from being destroyed and many more damaged. That fire did not come from a rural area but started within urban development, a similar set of circumstances could occur in Nannup and to claim that one appliance could safeguard the town is unrealistic."</p>	<p>A) Noted the position is 50 sq. metres or 25% of the floor area whichever is the smaller, the additions only need to be constructed to the new standard and the rest of the dwelling can remain as is.</p> <p>B) Noted The reason is not to do with town or rural it is to do with the lot size there is not sufficient room to comply on urban zoned lots, the rural lots are larger and therefore have room to comply. Where council considers there is a threat in the town site this can be addressed by other means. Also existing lots can be built on, this thus removes any likely liability on the council form claim by existing lot owners</p>	

Schedule of Submissions – Amendment No.12 to LPS No.3 (initial consultation)

No.	Name & Address of Submitter	Summary of Submissions	Comments	WAPC Recommendation
		<p>C) <i>“To place the onus on the builder to ensure that the site assessment and upgrade to comply with AS3959 with no follow up after key hand over is foolish. The BAL is only as strong as the weakest link. The builder has no control over garden structures, location and type of garden furniture, plastic shade sales etc. And indeed the use of woodchip mulch, the later being direct cause of the fires in Canberra 2000.”</i></p> <p>D) <i>“Possibly the greatest threat to a house under ember attack is the vehicle parked in the carport under the main roof. When that petrol tank explodes, that house will be destroyed irrespective of its construction material or compliance. The majority of houses lost at the Lake Clifton and Roleystone fires were double brick.”</i></p> <p>E) <i>“The current strategy of forced evacuations means that with no-one to put out spot fires the house is doomed and to think that AS3959 is going to make it fire proof is wrong. If this is implemented the perception from the public will be that it is, promoting a false sense of security.”</i></p>	<p>C)Noted The builder is only responsible for compliance up to handover the owner is then the responsible party and they have to comply from then on. None of the houses in lake Clifton where built to AS3959 and like everything it is an attempt to improve the likely hood of survival not a guarantee.</p> <p>D)Noted Most of the houses are actually burnt as a result of ember attack (small burning particles) being blown into or onto flammable material, the fuel tank of the car is not practically vulnerable in ember attack, Things like the evaporative air conditioner (which are treated under 3959) caused a number also embers going into gardens against wall and untreated grass and bush too close to the house etc.</p> <p>E)Noted Life is and always will be the first responsibility of the Fire fighters and is not a reason not to implement this code which is designed to make the house a safer place to take refuge or to be more likely to survive should the occupants decide to evacuate. The cost will only be borne by future</p>	

Schedule of Submissions – Amendment No.12 to LPS No.3 (initial consultation)

No.	Name & Address of Submitter	Summary of Submissions	Comments	WAPC Recommendation
		<p>F) <i>"This proposal will have major consequences for the community of Nannup and should be subject to a referendum to be held with the Local Government elections in October. This is an academic response to a bureaucratic problem where the cost is borne by the homeowner for no practical outcome. I urge the Councillors to delay any decision until the outcome of a referendum is known."</i></p>	<p>owners you can design the house to have no extra cost if you have sufficient land surrounding the proposed house 100 metres, many of the rural holding can comply with this requirement. This is an Australian standard and for a shire with a large interface with forest I believe it is justified</p> <p>F)Noted</p>	
	Cheryle Brown Address withheld	<p>A) Does not believe that the wider impact of designating the whole of the Shire of Nannup as a Bushfire Prone Area has been fully considered.</p> <p>B) <i>"What may be good for our neighbouring Shires is not necessarily the best option for the Nannup Shire, and causes concern when this reasoning is used to support an initiative."</i></p>	<p>A) Noted</p> <p>B) The reasoning is based on the amount of interface with forest and other bushland where houses are built, Council by adopting this are accepting an Australian standard as a means to providing the safest possible environment for the residents</p>	

Schedule of Submissions – Amendment No.12 to LPS No.3 (initial consultation)

No.	Name & Address of Submitter	Summary of Submissions	Comments	WAPC Recommendation
		<p>C) <i>"With Council struggling to balance its 2011-2012 budget and ratepayers facing a major increase in rates to finance the budget shortfall, it would be prudent for Council to look at opportunities to INCREASE its rates base, rather than instigating initiatives that will dramatically reduce or hinder property developments and the subsequent rates base increase."</i></p>	<p>C) while there can be a cost increase if the land owner does not have the required land this is modest for most common sites BAL 12.5 and .19. The cost is not significant against the combined cost of house and land and will help ensure new resident are not scared away for m areas like Nannup due to the fear of Bushfire</p>	
		<p>D) <i>"The increased cost of building new residences to Bushfire Prone Area standards will result in a 20%-40% increase in the cost of building in Nannup compared to other nearby (non-BFFA) communities. This will price purchasing a property for a residential building in Nannup out of reach of the potential buyer market. Why would a potential resident choose to buy and build in Nannup at higher building costs over other nearby regional Shires which do not currently have the "Fire Prone Area: standards in place. This will hinder the Nannup Shire's ability to expand its rates base and the local economy's ability to grow and prosper."</i></p>	<p>D) the cost of a BAL 19 house is in the order of 6% more than a standard home the neighbors Busseton Augusta Margaret river and Bridgetown Greenbushes are all compliant or in the processes of doing so</p>	
		<p>E) <i>"It was stated that the Scheme is only applicable to new building development applications, however the question</i></p>	<p>E) the position is 50 sq. metres or 25%of the floor area whichever is the smaller, the additions only</p>	

Schedule of Submissions – Amendment No.12 to LPS No.3 (initial consultation)

No.	Name & Address of Submitter	Summary of Submissions	Comments	WAPC Recommendation
		<p><i>raised at the meeting of the impact on extensions to existing properties was addressed. The comment was made that extensions 'could possibly' come under the same guidelines as extensions to buildings in the Flood Prone area – being that an extension of more than 25% of the existing building would automatically come under the new policy. However there appeared to be little knowledge by the officer or the information as to how this would work. The cost & conditions of building and extension up to the BFPA Standards would be increased in comparison to a standard extension with no beneficial to reducing fire prone status of the property as the existing structure would not need to comply? Shouldn't the wider Nannup community be made aware that future extensions to their properties could become dramatically more expensive once these Standards are implemented?"</i></p> <p>F) "The amendment provides a false sense of security to property owners who would consider a home built to Bushfire Prone Area standards will withstand any fire attack."</p>	<p>need to be constructed to the new standard and the rest of the dwelling can remain as is</p> <p>F) the current practice of allowing the construction of homes from Cedar and upwards is a greater risk to the shire than imposing this and the onus is on the owner to ensure that they comply in future</p>	

Schedule of Submissions – Amendment No.12 to LPS No.3 (initial consultation)

No.	Name & Address of Submitter	Summary of Submissions	Comments	WAPC Recommendation
	Shire of Bridgetown – Greenbushes PO Box 271 BRIDGETOWN WA 6255	A) "As you are aware, the Shire of Bridgetown-Greenbushes and the Shire of Nannup are jointly finalising the Consultant's Brief for a Bushfire Protection Strategy for both local authorities, with the finding to guide future bushfire management measures." B) "Please be advised that the Shire of Bridgetown-Greenbushes supports Amendment No. 12 as a pro-active and practical response to managing bushfire threats."	A) Noted B) Noted	
	Western Australian Planning Commission 6 th Floor Bunbury Tower 61 Victoria Street BUNBURY WA 6230	A) Noted Council's intent to advertise the Amendment	A) Yes, advertising period was from 27 April – 10 June 2011	
	Fire & Emergency Services Authority PO Box 1288 BUNBURY WA 6231	A) Assessed against WAPC SPP.34 Natural hazards and disasters. B) No objections to the Amendment.	A) Noted and no further comment	

Schedule of Submissions – Amendment No.12 to LPS No.3 (initial consultation)

No.	Name & Address of Submitter	Summary of Submissions	Comments	WAPC Recommendation
	Department of Environment and Conservation PO Box 1693 BUNBURY WA 6231	A) <i>"It is the expectation of DEC that the planning system will appropriately address any environmentally planning issues associated with this proposal."</i> B) No objections to the Amendment.	A) Noted. B) Noted	
	Department of Local Government GPO Box R1250 PERTH WA 6844	A) <i>"Given that the Department does not have jurisdiction in matter relating to planning it is not appropriate for this Department to comment."</i>	A) Noted and no further comment.	
	Main Roads PO Box 5010 BUNBURY WA 6231	A) No objections to the Amendment	A) Noted and no further comment	
	Water Corporation Kevin.Powell@watercorporation.com.au	A) No objections to the Amendment	A) Noted and no further comment	

Schedule of Submissions – Amendment No.12 to LPS No.3 (initial consultation)

No.	Name & Address of Submitter	Summary of Submissions	Comments	WAPC Recommendation
	Department of Water CarolANDERSON@water.wa.gov.au	A) No objections to the Amendment	A) Noted and no further comment	

Shire of Nannup Local Planning Scheme No. 3 Scheme Amendment No. 12 – Schedule of Submissions (additional consultation)

Note: All submissions are noted, however the terminology of “Dismiss”, “Upheld”, or “Partially Upheld” is typically used for recommendations to the Western Australian Planning Commission (WAPC). In the Council’s Recommendation column, if a submission is only “Noted”, it does not make it clear to the WAPC whether the Council agrees or does not agree with the submission. If a submission is “Upheld”, it means that Council agrees that the amendment should be modified as a result of the submission. If a submission is “Dismissed”, it means that no modifications are recommended.

No.	Name and Address of Submitter	Summary of Submissions	Council’s Comments	Council’s Recommendation
1	Kevin Powell Water Corporation Kevin.Powell@watercorporation.com.au	No objection to the Amendment.	That the submission be noted.	That the submission be dismissed.
2	Roy Winslow Shire of Manjimup PO Box 1 Manjimup WA 6258	No comment.	That the submission be noted.	That the submission be dismissed.
3	Richard Bloor Department of Education 151 Royal Street, East Perth WA 6004	No objection to the Amendment.	That the submission be noted.	That the submission be dismissed.
4	Carol Anderson Department of Water CAROL.ANDERSON@water.wa.gov.au	No objection to the Amendment.	That the submission be noted.	That the submission be dismissed.
5	Tim Clynych Shire of Bridgetown – Greenbushes PO Box 271 BRIDGETOWN WA 6255	A) Support Amendment 12 given it is a pro-active and practical response to managing bushfire threats. B) The Shire of Bridgetown-Greenbushes and the Shire of Nannup are jointly finalising the Consultant’s Brief for a Bushfire Protection Strategy for both local authorities, with the finding to guide future bushfire management measures.	That the submission be noted.	That the submission be dismissed.

PLANNING AND DEVELOPMENT ACT 2005

Shire of Nannup

LOCAL PLANNING SCHEME No. 3

AMENDMENT No 12

The Nannup Shire Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Local Planning Scheme by:

- 1 Inserting a new Part in the Scheme as follows;

'PART 13 - DESIGNATED BUSHFIRE PRONE AREAS

13.1 A Designated Bushfire Prone Area is any area identified on the Bushfire Hazard Assessment Plan. Dwelling construction within Bushfire Prone Area will be subject to the relevant bushfire prone requirements pursuant to the Building Code of Australia (BCA), Australian Standard 3959 and Planning for Bush Fire Protection (WAPC Dec 2001).

13.2 Where the minimum hazard separation and building protection zones outlined in the WAPC's '*Planning for Bush Fire Protection*' are not within a proponent's power to achieve within their own property, sufficient for a BAL 29 or less rating, the Council may vary the requirements for developments or subdivisions in the Nannup Townsite.

13.3 Where the Council varies the minimum requirements outlined in 13.2 it will require the applicant to place a notification on the Certificate of Title advising of the variation.

13.4 The Bushfire Hazard Assessment Plan held at the local government offices (and as may be amended from time to time) form part of the Scheme for the purposes of this clause.

13.5 The Bushfire Hazard Assessment Plan may designate specific hazard levels as and when this information becomes available.

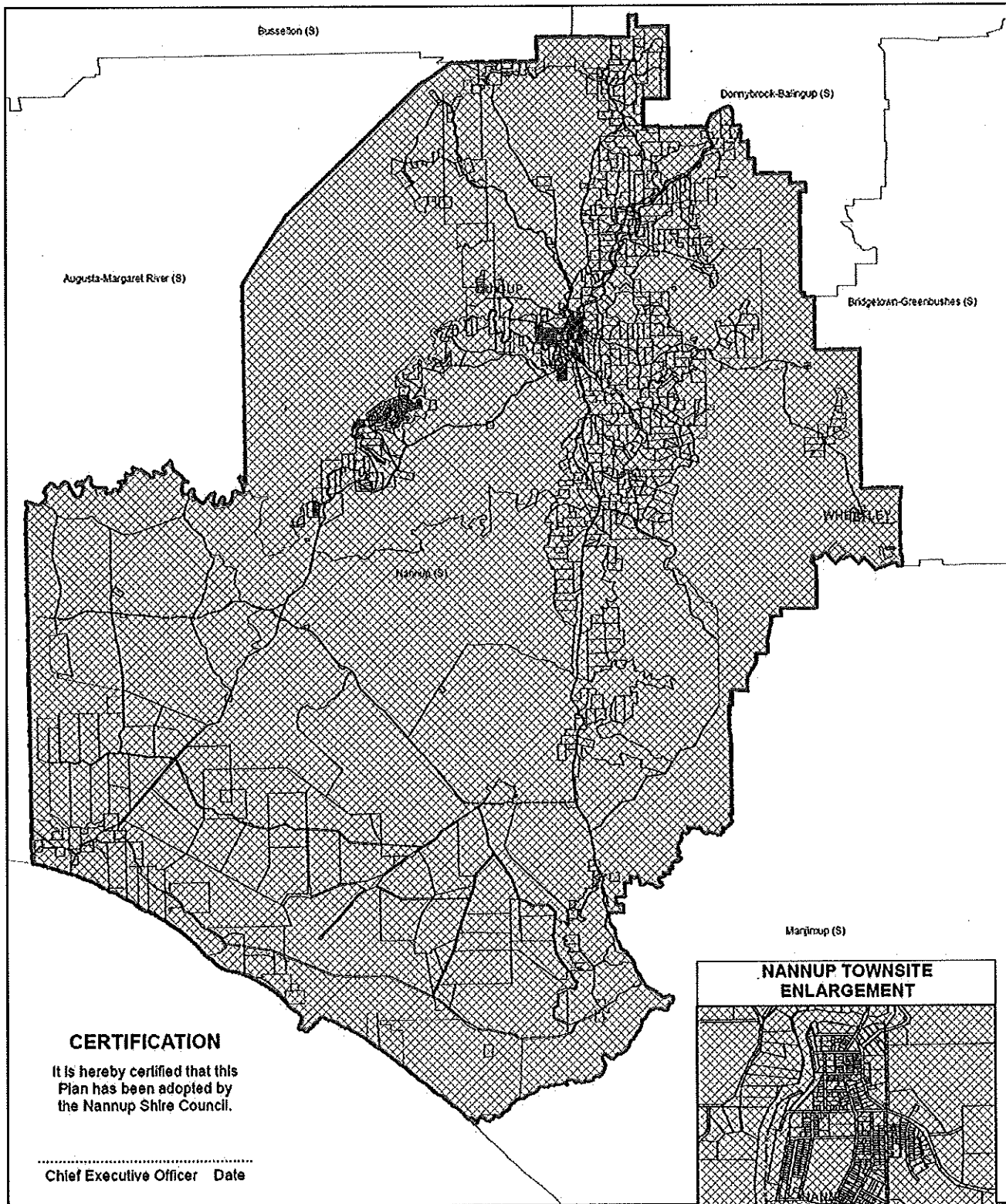
13.6 If an owner disputes the designation of his land within a Bushfire Prone Area that owner may request in writing the local government to reconsider that designation.

13.7 On receiving a request made under clause 13.3, the local government may, by notice in writing served on the person who made the request, determine that -

- a) the land is not within a Designated Bushfire Prone Area;
- b) the land is in an alternative hazard level; or
- c) the designation of the land on the Bushfire Hazard Assessment Plan is correct.'

- 2 Delete the full stop at the end of sub-clause 8.2 (b) (iii) and replace it with a semi-colon.

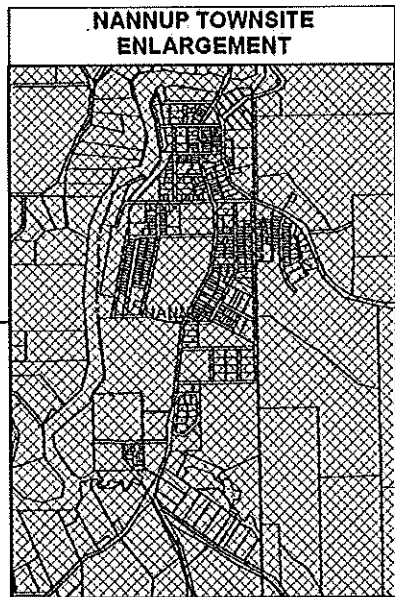
- 3 Inserting a new sub-clause as follows;
'8.2 (b) (iv) is included in a Designated Bushfire Prone Area as identified on the Bushfire Hazard Assessment Plan referred to in Part 13.'



CERTIFICATION

It is hereby certified that this Plan has been adopted by the Nannup Shire Council.



.....
Chief Executive Officer Date



BUSHFIRE HAZARD ASSESSMENT PLAN



Legend

-  Designated Bushfire Prone Area
-  Shire of Nannup Boundary



SCALE 1:250,000 (at A3)

PLANWEST (WA) Pty Ltd

July 2011

AGENDA NUMBER: 10.2

SUBJECT: Application for Planning Approval – Accommodation to support hospital, residence, sheds and ancillary development

LOCATION/ADDRESS: Lot 3 of Nelson Location 778 Balingup-Nannup Road, Nannup

NAME OF APPLICANT: Mystic River Pty Ltd - Mr Wally Moroz

FILE REFERENCE: A157

AUTHOR: Steve Thompson – Consultant Planner

REPORTING OFFICER: Robert Jennings – Chief Executive Officer

DISCLOSURE OF INTEREST: Edge Planning & Property receive planning fees for advice to the Shire therefore declare a Financial Interest

– Section 5.65 of the Local Government Act 1995

DATE OF REPORT: 2 December 2011

- Attachment:
1. Location Map
 2. Local Planning Scheme No. 3 provisions for application site including endorsed Structure Plan
 3. Extract of information provided by applicant
 4. Submissions – Separate Cover
 5. FESA advice on Fire Management Plan (May 2009)

BACKGROUND:

Site details

The site subject to this Planning Application is Lot 3 of Nelson Location 778 Balingup-Nannup Road which is shown in Attachment 1. The site is approximately 12 kilometres north-east of the Nannup townsite.

The site is 34.5567 hectares in area, is largely cleared (with native vegetation predominantly in the south-east), has a mixture of slopes from moderate to steeply sloping, and contains an existing building (approved as a day hospital), residence, sheds, a large dam and smaller dams.

Adjoining and surrounding land is predominantly used for the grazing of livestock and tree plantations. There are also tourist and vineyard operations.

Previous planning

The site was subject to Scheme Amendment No. 6 which was granted final approval by the Minister for Planning on 11 March 2010 and then gazetted on 26 March 2010. This rezoned the site from the "Agriculture" zone to the "Special Use" zone to enable the development of a private hospital with associated accommodation. Attachment 2 sets out the Local Planning Scheme No. 3 (LPS3) zoning provisions for the application site including the endorsed Structure Plan.

At the Council Meeting on 24 June 2010, the Council passed the following motion, at minute No 8407:

“That Council in relation to the planning application 015/10 to establish a “Day Hospital” resolve to:

Endorse the approval by the Manager Development Services under delegation 105, the planning application subject to compliance with the conditions in the WAPC 853/6/17/3 Pt6 rezoning approval (Conditions and structural plan dated 1st Feb 10 thereto) of 11 March 2010 for the rezoning of Lot 3 of Nelson Location 778 Balingup Road.

Consider that the change to the endorsed Structural Plan dated 1st February 2010 is minor and is approved.

As no car parking is shown an additional condition that ten (10) car parks are to be provided for stage 1.

All issues raised by residents to be addressed as soon as possible.”

The planning approval in June 2010 enabled the establishment of a day hospital and medical centre accommodating a maximum of 30 patients at any one time, along with changing the use of an existing dwelling and garage. A Building Licence was then issued by the Shire. The applicant has been progressively implementing the approvals since then.

Current Planning Application

The applicant has lodged an application for planning approval for the second stage of the proposal (Attachment 3). The applicant seeks approval for:

- the establishment of a residential building (accommodation for a maximum of 20 people), along with a manager’s office, common room and pool enclosure;
- a residence;
- a shed of 200m²;
- a shed of 84m²;
- a rainwater tank; and
- reclassifying the existing residence as a caretakers dwelling.

The applicant has provided a number of reports into various elements of the development including a Fire Management Plan, Emergency Management and Evacuation Plan, Farm Management Plan and Landscape Protection Plan. These reports are available to Councillors on request.

Consultation

As set out in LPS3, there is no statutory requirement to publicly advertise this recent Planning Application. However, in accordance with Council's Local Planning Policy LPP - 005, consultation occurred for a 14 day period. The Shire administration invited public comment on the Planning Application through writing to 11 adjoining/nearby landowners and 4 State Government agencies, placing a notice in the local paper, details on the Shire website and having details available at the Shire office.

At the time of writing this report, the Shire had received six submissions on the Planning Application and these are provided in full in Attachment 4. Four submissions have been received from adjoining/nearby landowners and two submissions have been received from State Government agencies. The submissions from adjoining/nearby landowners generally oppose the application, while State Government agencies raise no objection.

The submissions which oppose the application raise a number of matters including:

- safety and security of patients, staff, visitors and surrounding residents;
- bushfire risks – the site is fire prone and patients/clients will add to the risks;
- evacuation of patients and duty of care considerations;
- impacts on amenity/lifestyle including a loss of tranquility;
- impacts on tourism and a detrimental impact on property values;
- logistical challenges given the site's relatively isolated location, including the availability of police, medical, ambulance and fire fighting services;
- traffic impacts and safety;
- there is no public transport service; and
- management of patients on-site and off-site.

Any late submissions will be separately reported to Councillors under separate cover.

The Shire's CEO and the Consultant Planner met with Mr and Mrs Avery, Mr Collett and Mr Sharp on 2 December 2011. At this meeting, they communicated their strong opposition to the Planning Application.

Previously, there was considerable consultation on Scheme Amendment No. 6 in 2009 for over a two month period which included a public meeting on 4 June 2009. 56 submissions were previously received on Scheme Amendment No. 6.

Planning framework

The site is zoned "Special Use" in LPS3 with statutory provisions for the site outlined in Attachment 2. Uses which can legally be approved by the local government on the property are:

- hospital and medical centre (maximum of 30 patients at any one time);
- residential building (maximum occupation of 20 persons);
- caretakers dwelling;
- single dwelling;
- home office;
- home occupation;
- agriculture – extensive;
- recreation – private; and
- rural pursuit.

Under LPS3 a "D" use, means that the use is not permitted unless the local government has exercised its discretion by granting planning approval. Unlike an "A" use there is no specific requirement for public advertising.

The site is located in Precinct NR1 in the Shire of Nannup Local Planning Strategy. Precinct objectives include to:

- "Protect and enhance landscape values of Nannup-Balingup corridor along Blackwood River valley.
- Provide for the sustainable use of land within the agricultural zones, and outside the Townsite Strategy Area, for a range of rural pursuits."

COMMENT:

1. Overview

It is recommended that Council approve the Planning Application subject to conditions. This follows assessment against LPS3 (including that the application is generally consistent with endorsed structure plan), the Local Planning Strategy, Local Planning Policies, State Planning Policies, and given no objections were received from State Government agencies.

Some of the key issues with the application are outlined below.

2. Is the development appropriate for this site?

While noting opposition from adjoining/nearby landowners, it is concluded that the development is conditionally appropriate for this site for reasons including:

- the Minister for Planning supported the range of land uses through granting approval to Scheme Amendment No. 6 on 11 March 2010;
- LPS3 enables the proposed uses in Special Use Zone No. 12;
- the development is generally consistent with the endorsed structure plan;
- the Council supported planning approval to the first stage of the development on 24 June 2010;
- the area is not priority agricultural/prime agricultural land as defined by the Department of Agriculture and Food;
- there are suitable buffers from adjoining properties; and
- the Fire & Emergency Services Authority (FESA) endorsed the Fire Management Plan (FMP) for the property which was communicated to the Shire on 13 March 2009 (Attachment 5).

3. Fire management

FirePlan WA (fire management consultants) assessed the site as having a medium, high and extreme bushfire hazard and prepared a comprehensive FMP at the scheme amendment stage. FESA assessed and then endorsed this FMP (Attachment 5). Recently, FESA provided comments on the Planning Application (Attachment 4) highlighting the need for a FMP. A recent telephone discussion with the FESA officer confirmed that they receive numerous planning referrals for comment and they did not undertake a comprehensive check of the file and their previous advice.

Given the FirePlan WA assessment, previous FESA endorsement of the FMP and that the applicant has substantially implemented the FMP including low-fuel areas, water supplies and building construction standards, it is suggested that measures can comply with the State Government's "Planning for Bushfire Protection Guidelines (edition 2)" document.

Recommended conditions relating to reducing bushfire risks are again obtaining FESA endorsement to the FMP, ensuring the FMP recommendations are implemented and requiring all habitable buildings to be constructed in accordance with Australian Standard AS3959-1999.

4. Emergency management and evacuation

The applicant has prepared an Emergency Management and Evacuation Plan (Attachment 3), including setting out that the entire site is a smoke free environment. Besides being a LPS3 requirement, the plan is essential given the site's relatively isolated location. The plan identifies the procedures in the event of an emergency. Whilst not limited to bush fire emergencies, this is likely to be the main focus given the level of risk. Should Council resolve to grant Planning Approval, it is recommended that the plan should be periodically reviewed to ensure it remains current.

It is recommended that the Emergency Management and Evacuation Plan be separately assessed by FESA with required measures implemented prior to occupation by patients.

5. On-going management

Various submissions raise issues relating to the safety, security and management of patients/visitors, along with logistical challenges including the availability of police, medical, ambulance and fire fighting services. While noting the site's relatively isolated location, it is suggested that many of these safety, security and management issues primarily relate to duty of care considerations for the operator.

It is highlighted that on-going management is a critical issue which, of course, can only be addressed following the site being used for the approved purpose. Significantly, the responsibility for appropriate on-going management rests with the landowner/operator to ensure that patients and visitors are responsible and do not create inappropriate impacts, including noise, fire, litter etc. to adjoining/nearby properties.

There are various recommended planning conditions that seek to minimise land use impacts and encourage appropriate neighbourly relations. This includes a recommended condition requiring the applicant to prepare and gain approval for an appropriate Management Plan. It is suggested that the Management Plan, amongst matters, should:

- address the responsibility for patient/visitor behaviour and management measures to be implemented to minimise adverse impact on the amenity of the locality;
- outline the approach to maximise the safety and security of patients and visitors;
- seek the operation to be a good neighbour and be considerate including noise, litter and the approach to reducing fire risks;
- acknowledge that the development is located in an agricultural area and that the impacts of agricultural pursuits should be expected and tolerated;
- highlight the requirement to not enter adjoining private land; and
- set out that the operator and/or manager will live on the property.

It is also noted that adjoining/nearby landowners have a common law right that addresses trespass.

6. Traffic impacts and public transport

The proposed development, if approved and implemented, will create additional traffic on Balingup-Nannup Road. It is suggested that the road can however adequately handle expected traffic from the development. Balingup-Nannup Road will be upgraded in accordance with "Roads 2025 Regional Road Development

Strategy" (Main Roads WA and Western Australia Local Government Association) and the Council's Capital Works Program, along with allocating/securing funding.

Most of the municipality is not serviced by public transport service, including the Balingup-Nannup Road. While it would be preferable if public transport services were available, it is suggested that the lack of a public transport service is not a sound reason to refuse this Planning Application.

7. Vehicular access to Balingup-Nannup Road

The existing crossover is located to maximise vehicular sight distances in both directions. It is suggested that the existing crossover should be sealed and drained to the satisfaction of the Council. Given the first section of the driveway closest to the Balingup-Nannup Road is steep, it is suggested that at least the first 25 metres of the driveway is sealed at the proponent's cost.

Condition/Special Provision 15 of LPS3's SU12 states:

"As a condition of planning approval the local government may require the upgrading of Balingup-Nannup Road in the vicinity of the entrance to the subject land along with construction of passing bays to facilitate safe vehicular access to the site."

It is suggested that while a sealed crossover is appropriate, passing bays are not warranted at this stage. This follows advice from the Shire's Works Manager, site inspection and vehicle numbers on this section of the Balingup-Nannup Road. The need for passing bays could be re-examined following patients occupying the property, re-examining traffic numbers/impacts and through a future Planning Application.

8. Detrimental impact on property values

No professional evidence has been provided to verify this claim.

9. Visual impact

This matter is considered appropriately addressed given the development will have limited or no visual impact when viewed from the Balingup-Nannup Road. Impacts can be further reduced with the retention of existing vegetation and through additional replanting. A recommended condition includes the implementation of the Landscape Protection Plan.

STATUTORY ENVIRONMENT:

Planning and Development Act 2005 and LPS3.

POLICY IMPLICATIONS: Nil**FINANCIAL IMPLICATIONS: Nil****STRATEGIC IMPLICATIONS:**

The facility is expected to be used by people from the South West, Perth and from other parts of Western Australia. It has potential to provide employment, support local business and draw people to the Shire.

RECOMMENDATION:

That Council approve the Planning Application for a residential building, manager's office, common room, pool enclosure, residence, two sheds, rainwater tank and reclassifying the existing residence as a caretakers dwelling on Lot 3 of Nelson Location 778 Balingup-Nannup Road, Nannup as set out in Attachment 3 subject to the following conditions:

1. This approval shall expire if the development hereby approved has not been substantially commenced within a period of two years from the date hereof, or within any extension of that time (requested in writing prior to the approval expiring) that may be granted by the local government. Where the Planning Approval has lapsed, no further development is to be carried out.
2. The development hereby approved is to be carried out in accordance with the plans and specifications submitted with the application, addressing all conditions, or otherwise amended by the local government and shown on the approved plans and these shall not be altered and/or modified without the prior knowledge and written consent of the local government.
3. The approved development is limited to accommodate a maximum of 20 persons staying overnight in the residential building.
4. The driveway and car parking shall be laid out and constructed to the satisfaction of the local government prior to occupation.
5. The vehicular crossover, to a distance of a least 25 metres from the Balingup-Nannup Road, is to be designed, constructed, sealed and drained at the proponent's expense to the satisfaction of the local government prior to 15 December 2013.
6. All habitable buildings are constructed in accordance with Australian Standard AS3959-1999.
7. A Fire Management Plan is to be approved by the local government and the Fire & Emergency Services Authority and then implemented prior to

occupation. Following this, measures and recommendations in the approved Fire Management Plan are to be maintained to the satisfaction of the local government.

8. The Emergency Management and Evacuation Plan is to be approved by the local government and the Fire & Emergency Services Authority and then implemented prior to occupation. Following this, measures in the approved Emergency Management and Evacuation Plan are to be maintained to the satisfaction of the local government.
9. The proponent is to submit details of stormwater design which gains approval by the local government and is installed prior to occupation.
10. An adequate on-site potable water supply must be provided in accordance with the Australian Drinking Water Guidelines prior to occupation.
11. A wastewater disposal system acceptable to the local government and approved by the Department of Health is installed prior to occupation.
12. The Landscape Protection Plan is to be implemented to the satisfaction of the local government by 15 December 2013.
13. The proponent is to submit and gain local government approval for a Management Plan, prior to occupation, which addresses the responsibility for the behaviour of clients/patients and visitors and the management measures to be implemented to minimise adverse impacts on the amenity of the locality.
14. A schedule of all materials to be used on the external surfaces of the buildings (which excludes Zinalume) shall be submitted to the satisfaction of the local government prior to the issue of a Building Licence.

Advice

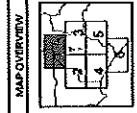
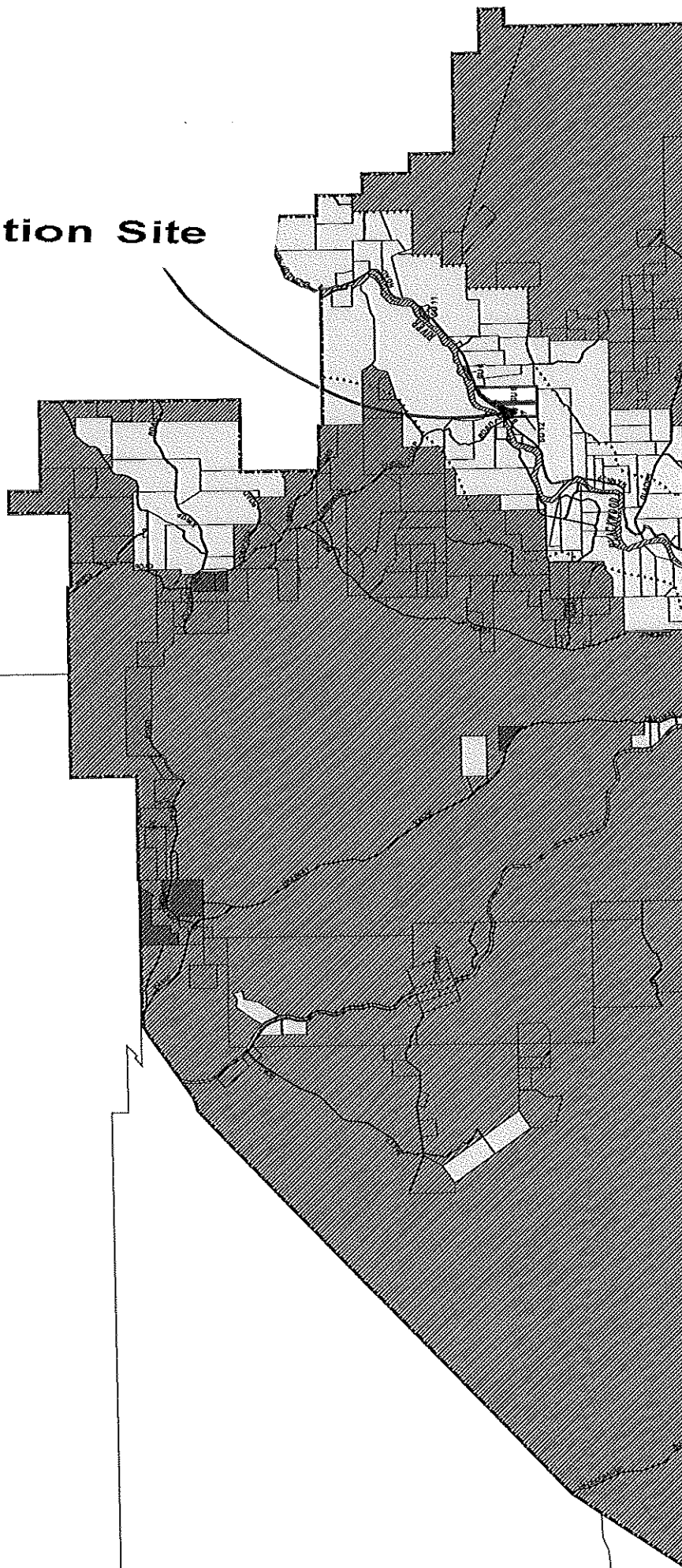
- A) The proponent is advised that this Planning Approval is not a Building Licence. A Building Licence must be formally applied for and obtained before the commencement of any site and/or development works.
- B) The proponent is advised that the approved development must comply with all relevant provisions of the Health Act, 1911 (as amended) and the Building Code of Australia.
- C) In relation to Condition 5, the gates and fencing are to be suitably located and designed to ensure there are sufficient areas to enable vehicles to park in the crossover and/or on the property without impeding traffic or compromising safety on Balingup-Nannup Road.

- D) In relation to Conditions 7 and 8, these plans should be regularly reviewed to ensure they comply with best practice to assist in managing risk.
- E) In relation to Condition 10, the local government may require water samples to be taken and independently analysed. Should the local government be required to arrange the testing, it will be at the cost of the landowner/operator.
- F) In relation to Condition 13, the Management Plan is to:
- address the responsibility for patient/visitor behaviour and management measures to be implemented to minimise adverse impact on the amenity of the locality;
 - outline the approach to maximise the safety and security of patients and visitors;
 - seek the operation to be a good neighbour and be considerate including noise, litter and the approach to reducing fire risks;
 - acknowledge that the development is located in an agricultural area and that the impacts of agricultural pursuits should be expected and tolerated;
 - the requirement to not enter adjoining private land; and
 - set out that the operator and/or manager will live on the property.
- G) All fire fighting equipment is to be clearly indicated on plans submitted for a Building Licence.
- H) The proponent is advised that the development may be accompanied by responsibilities inherent under the 'Disability Discrimination Act, 1992'. It is recommended that the proponent seek to apprise himself of those requirements.
- I) The proponent is advised that development of the subject property in accordance with this Planning Approval may result in the method of rating for the property being reviewed.
- J) It is the responsibility of the proponent/landowner to advise the local government when all conditions relating to the development have been satisfied.
- K) The local government will separately consider the possible need for passing bays following patients/clients occupying the property, monitoring traffic volumes/impacts and through the submission of a future Planning Application.

- L) Part 14 of the Planning and Development Act 2005 provides the right to apply to the State Administrative Tribunal for review of some planning decisions and the proponent may wish to take professional advice to determine whether or not such a right exists in the present instance. The State Administrative Tribunal Rules 2004 require that any such applications for review be lodged with the Tribunal.

Application Site

↑ North





 SCALE 1:100000

NANNUP TOWNSITE

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

Prepared by Planning and Council Services Branch
 Department of Planning
 Shire of Nannup
 1000 Lakes Road, Nannup, Western Australia
 6330
 Contact details: 08 9437 2000
 Fax: 08 9437 2001
 Email: planning@nannup.wa.gov.au
 Website: www.nannup.wa.gov.au
 Date: 14 December 2007

Approved by Vicor Chew
 Planning Officer
 14 December 2007

PLANNING SCHEME NO. 3

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF NANNUP

LOCAL PLANNING SCHEME NO. 3 - AMENDMENT NO. 6

The Shire of Nannup, under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Town Planning Scheme by:

1. Rezoning of Lot 3 of Nelson Location 778 Balingup-Nannup Road, Nannup from 'Agriculture' zone to 'Special Use' zone for the purpose of private hospital and associated accommodation and to amend the Scheme Maps to include "SU12" accordingly;
2. Inserting applicable special provisions into Schedule 4 of the Scheme as follows:

SCHEDULE 4 – SPECIAL USE ZONES

NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS/SPECIAL PROVISIONS
SU 12.	Lot 3 of Nelson Location 778 Balingup Road, Nannup	<ul style="list-style-type: none"> • Hospital & Medical Centre (maximum of 30 patients at any one time) • Residential Building (maximum occupation of 20 persons) • Caretakers Dwelling • Single Dwelling • Home Office • Home Occupation • Agriculture – Extensive • Recreation – Private • Rural Pursuit 	<ol style="list-style-type: none"> 1. Development of the Site shall be generally in accordance with a Structure Plan adopted by the Local Government and endorsed by the Western Australian Planning Commission. 2. Development may be considered by the local government as a variation from the endorsed Structure Plan provided that, in the opinion of the local government, such development would not compromise the intent of the Structure Plan and the purpose of the zone. 3. Any development not within the general intent of the endorsed Structure Plan will require consideration and endorsement of a new Structure Plan in accordance with the provisions of this Scheme. 4. All applicable 'Special Uses' shall be deemed to be 'D' uses pursuant to the Scheme and considered under Part 10 of this Scheme. 5. In addition to the requirements of Clause 9.2 of this Scheme, a Fire Management Plan is required to be submitted with any development application. The plan shall include the following: <ul style="list-style-type: none"> • All habitable buildings shall be designed and constructed in accordance with the requirements of Standards Australia AS3959-1999 "Construction of Buildings in Bush Fire Prone Areas" Level 2 construction standards or other standards that may be in force.

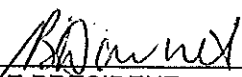
NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS/SPECIAL PROVISIONS
			<ul style="list-style-type: none"> • Fire prevention, fire management and the issue/need for onsite fire safety structures specifically related to the use of the land as a hospital shall be addressed. • Any other matter required by the local government, DEC and FESA. <p>Implementation of the Fire Management Plan will be included as a condition of development approval.</p> <p>6. In addition to the requirements of Clause 9.2 of the Scheme, an Emergency Management and Evacuation Plan which is to address (but not be limited to) the means by which patient and community danger will be limited (including means to prevent fire danger from smoking) is required to be submitted with any development application. Implementation of this plan will be included as a condition of development approval.</p> <p>7. In addition to the requirements of Clause 9.2 of the Scheme, a Farm Management Plan is required to be submitted with any development application to address the use of the majority of the land for agricultural purposes. Implementation of this plan will be included as a condition of development approval.</p> <p>The use of the land for the purpose of 'Residential Building' shall be ancillary to the hospital and/or medical centre use.</p> <p>8. All buildings (with the exception of the proposed 'Single Dwelling') shall be located within the designated building envelope as depicted on the Structure Plan.</p> <p>9. The "Single Dwelling" shall be setback in accordance with the relevant provisions of the 'Agriculture' Zone, specifically Clause 4.13.1.3.</p> <p>10. In order to conserve the natural beauty of the locality all trees shall be retained unless their removal is authorised by the local government.</p> <p>11. The Local Government shall not permit the construction of any building in a manner or of materials that would in the opinion of the local government destroy the amenity of the area or not blend in the landscape.</p> <p>12. The Local Government will require as a condition of development approval that all habitable buildings shall be connected to a wastewater treatment system with an adequate phosphorus retention capacity as approved by the Department of Health and the local government. The base of the system or the modified irrigation area is to be above the</p>

NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS/SPECIAL PROVISIONS
			<p>highest known water table.</p> <p>13. Stormwater drainage shall be designed to the satisfaction of the local government.</p> <p>14. Every application for development shall be accompanied by a Landscape Protection Plan showing:</p> <ul style="list-style-type: none"> • existing and proposed contours, including any cut and fill work intended to be undertaken; • existing vegetation; • proposed revegetation • vegetation proposed to be removed; • location of effluent disposal systems; and • location of access drive from road to dwelling and any parking areas. <p>The plan will be required to be implemented as a condition of development approval.</p> <p>15. As a condition of planning approval the local government may require upgrading of Balingup-Nannup Road in the vicinity of the entrance to the subject land along with construction of passing bays to facilitate safe vehicular access to the site.</p>


DATED THIS 1ST DAY OF FEB, 2010

Adoption Regulation 13(1)

Adopted by Resolution of the Council of the Shire of Nannup
at the Ordinary Meeting of the Council held on the: #8004
28 day of AUGUST, 2008.



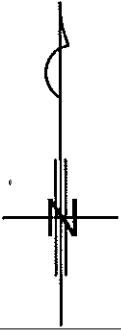
SHIRE PRESIDENT



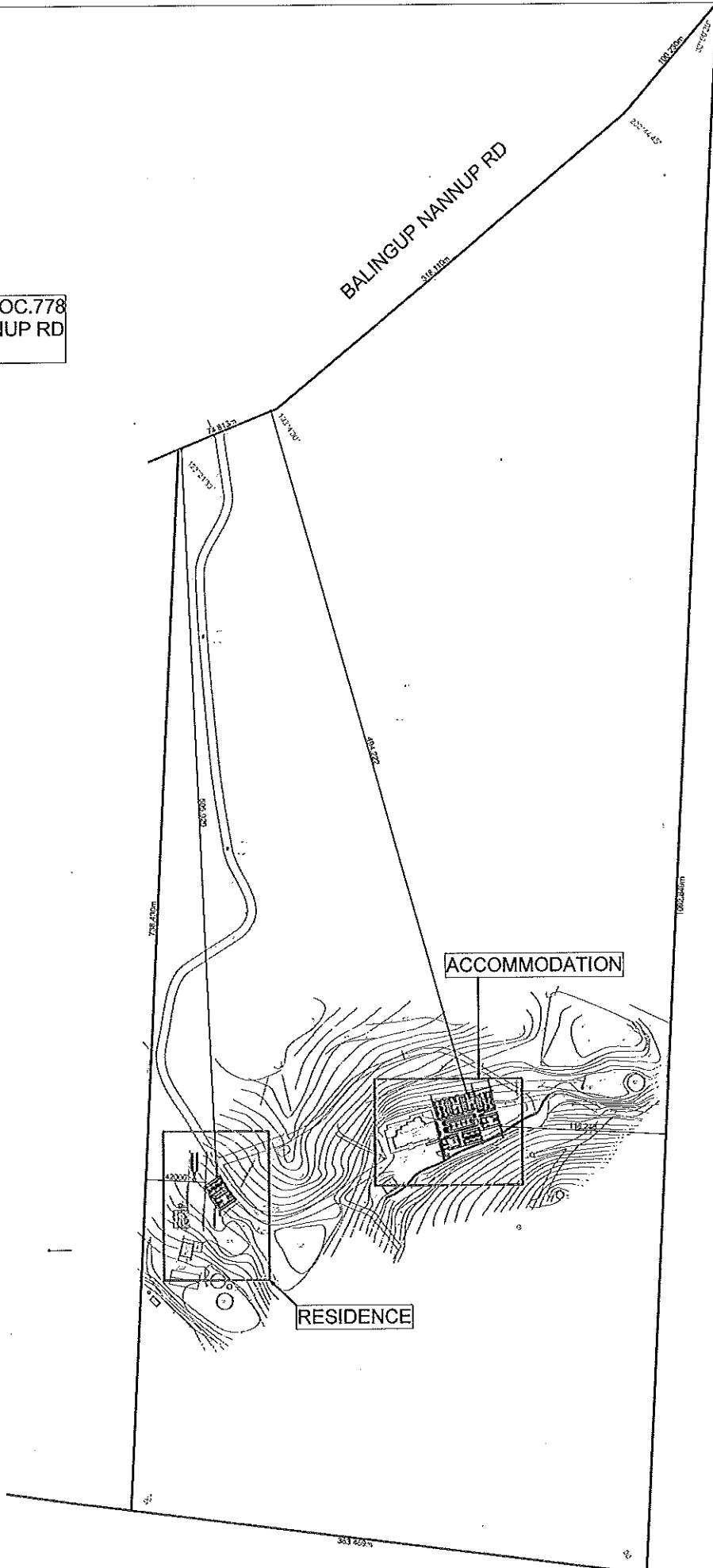
CHIEF EXECUTIVE OFFICER

Final Approval

Adopted for Final Approval by Resolution of the Shire of
Nannup at the Ordinary Meeting of Council held on the: #8220
23 day of JULY, 2009.



LOT 3 NELSON LOC.778
BALINGUP-NANNUP RD
NANNUP



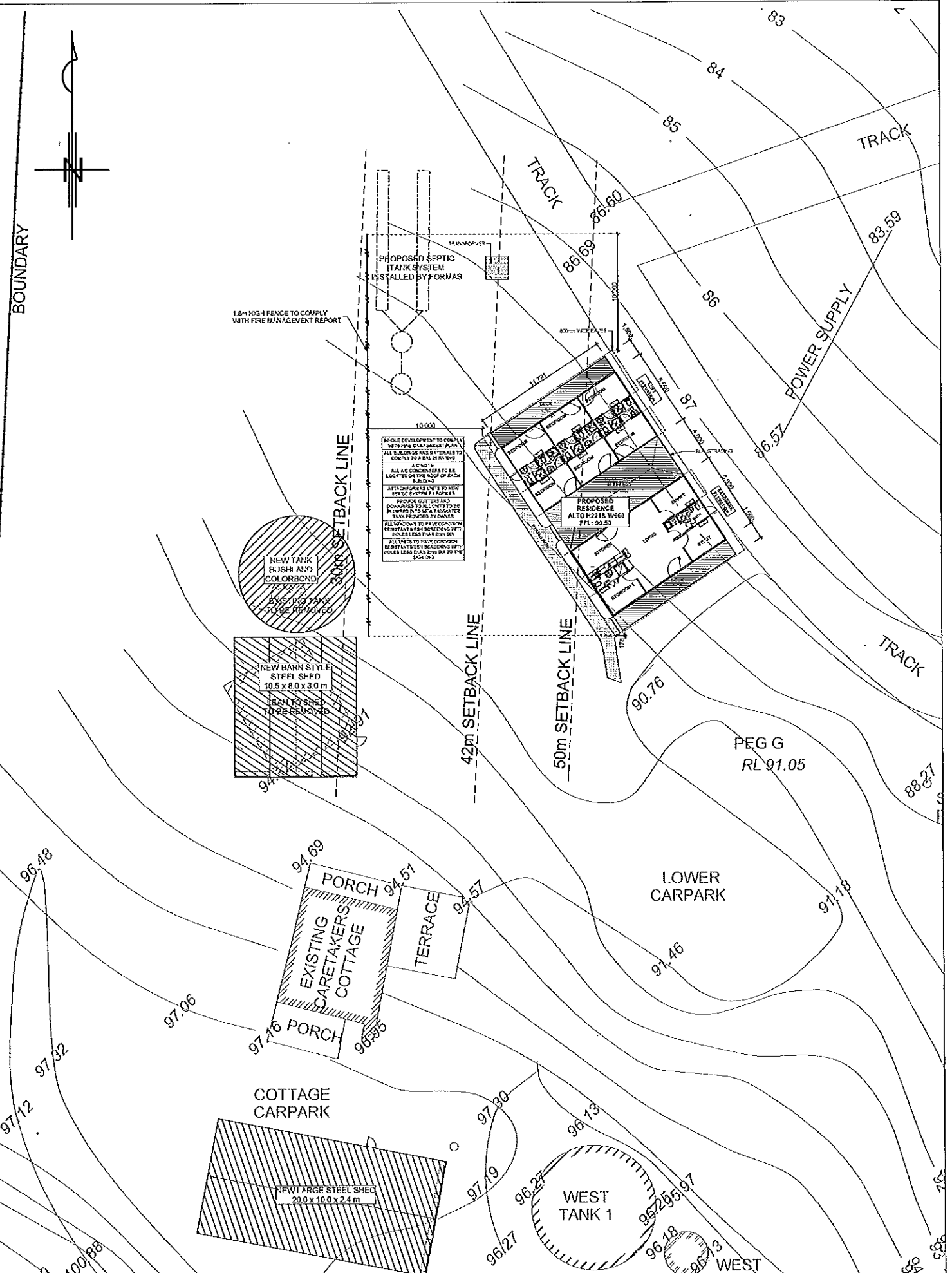
Formas
Sustainable Modular Living
114 Great Eastern Hwy, Beldale WA 6111 (Entry Via Gate)
Tel: (08) 9471 1111 Fax: (08) 9471 1111 www.formas.com.au

Proposed
**LOT 3 NELSON LOC. 778
BALINGUP-NANNUP RD,
NANNUP**
Client
**MYSTIC RIVER PTY LTD
PO BOX 1151
KALAMUNDA WA 6926**

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Rev	Date	By	Check	Approved	Description
1	1/10/2011	FORMAS	ML	ML	Overall Site Layout
2	1/10/2011	FORMAS	ML	ML	Overall Site Layout

Overall Site Layout 1 of 4
Scale: 1:2000
Sheet: B
A2



NOTE:
 1. ALL CONCERNED TO BE LOCATED ON THE ROOF OF EACH BUILDING.
 2. PROPOSED GUTTERS AND DOWNPIPES TO BE INSTALLED INTO NEW RAINWATER TANKS (AS SHOWN BY OWNER).
 3. ALL WINDOWS TO HAVE CORROSION RESISTANT FINISHES AND WITH SIZES LESS THAN 2m x 2m.
 4. ALL UNITS TO HAVE CORROSION RESISTANT FINISHES AND WITH SIZES LESS THAN 2m x 2m TO THE SURFACE.

1.2-1.93M FENCE TO COMPLY WITH FIRE MANAGEMENT REPORT

NEW BARN STYLE STEEL SHED
 10.5 x 8.0 x 3.0 m
 GALV STEEL
 FIBRE REINFORCED

NEW TANK
 BUSHLAND
 COLORBOND
 EXISTING TANK
 TO BE DEMOLISHED

NEW LARGE STEEL SHED
 20.0 x 10.0 x 2.4 m

Formas
 Sustainable Modular Living
 214 Great Eastern Hwy, Edgewater, WA 6101 (Entry Via Drive)
 Tel: (08) 9373 1111 Fax: (08) 9373 1111 www.formas.com.au

Project:
**LOT 3 NELSON LOC. 778
 BALINGUP-NANNUP RD,
 NANNUP**
 Client:
**MYSTIC RIVER PTY LTD
 PO BOX 1131
 KALAMURDA WA 6928**

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Rev	Date	By	Check	Scale	Drawn	Checked	Discipline	Sheet No.	Total Sheets
1	20/05/2024	ML	ML	1:200			RESIDENCE	2	4
2	22/05/2024	ML	ML	1:200			RESIDENCE	2	4

Scale: 1:200
 Date: 22/05/2024
 Sheet No: 2
 Total Sheets: 4
A2

BLACKWOOD RIVER CLINIC and ASSOCIATED ACCOMMODATION EMERGENCY MANAGEMENT and EVACUATION PLAN

The Plan deals with internal and external threats ensuring the staged movement of patients, visitors and staff to a safe area away from danger. In the event of a fire within the building(s) there will be immediate evacuation of the building(s). The emergency and evacuation procedure for the Residence and the Cottage will be the same except the Muster Point will be in the Western Car Park. A smoking policy is included.

1. Internal threats: inside the building(s).
2. External threats: elsewhere on the property or in the local community.

1. INTERNAL: EMERGENCY WITHIN THE BUILDING(S)

ASSESS THE SITUATION

The Warden will assess the situation and take into account:

- Safety: - relevance and seriousness of threat to life.
- Proximity of hazards that may be relevant to the situation.
- Nature and type of patient/visitor in the area.

AUTHORITY TO EVACUATE

- The Warden will make the decision for EVACUATION of the building.
- If the threat is fire related A FESA officer will assume the role of WARDEN when they arrive.

The Warden will:

- Assume the coordination role.
- Alert other persons to the situation.
- Obtain a list of patients, staff and visitors to the facility.
- Ensure the area has been evacuated
- Proceed to Muster point in the car park and account for All persons.
- Report to the Command Post when evacuation is completed.

STAGES OF EVACUATION

1. Remove patients from immediate danger.
2. Move to a safer area.
3. Complete building evacuation to Muster point in the Clinic car park.

FIRE AND SMOKE

Staff Responsibilities

If there is a FIRE within the building(s) - Evacuate immediately.

Follow **R.A.C.E.** procedures.

- **R**emove patients from immediate danger.
- **A**lert other staff and FESA
- **C**onfine the area by closing the door.
- **E**xtinguish the fire, only if safe to do so.
 - Guide patients to the Assembly Area (Muster Point in the car park).
 - Where possible have patients assist each other.
 - Check all rooms, storerooms and toilets to ensure that no one is in the building(s).
 - Inform persons in other areas.
 - Report to Officer in Charge of the Emergency Services.

NEVER LEAVE PATIENTS ALONE OUTSIDE

DO NOT LET ANYONE RE-ENTER THE BUILDING(S) UNTIL THE OFFICER IN CHARGE OF THE EMERGENCY SERVICES GIVES "ALL CLEAR".

Smoking Policy: the entire site will be a non-smoking site.

PERSONAL INJURY AND SUDDEN ILLNESS

The senior staff member on duty will assess the situation and administer first aid.

If the situation is serious, an ambulance will be called and appropriate intervention applied until the arrival of the ambulance.

A defibrillator will be available on site in the event of a heart attack.

Records will be kept on-site of each person's details and family contact numbers and family members will be informed as a matter of course.

Incidents will be logged and a record kept for review.

All staff members will be trained to deal with critical incidents, personal injury and sudden illness.

2. EXTERNAL: EMERGENCY and EVACUATION OF PROPERTY

As Above.

The patients, staff and visitors will follow the emergency procedures that direct them to the Muster Point in the Clinic.

They will then be evacuated from the property in the event that the threat is assessed as catastrophic and the Officer in Charge of the Emergency has confirmed that the Balingup-Nannup Rd is safe and clear for traffic to proceed.

Clarification needs to be obtained as to whether it is safe to proceed towards the town sites of Nannup or Balingup.

Patients and staff with cars will drive out in convoy followed by the bus that will take the remaining staff and residents.

In the event that the Balingup-Nannup Rd is closed and traffic is unable to proceed north or south, all patients, staff and any visitors on the property will assemble and remain in the dining room of the Blackwood River Clinic as it is roomy, ember proof, meets fire standards and is secure.

The Warden will ensure that:

- All windows and doors are securely fastened, curtains and blinds drawn and all electrical appliances are switched off.
- The ground sprinkler system is activated in the event of a fire so that all of the areas surrounding the main buildings are wet down to suppress fire spreading too close to the buildings.
- This system is also gravity fed from a tank on the hill and will operate in the event of power failure. The valve is manually controlled and is located in a fire safe zone.

3. SMOKING POLICY

The clinic and the entire property has been designated a smoke free environment.

BLACKWOOD RIVER CLINIC and ASSOCIATED ACCOMMODATION

FARM MANAGEMENT PLAN (FMP)

The FMP is predicated on a "good neighbour " policy as practised throughout the Nannup Shire.

The property, known as Sky Lakes, will continue to be used as has traditionally been used for livestock grazing, tree plantation and farming.

Normal best practice methods as advised from time to time by the Department of Agriculture and advisers from other appropriate agencies will continue to be implemented.

These will of course evolve as new methods, products and breeds are suggested and demonstrated.

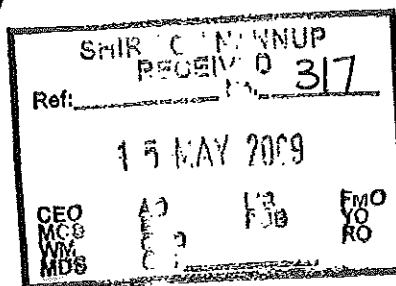
These include seeding, fertilizing, weed and pest control, water management, soil and erosion control and management, and seasonal feed requirements.

Local and neighbouring farmers/managers may be contracted for farm scheduling and contracted for seasonal work as required and dictated by seasonal variation.



Government of Western Australia
Fire & Emergency Services Authority

Your Ref: A157
Our Ref: BY01859-03



South West Highway
BUNBURY WA 6230
PO Box 1288 BUNBURY WA 6230
Telephone (08) 9780 1900
Facsimile (08) 9725 4230
Email fesa@fesa.wa.gov.au
www.fesa.wa.gov.au

13 May 2009

Shire of Nannup
PO Box 11
NANNUP WA 6275

Attention: Ewen Ross

Dear Sir

REFERRAL RESPONSE – SHIRE OF NANNUP LOCAL PLANNING SCHEME No. 3 – AMENDMENT No. 6

The proposal and associated Fire Management Plan have been assessed and are in compliance with the State's 'Planning for Bush Fire Protection' policy. As such, FESA has endorsed the submitted Fire Management Plan dated (insert date) and raises no objection to the proposal.

Should you require further assistance or clarification in relation to the above fire safety measures please contact the FESA District Office on 9780 1900.

Yours faithfully

CMC

for

MERV MCNAMARA
AREA MANAGER – CENTRAL SOUTH

WORKS & SERVICES

AGENDA NUMBER: 10.3

SUBJECT: Graphite Road – Federal Blackspot Project

LOCATION/ADDRESS: Graphite Road, Nannup

NAME OF APPLICANT: Shire of Nannup

FILE REFERENCE: WRK32

AUTHOR: Bret Howson (Consultant Project Manager)

REPORTING OFFICER: Robert Jennings — Chief Executive Officer

DISCLOSURE OF INTEREST: Nil.

DATE OF REPORT: 5th December 2011

Attachment: Location Map

BACKGROUND:

The Shire of Nannup successfully applied for a Federal Blackspot Grant for safety improvement to Graphite Road. This funding is available for the 2011/2012 financial year.

Due to the timeframe for assessment and design, the works need to commence in January 2012. As it is proposed to tender the construction works, this item is seeking the Council's endorsement for the tender selection criteria. In addition due to there not being a Council meeting in January 2012, the Council is requested to endorse the Chief Executive Officer to award the tender prior to the end of January 2012.

COMMENT:

This section of Graphite Road (6.40 to 10.40slk) has a seal width of 7.0m and compacted, unsealed shoulder width of 1.0m. The land is undulating and the road has a number of crests and curves, many with poor visibility around or over the full length of the crest or curve.

The road is bordered by large forest trees which cast shadows across the road. This tends to hide the guideposts, signage and seal edge.

The road has a number of accidents relating to vehicles leaving the road way and colliding with objects. The following chart is a summary of accidents to be treated for this project.

No	SLK	Type	Time
1.	6.49	Hit animal	17.55
2.	7.00	Off bend left	15.00
3.	8.31	Off bend left	8.00
4.	9.69	Off bend left	18.00
5.	10.19	Off bend right	12.00
6.	10.39	Off bend right	9.30

Shire Officers have completed a survey of the centerline, seal edge, shoulder edge and drain and produced a full set of design drawings, technical specifications and tender documents for the proposed works.

It is proposed to widen the shoulders to give greater compacted surface for an errant vehicle to gain control and return to the road. In some areas the shoulder widening will include the improvement of the road geometry with full lane reconstruction from the centerline of the road.

The proposal is to install reflectorised guideposts and curve warning makers which will highlight the edge of road, and it is proposed to install these as per Main Roads guidepost and signage standards.

Summary of Works

- Survey centreline, seal edge, shoulder edge and bottom of drain or batter lines only.
- Re-grade all shoulders to improve width to 1.5m and install new guide post and advanced curve warning signs
- Widen culverts where necessary
- Improve road geometry at 8.50slk curve and improve other areas of crossfall
- Raised pavement marker along centreline
- Install curve warning lateral direction markers on curves as required

General Timeframe

- Design, scope and contract documents – 30 September to 30th November,
- Advertise and award tender – 30th November to 30th January,
- Pre-construction activities – 1st February to 10th February,
- Construction – 10th February to 30th March
- Finalise April 2012

As it is proposed to tender for the construction work for Graphite Road, Shire Officers have prepared the relevant documentation to be able to advertise, assess and award this tender. It is the Officer's recommendation that the following qualitative weighting criteria be used for the assessment of respondents.

Description of Qualitative Criteria	Weighting %
A) Value for Money i. Price;	70%
B) Relevant Experience in providing this service i. Provide details of similar services; ii. Demonstrate competency and proven track iii. record of achievement in this field;	20%
C) Respondent's Resources Respondents should demonstrate their ability and sustain the necessary ; i. Plant, equipment and materials necessary to supply and provide service; ii. Any contingency measures or back up of resources including personnel (where applicable).	10%

Due to the timeframe required to complete this works and reconcile the Federal Government Funding allocation, Shire officers will be recommending that the Council endorse delegated authority to award this tender prior to the end of January 2012.

STATUTORY ENVIRONMENT:

The preparation, assessment and award of this tender shall comply with Part 4 (Provision of Goods and Services) of the Local Government (Functions and General) Regulations 1996 Division 2 – Tendering for Goods and Services.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

As mentioned previously in this item, the Shire has successfully applied \$400,000 for the total project. This is 100% funded from the Federal Government's Blackspot Project with no contribution required from Council. All works will be completed within the budget allocation.

STRATEGIC IMPLICATIONS:

Program 12: Transport.

Sub Program 12.1: Road Maintenance Program

Critical Success Factor: To ensure that road maintenance matters are recognised and undertaken.

Action Title: Development and implementation of significant road maintenance initiatives.

VOTING REQUIREMENTS: Simple Majority.

RECOMMENDATION:

That Council:

1. Endorse the tender selection criteria for the Graphite Road Blackspot Project as:

Description of Qualitative Criteria	Weighting %
A) Value for Money ii. Price;	70%
B) Relevant Experience in providing this service iv. Provide details of similar services; v. Demonstrate competency and proven track vi. record of achievement in this field;	20%
C) Respondent's Resources Respondents should demonstrate their ability and sustain the necessary ; iii. Plant, equipment and materials necessary to supply and provide service; iv. Any contingency measures or back up of resources including personnel (where applicable).	10%

2. Delegate authority to the Chief Executive Officer to award the tender for the Graphite Road Blackspot Project prior to the 31st January 2012.



FINANCE & **ADMINISTRATION**

AGENDA NUMBER:	10.4
SUBJECT:	2011/2012 Budget Amendment
LOCATION/ADDRESS:	Nannup
NAME OF APPLICANT:	N/A
FILE REFERENCE:	FNC 9
AUTHOR:	Vic Smith – Manager Corporate Services
DISCLOSURE OF INTEREST:	Nil
DATE OF REPORT:	1 December 2011

Attachment: 2011/12 Amended Budget pages:

1. Amended Rate Setting Statement
2. Amended Note 6 – Reserves Funds
3. Amended Note 7– Net Current Assets
4. Amended Note 8 – Rating Information

BACKGROUND:

Council adopted the 2011/12 Budget at the Ordinary Meeting held on the 31 August 2011. In accordance with the requirements of the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996* a copy of the adopted budget was submitted to the Department of Local Government (DLG).

The DLG reviewed the Budget and sought clarification of some of the notes forming part of the budget. These notes were reviewed and where necessary amended and a copy of the amended notes returned to the Department.

COMMENT:

Council considered the amended statements at its meeting on 24 November 2011 but the absolute majority required to amend the budget was not achieved. The statements have been reviewed by the Manager Corporate Services and are resubmitted for approval.

COMPLIANCE WITH THE LOCAL GOVERNMENT ACT 1995

Questions have been raised regarding the Council's compliance with the Local Government Act 1995 (the Act). Section 6.34 of the Act states:

Unless the Minister otherwise approves, the amount shown in the annual budget as being the amount it is estimated will be yielded by the general rate is not to –

- (c) be more than 110% of the amount of the budget deficiency; or*
- (d) be less than 90% of the budget deficiency*

The budget deficiency is defined in section 6.2(2)(c) of the Act as being:

The amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue and income.

The Rate Setting Statement approved by Council as part of the Annual Budget on 31 August 2011 shows the following position:

	\$
Total Revenues	9,007,823
Less: Total Expenses	<u>-6,085,704</u>
	2,922,119
Less: Non-cash items included above	<u>-5,222,352</u>
Sub Total	-2,300,233
Add: Estimated Funds carried forward 2010/11	<u>1,439,952</u>
Deficiency	<u>-860,281</u>
Amount to be raised from rates	1,115,214

The amount to be raised from rates was therefore 129.6% of the budget deficiency. The approved Statement did not therefore comply with section 6.34 of the Act. The Statement shows that the Council intended to raise \$254,933 more than required and would carry this surplus forward into 2012/13.

The Council is currently not compliant with the Act as a revised statement has not yet been adopted. There appears to be no automatic penalty that results from this position unless the matter has been referred to, and considered by, the State Administrative Tribunal in accordance with section 6.82 of the Act.

This resulted in a Department for Local Government request to adjust the statement, which was accordingly actioned by officers and brought to Council for adoption on 24 November 2011.

The actual surplus (subject to audit) was reported to Council on 24 November 2011 as \$589,518. This did not arise because of a mistake in the accounts. It is normal

for the financial position at the end of the year to vary from the estimated position and these variances can sometimes be quite large. The fact that the actual surplus varies from the estimated surplus when the budget was set does not make the Council non-compliant with section 6.34 of the Act.

CORRECTIONS TO THE STATEMENTS

The Statement approved by Council on 31 August was incorrect because it did not show an accurate figure for the estimated funds carried forward for 2010/11. This figure should have been \$155,347 and is the accounting error to which the Chief Executive Officer has previously referred. This error affected a range of figures in the Rate Setting Statement and a revised position has been produced.

The revised statement as presented in Attachment 1 shows an estimated position at the time the budget was set as follows:

	\$
Total Revenues	9,641,987
Less: Total Expenses	<u>-5,731,048</u>
	3,910,939
Less: Non-cash items included above	<u>-5,197,544</u>
Sub Total	-1,286,605
Add: Estimated Funds carried forward 2010/11	<u>155,347</u>
Deficiency	<u>-1,131,258</u>
Amount to be raised from rates	1,117,214

The amount to be raised from rates should therefore have been 98.8% of the budget deficiency and would comply with section 6.34 of the Act. These are the corrected figures that have been submitted to the Department of Local Government.

The main reason for the error was that adjustments relating to the Council's reserves had not been included in the budget figures. These corrections have been made and affect Notes 6 and 7 to the budget setting statements. Revised versions of Notes 6 and 7 are included as Attachments 2 and 3.

The other change to the statements concerns the amount of rates to be raised. The statement approved on 31 August 2011 did not include interim rates of \$2,000. This affected Note 8 to the budget statements. An amended Note 8 is submitted for approval as Attachment 4.

The numbers of properties being shown on this statement in the various categories has also been queried and the statement has been reviewed. The numbers of properties shown on the statement and their corresponding rateable values have been compared with the data on the rating system used to calculate the rate liabilities for 2011/12. This review revealed discrepancies in both the number of properties and the total rateable value in each category. The statement has therefore been amended to more closely reflect the data held on the rating system.

STATUTORY ENVIRONMENT: Local Government Act 1995 s 6.2 & 6.8 (b)

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

VOTING REQUIREMENTS: Absolute Majority.

RECOMMENDATION

1. That Council by Absolute Majority incorporate into the 2011/12 Budget the following amended notes correcting the reserve transfers as follows:
 - (a) Amended Rate Setting Statement (Attachment 1);
 - (b) Amended Note 6 – Reserves Funds (Attachment 2); and
 - (c) Amended Note 7 (Attachment 3) – Net Current Assets.

2. That Council by Absolute Majority incorporate into the 2011/12 Budget the following amended notes correcting the level of interim rates and property details as follows:
 - (a) Amended Note 8 (Attachment 4) – Rating Information.

**SHIRE OF NANNUP
RATE SETTING STATEMENT
FOR THE YEAR ENDED 30TH JUNE 2012**

	NOTE	2011/12 Budget \$	2010/11 Actual (Est) \$	2010/11 Budget \$
REVENUES	1,2			
Governance		0	0	0
General Purpose Funding		2,398,608	2,248,041	2,053,696
Law, Order, Public Safety		269,158	98,253	142,480
Health		2,000	3,932	2,000
Education and Welfare		237,710	0	27,389
Housing		21,560	15,137	16,700
Community Amenities		99,900	105,075	89,776
Recreation and Culture		6,200	29,837	176,870
Transport		6,551,555	4,597,016	10,056,055
Economic Services		30,296	128,316	27,286
Other Property and Services		25,000	79,615	25,000
		<u>9,641,987</u>	<u>7,305,222</u>	<u>12,617,252</u>
EXPENSES	1,2			
Governance		(332,851)	(282,742)	(271,700)
General Purpose Funding		(1,459,156)	(263,586)	(1,390,132)
Law, Order, Public Safety		(336,392)	(363,204)	(249,652)
Health		(44,372)	(61,375)	(41,109)
Education and Welfare		(129,988)	(157,255)	(156,717)
Housing		(57,066)	(52,662)	(54,995)
Community Amenities		(475,565)	(509,997)	(751,998)
Recreation & Culture		(491,799)	(827,066)	(760,724)
Transport		(2,205,400)	(2,141,489)	(2,381,209)
Economic Services		(176,723)	(245,036)	(184,540)
Other Property and Services		(21,736)	(86,254)	(35,987)
		<u>(5,731,048)</u>	<u>(4,990,666)</u>	<u>(6,278,763)</u>
Net Operating Result Excluding Rates		3,910,939	2,314,556	6,338,489
Adjustments for Cash Budget Requirements:				
Non-Cash Expenditure and Revenue				
(Profit)/Loss on Asset Disposals	4	8,344	10,784	28,000
Depreciation on Assets	2(a)	1,641,529	1,652,786	1,912,127
Capital Expenditure and Revenue				
Purchase Land Held for Resale	3	0	0	0
Purchase Land and Buildings	3	(552,740)	(83,702)	(120,000)
Purchase Infrastructure Assets - Roads	3	(6,373,081)	(6,464,912)	(11,038,305)
Purchase Infrastructure Assets - Parks	3	0	0	0
Purchase Plant and Equipment	3	(126,000)	(872,721)	(535,800)
Purchase Furniture and Equipment	3	(25,000)	(22,198)	(24,500)
Proceeds from Disposal of Assets	4	46,000	154,416	134,000
Repayment of Debentures	5	(61,572)	(15,768)	(13,109)
Proceeds from New Debentures	5	0	430,000	280,000
AL & LSL Leave Provisions		167,227	243,310	143,259
Depreciation - Plant Reversals		0	0	
Salaries & Wages Accruals		16,882	27,737	27,737
Accrued Interest on Loans		2,419	2,912	
Self-Supporting Loan Principal Income		(11,602)	(2,758)	0
Transfers to Reserves (Restricted Assets)	6	(363,000)	(664,130)	(664,130)
Transfers from Reserves (Restricted Assets)	6	433,050	924,136	1,010,461
ADD Estimated Surplus/(Deficit) July 1 B/Fwd	7	155,347	1,579,571	1,579,571
LESS Estimated Surplus/(Deficit) June 30 C/Fwd	7	(14,044)	155,347	0
Amount Required to be Raised from Rates	8	<u>(1,117,214)</u>	<u>(941,328)</u>	<u>(942,200)</u>

This statement is to be read in conjunction with the accompanying notes.

SHIRE OF NANNUP
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2012

Attachment 2

6. RESERVES	2011/12 Budget \$	2010/11 Actual \$	2010/11 Budget \$
(a) Long Service Leave Reserve			
Opening Balance	97,353	75,456	75,455
Amount Set Aside / Transfer to Reserve	25,000	20,000	20,000
Interest	2,927	1,897	
Amount Used / Transfer from Reserve	0	0	0
	<u>125,280</u>	<u>97,353</u>	<u>95,455</u>
(b) Plant Reserve			
Opening Balance	125,317	2,171	2,171
Amount Set Aside / Transfer to Reserve	328,000	353,000	230,000
Interest	67	146	
Amount Used / Transfer from Reserve	(116,014)	(230,000)	(230,000)
	<u>337,370</u>	<u>125,317</u>	<u>2,171</u>
(c) Civic Building Building Reserve - Recreation Centre			
Opening Balance	462,457	185,308	185,308
Amount Set Aside / Transfer to Reserve	0	404,130	404,130
Interest	13,873	7,350	
Amount Used / Transfer from Reserve	(203,000)	(134,331)	(134,331)
	<u>273,330</u>	<u>462,457</u>	<u>455,107</u>
(d) Civic Building Building Reserve - Kindergarten Extension			
Opening Balance	100,000	220,359	220,359
Amount Set Aside / Transfer to Reserve	0	0	0
Interest	0	9,407	
Amount Used / Transfer from Reserve	(100,000)	(129,766)	(239,000)
	<u>0</u>	<u>100,000</u>	<u>(18,641)</u>
(e) Civic Building Building Reserve - Co Location Building			
Opening Balance	(0)	384,130	384,130
Amount Set Aside / Transfer to Reserve	0	0	0
Interest	0	22,909	
Amount Used / Transfer from Reserve	0	(407,039)	(384,130)
	<u>(0)</u>	<u>(0)</u>	<u>0</u>
(f) Office Equipment Reserve			
Opening Balance	8,690	20,960	20,960
Amount Set Aside / Transfer to Reserve	0	10,000	10,000
Interest	266	730	
Amount Used / Transfer from Reserve	(14,036)	(23,000)	(23,000)
	<u>(5,080)</u>	<u>8,690</u>	<u>7,960</u>
(g) Main Street Upgrade Reserve			
Opening Balance	63,821	61,631	61,632
Amount Set Aside / Transfer to Reserve	0	0	0
Interest	1,919	2,190	
Amount Used / Transfer from Reserve	0	0	0
	<u>65,740</u>	<u>63,821</u>	<u>61,632</u>
(h) Land Fill Site Reserve			
Opening Balance	0	0	0
Amount Set Aside / Transfer to Reserve	10,000	0	0
Interest	0	0	
Amount Used / Transfer from Reserve	0	0	0
	<u>10,000</u>	<u>0</u>	<u>0</u>
Total Reserves	<u><u>806,639</u></u>	<u><u>857,637</u></u>	<u><u>603,684</u></u>

All of the above reserve accounts are to be supported by money held in financial institutions.

Council have a policy of annual revaluation of road infrastructure. The amount of any revaluation adjustment at 30 June 2012 is not known. Any transfer to or from an asset revaluation reserve will be a non-cash transaction and as such, has no impact on this budget document.

SHIRE OF NANNUP

NOTES TO AND FORMING PART OF THE BUDGET

FOR THE YEAR ENDED 30TH JUNE 2012

6. RESERVES (Continued)	2011/12 Budget \$	2010/11 Actual (Est) \$	2010/11 Budget \$
Summary of Transfers To Cash Backed Reserves			
Transfers to Reserves			
Long Service Leave Reserve	25,000	20,000	20,000
Plant Reserve	328,000	353,000	230,000
Recreation Centre Reserve	0	404,130	404,130
Kindergarten Extension Reserve		0	0
Co Location Building Reserve		0	0
Office Equipment Reserve	0	10,000	10,000
Main Street Upgrade Reserve	0	0	0
Land Fill Site Reserve	10,000	0	0
	<u>363,000</u>	<u>787,130</u>	<u>664,130</u>
Transfers from Reserves			
Long Service Leave Reserve	0	0	0
Plant Reserve	(116,014)	(230,000)	(230,000)
Recreation Centre Reserve	(203,000)	(134,331)	(134,331)
Kindergarten Extension Reserve	(100,000)	(129,766)	(239,000)
Co Location Building Reserve	0	(407,039)	(384,130)
Office Equipment Reserve	(14,036)	(23,000)	(23,000)
Main Street Upgrade Reserve		0	0
Land Fill Site Reserve	0	0	0
	<u>(433,050)</u>	<u>(924,136)</u>	<u>(1,010,461)</u>
Total Transfer to/(from) Reserves	<u>(70,050)</u>	<u>(137,006)</u>	<u>(346,331)</u>

In accordance with Council resolutions in relation to each reserve account, the purpose for which the reserves are set aside are as follows:

Recreation Centre reserve

- to be used for the construction of a new recreation centre.

Balingup Road Caravan Park Reserve

- to be used for the upgrade of the Balingup Road Caravan Park facilities.

Long Service Leave Reserve

- to be used to fund long service leave requirements.

Plant & Machinery Reserve

- to be used for the purchase of major plant.

Co Location Building Reserve

- to be used for the construction of the Co Location building.

Office Equipment Reserve

- to be used to ensure that the administration office and computer system is maintained.

Kindergarten Extension Reserve

- to be used for the extension of the kindergarten.

Main Street Upgrade Reserve

- to be used for the provision of underground power in the main street..

Land Fill Site Reserve

- to be used for the rehabilitation and monitoring of land fill site at end of useful life

SHIRE OF NANNUP

NOTES TO AND FORMING PART OF THE BUDGET

FOR THE YEAR ENDED 30TH JUNE 2012

	Note	2011/12 Budget \$	2010/11 Actual (Est) \$
7. NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	15(a)	1,245,386	1,546,033
Cash - Restricted Reserves	15(a)	806,640	857,638
Cash - Restricted Assets			76,284
Receivables		50,000	352,392
Inventories			
		<u>2,102,026</u>	<u>2,832,347</u>
LESS: CURRENT LIABILITIES			
Payables and Provisions		<u>(1,374,298)</u>	<u>(1,743,078)</u>
NET CURRENT ASSET POSITION		727,728	1,089,269
Less: Cash - Restricted Reserves	15(a)	(806,640)	(857,638)
Less: Cash - Restricted Municipal		(76,284)	(76,284)
Add Back: Current Loan Liability	5	15,872	
Add Back: Liabilities Supported by Reserves	6	125,280	
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD		<u>(14,044)</u>	<u>155,347</u>

The estimated surplus/(deficiency) c/fwd in the 2010/11 actual column represents the surplus (deficit) brought forward as at 1 July 2011.

The estimated surplus/(deficiency) c/fwd in the 2011/12 budget column represents the surplus (deficit) carried forward as at 30 June 2012.

SHIRE OF NANNUP
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30TH JUNE 2012

8. RATING INFORMATION - 2011/12 FINANCIAL YEAR

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2011/12 Budgeted Rate Revenue \$	2011/12 Budgeted Interim Rates \$	2011/12 Budgeted Back Rates \$	2011/12 Budgeted Total Revenue \$	2010/11 Actual (Est) \$
General Rate								
- Gross Rental Valuation	0.083328	363	4,415,439	367,930	1,000		368,930	318,875
- Unimproved Valuation	0.002885	197	136,705,175	394,394	1,000		395,394	333,183
Sub-Totals		560	141,120,614	762,324	2,000	0	764,324	652,058
Minimum Rates								
General Rate								
- Gross Rental Valuation	610	349	2,033,265	212,890			212,890	180,400
- Unimproved Valuation	800	175	31,065,317	140,000			140,000	108,870
Sub-Totals		524	33,098,582	352,890	0	0	352,890	289,270
Ex-Gratia Rates								
Specified Area Rates (Note 9)								
Discounts								
Totals								
							1,117,214	941,328
							0	0
							1,117,214	941,328
							0	0
							1,117,214	941,328

All land except exempt land in the Shire of Nannup is rated according to its Gross Rental Value (GRV) in townsites or Unimproved Value (UV) in the remainder of the Shire.

The general rates detailed above for the 2011/12 financial year have been determined by Council on the basis of raising the revenue required to meet the deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of the Local Government services/facilities.

AGENDA ITEM: 10.5
 SUBJECT: Accounts for Payment
 LOCATION/ADDRESS: Nannup Shire
 FILE REFERENCE: FNC 8
 AUTHOR: Tracie Bishop – Administration Officer
 AUTHORISING OFFICER: Vic Smith – Manager Corporate Services
 DISCLOSURE OF INTEREST:
 DATE OF REPORT: 1 December 2011

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	2909 – 3015	\$1,004,236.01
Accounts paid by cheque Vouchers	18703– 18742	\$96,554.69
Accounts paid by direct debit	99269 - 99274I	\$24,055.71

Trust Account

Accounts paid by cheque Voucher	22752	\$160.00
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STATUTORY ENVIRONMENT:

Local Government (Financial Management) Regulation 13.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

As indicated in the Schedule of Accounts for Payment.

STRATEGIC IMPLICATIONS: Nil.

VOTING REQUIREMENTS: Simple majority.

RECOMMENDATION:

That the List of Accounts for Payment for the Nannup Shire Municipal Account fund totalling \$1,125,006.41 in the attached schedule be accepted.

**SCHEDULE OF ACCOUNTS PAYABLE
SHIRE OF NANNUP
SUBMITTED TO COUNCIL'S DECEMBER 2011 MEETING**

MUNICIPAL ACCOUNT - EFT PAYMENTS

EFT2909	GEOGRAPHE FORD PTY LTD	CAR SERVICE	\$306.64
EFT2910	NANNUP SURVEYS	MOWEN ROAD SURVEY WORKS	\$11,151.80
EFT2911	NATURALISTE HYGIENE SERVICES	12 MONTH CONTRACT COMMENCING OCTOBER 2011	\$1,155.32
EFT2912	J BLACKWOOD & SON LIMITED	SUNDRY SUPPLIES	\$1,265.79
EFT2913	GUMNUTS GALORE	PETUNIA'S AND AZALEA'S	\$137.40
EFT2914	BP NANNUP	OCTOBER FUEL ACCOUNT	\$281.37
EFT2915	LANDMARK ENGINEERING & DESIGN	1500 LTR INDUSTRIAL TANDEM AXEL FIREFIGHTER	\$10,304.80
EFT2916	SETTLERS ROOFING AND GRADING	SUPPLY AND ERECT CABLE SHED	\$14,960.00
EFT2917	PM TREASURE - EARTHMOVING CONTRACTOR	MOWEN ROAD WORKS	\$18,139.00
EFT2918	PC MACHINERY	TOPCON GRADE LASER AND ABNEY LEVEL	\$3,399.00
EFT2919	ROBERT JENNINGS	REIMBURSEMENT OF EXPENSES	\$111.48
EFT2920	A TASTE OF NANNUP	THANK YOU GIFT	\$124.95
EFT2921	KERRIE YABSLEY	REIMBURSEMENT OF EXPENSES	\$211.95
EFT2922	THE PENINSULA	ACCOMODATION	\$205.00
EFT2923	QUICK CORPORATE AUSTRALIA	STATIONARY ORDER	\$398.88
EFT2924	EDGE PLANNING & PROPERTY	PROFESSIONAL FEES 17 OCT - 29 OCT	\$4,048.77
EFT2925	MADER RICKARD CIVIL PTY LTD	MOWEN ROAD EARTHWORKS	\$210,493.25
EFT2926	DAVMECH	MOWEN ROAD PROJECT	\$1,086.94
EFT2927	TILTFORCE TRANSPORT	TRANSPORT TWO TRANSPORTABLE CABINS	\$346.50
EFT2928	AUSTRALIAN TAXATION OFFICE	BAS	\$73,064.00
EFT2929	BLACKWOOD CAFE - ARIHIA PTY LTD	SHIRE DINNER CATERING	\$420.00
EFT2930	COURIER AUSTRALIA	FREIGHT CHARGES	\$428.43
EFT2931	COATES HIRE	HIRE OF EQUIPMENT	\$1,876.73
EFT2932	HOLCIM AUSTRALIA PTY LTD	ROAD SUPPLIES	\$75,037.60
EFT2933	LANDGATE	RURAL UV INTERM VALUATIONS	\$259.20
EFT2934	D & J MILLER (DO YOUR BLOCK CONTRACTING)	USE OF WATERTRUCK MOWEN ROAD	\$6,050.00
EFT2935	FIRE AND EMERGENCY SERVICES AUTHORITY	ESL FOR COMMUNITY CENTRE	\$1,194.12
EFT2936	GEOFABRICS AUSTRALASIA PTY LTD	FILTERWRAP 2.00M X 50M	\$6,930.00
EFT2937	K & C HARPER	MOWEN ROAD COMPOUND SITE WORKS	\$1,512.06
EFT2938	MCCAYS TOP GUN COMPUTERS	CHEST FREEZER SLIM LINE	\$498.00
EFT2939	METAL ARTWORK CREATIONS	COUNCILLOR NAME PLAQUES	\$214.78
EFT2940	MUIRS MANJIMUP	SERVICE FORD RANGER	\$1,371.38
EFT2941	NANNUP HANDY FOODS	20 BAGS OF ICE (MOWEN ROAD PROJECT)	\$50.00
EFT2942	NANNUP HARDWARE & AGENCIES	DROPPER 94 CM WARATAH	\$7,381.30
EFT2943	NANNUP COMMUNITY RESOURCE CENTRE	SHIRE NOTES & TRAINEE 2012 ADVERT 1/2 PAGE	\$840.00
EFT2944	NANNUP LIQUOR STORE	REFRESHMENTS	\$31.97
EFT2945	THE PAPER COMPANY OF AUSTRALIA PTY LTD	PAPER SUPPLIES	\$53.63
EFT2946	RECORDS MAINTENANCE AND STORAGE	CONFIDENTIAL DESTRUCTION OF 6 ARCHIVE	\$65.47
EFT2947	SYNERGY	ELECTRICITY EXPENSES	\$1,774.20
EFT2948	SOUTHWEST TYRE SERVICE	GRADER TYRE REPAIR	\$2,182.00
EFT2949	SHIRE OF MANJIMUP	IT CONSULTANCY SERVICES	\$487.50
EFT2950	SCOTTIES EXCAVATIONS	MOWEN ROAD EARTHWORKS 2011/12	\$31,088.75
EFT2951	SEMINARS AUSTRALIA	30 NOVEMBER SEMINAR	\$560.00
EFT2952	LOUISE STOKES	CHOGM PRESENTATION ACCOMODATION	\$231.65
EFT2953	B.J. & F.H. TOMAS	SUPPLY, FABRICATE AND ERECT GATES AT TIP	\$2,110.00
EFT2954	WALGA	2 DAY WORKSHOP	\$1,432.55
EFT2955	WORTHY CONTRACTING	MOWEN ROAD - ROCK BREAKING EXCAVATOR HIRE	\$38,503.33
EFT2956	WREN OIL	WASTE DISPOSAL - WASTE OIL - BULK LITRES	\$550.55
EFT2957	WADIFARM CONSULTANCY SERVICES	CONSULTANCY FEES	\$2,310.00
EFT2958	RED 11	DEPOT LAPTOP	\$1,330.95
EFT2959	EVELYN PATMAN	2 WOODEN BOWLS FOR GIFTS	\$160.00
EFT2960	NANNUP SURVEYS	FIELDWORK STAGE 4 & 5	\$14,219.43
EFT2961	REPCO PTY LTD	VEHICLE BELTS	\$190.58
EFT2962	J BLACKWOOD & SON LIMITED	HOOK SAFETY SWIVEL TYPE	\$188.60
EFT2963	SPLIT TEAM	SUPPLY AND INSTALL AIR-CON	\$6,006.00
EFT2964	BLACKWOOD VALLEY BUS SERVICE	NANNUP CONNECT TO BUSSELTON	\$690.00
EFT2965	WA TEMPORARY FENCING SUPPLIES	CROWD CONTROL BARRIER	\$1,254.00
EFT2966	GUMNUTS GALORE	PLANTS FOR CAREY STREET HOUSE	\$188.95
EFT2967	IMINI HOLDINGS PTY LTD	TRANSPORTABLE	\$632.50
EFT2968	SOUTHERN LOCK & SECURITY	KEY CUTTING	\$136.25
EFT2969	ARBOR GUY	TREE LOPPING	\$4,812.50
EFT2970	SETTLERS ROOFING AND GRADING	WATER CARTING	\$11,770.00
EFT2971	PM TREASURE - EARTHMOVING CONTRACTOR	MOWEN ROAD EARTH MOVING	\$21,714.00
EFT2972	PC MACHINERY	MOWEN ROAD SUPPLIES	\$1,705.44
EFT2973	JMB BOBCATS PTY LTD	HIRE OF SIX WHEELER TRUCKS	\$16,720.00
EFT2974	ROBERT JENNINGS	TRAINING EXPENCES- WALGA	\$105.39
EFT2975	MANJIMUP TRADING COMPANY	LAC-UP SAFETY BOOTS	\$130.00
EFT2976	QUICK CORPORATE AUSTRALIA	STATIONARY ORDER	\$125.13
EFT2977	NORMAN STEER	COUNCILLOR FEE AND REIMBURSEMENT CLAIM FORM	\$1,180.00
EFT2978	EDGE PLANNING & PROPERTY	PLANNING SERVICES BETWEEN 30/10- 12/11/2011	\$4,539.11

SCHEDULE OF ACCOUNTS PAYABLE

SHIRE OF NANNUP

EFT2979	MADER RICKARD CIVIL PTY LTD	MACHINERY- MOWEN ROAD	\$207,328.00
EFT2980	J M COMMUNITY DEVELOPMENT PROJECTS	STAGE 1 NANNUP AGED HOUSING PLAN	\$2,970.00
EFT2981	A-B-C AUSIO VISUAL PTY LTD	WHITEBOARD	\$382.80
EFT2982	MERIT LINING SYSTEMS	SUPPLY FABRICATED LINER	\$7,700.00
EFT2983	PHONOGRAPHIC PERFORMANCE CO OF AUST LTD	HOLD MUSIC AND LICENCE MUSIC IN REC CENTRE	\$217.91
EFT2984	NANNUP ARTS COUNCIL	DRY SEASON ASSISTANCE 2011	\$1,650.00
EFT2985	BRIDGETOWN MEDICAL GROUP	WORKERS COMPENSATION	\$130.30
EFT2986	COURIER AUSTRALIA	FREIGHT CHARGES	\$302.66
EFT2987	D & J COMMUNICATIONS	POWER SUPPLY FOR DARRADUP VFBF	\$912.45
EFT2988	NANNUP ELECTRICAL SERVICES	PA WORK TO TOWN HALL	\$351.00
EFT2989	HOLCIM AUSTRALIA PTY LTD	ROAD AGG SEALING	\$23,254.88
EFT2990	GEOGRAPHE SAWS & MOWERS	OIL AND CHAINSAW	\$1,527.40
EFT2991	KIM DAWE	CONCRETE WORKS	\$440.00
EFT2992	D & J MILLER (DO YOUR BLOCK CONTRACTING)	WATER CARTING	\$6,710.00
EFT2993	THE GOOD FOOD SHOP	MORNING TEA 10.30 8TH NOVEMBER	\$141.60
EFT2994	INSIGHT CCS PTY LTD	INSIGHT CONTRACT FOR OCTOBER 2011	\$60.06
EFT2995	JASON SIGNMAKERS	YELLOW TEMPORARY PAVEMENT MARKERS	\$2,123.00
EFT2996	MANJIMUP MOTORS PTY LTD	PUMPS AND ASSORTMENTS	\$2,217.83
EFT2997	NANNUP HARDWARE & AGENCIES	MOWEN ROAD SUPPLIES	\$851.50
EFT2998	NANNUP NEWSAGENCY	POSTAGE AND STATIONERY	\$967.98
EFT2999	NANNUP EZIWAY SELF SERVICE STORE	REFRESHMENTS	\$199.17
EFT3000	NANNUP COMMUNITY RESOURCE CENTRE	MYER BRIGGS COURSE 28/29 NOVEMBER 2011	\$694.95
EFT3001	NANNUP LIQUOR STORE	REFRESHMENTS	\$298.90
EFT3002	PRESTIGE PRODUCTS	CLEANING PRODUCTS	\$774.40
EFT3003	SW PRECISION PRINT	A4 NANNUP COMMUNITY CALENDARS	\$3,599.00
EFT3004	THE PAPER COMPANY OF AUSTRALIA PTY LTD	PAPER	\$241.18
EFT3005	ROD'S AUTO ELECTRICS	PLANT REPAIR	\$105.00
EFT3006	RICOH BUSINESS CENTRE	RICOH METRE COUNT	\$721.93
EFT3007	SOUTH WEST FIRE	SUPPLY FINGER PULL LATCH	\$21.98
EFT3008	SHIRE OF MANJIMUP	IT CONSULTANCY SERVICES	\$1,050.00
EFT3009	SCOTTIES EXCAVATIONS	MACHINERY HIRE	\$40,741.25
EFT3010	LOUISE STOKES	TRAVEL REIMBURSEMENT	\$280.50
EFT3011	WESTRAC EQUIPMENT	PLANT REPAIR	\$348.24
EFT3012	WALGA	CALL FOR NOMINATIONS AS ADVERTISED ON 12/10/11	\$1,080.75
EFT3013	WARREN BLACKWOOD WASTE	OCTOBER BIN PICK/UPS	\$5,980.52
EFT3014	WORTHY CONTRACTING	CORINATION ROAD CARTING	\$59,257.00
EFT3015	WADIFARM CONSULTANCY SERVICES	CONSULTANCY FEES	\$4,165.00
			TOTAL EFT PAYMENTS:
			\$1,004,236.01

CHEQUE PAYMENTS

18703	SOUTH WEST ISUZU	SWITCH REV	\$51.92
18704	WARREN BLACKWOOD STRATEGIC ALLIANCE	WBSA MEMBER CONTRIBUTIONS	\$8,619.60
18706	SCANIA AUSTRALIA	SERVICE NP3005	\$761.61
18707	SCANIA AUSTRALIA - BUNBURY OFFICE	SUNDRY SUPPLIES	\$2,038.85
18708	BUSSELTON TOYOTA	VEHICLE SERVICE	\$572.45
18709	POLICE LEGACY	DONATION TO NANNUP POLICE GOLF DAY	\$100.00
18710	LMF INDUSTRIES	INSTALL 7 PANIC BOLTS TO TOWN HALL	\$897.69
18711	STAR TRACK EXPRESS PTY LTD	FREIGHT CHARGES	\$65.43
18712	BRC - BUILDING SOLUTIONS	NANNUP EARLY LEARNING CENTRE CONSTRUCTION	\$30,195.00
18713	SHANE CHRISTIE	REIMBURSEMENT OF EXPENSES	\$454.30
18714	DEEP FOREST IRON	SEAKER BRACKETS FOR TOWN HALL	\$140.00
18715	SCOTT RIVER GROWERS GROUP	DEPT OF AGRICULTURE DRY SEASON COMMUNITY EVENT	\$1,100.00
18716	P.M.ARCHDALL TANKMAKERS	9000 LTR MIST GREEN POLY TANK STOATE ROAD	\$1,632.40
18717	BUNNINGS- BUSSELTON	TWO TRAY'S OF SEEDLING	\$44.00
18718	DIRECT FUEL SUPPLIES	FUEL & OILS	\$1,055.16
18719	DEPARTMENT OF TREASURY AND FINANCE	BETTER BEGINNINGS PACKS	\$44.00
18720	KINGS PARK MOTEL	ACCOMODATION AND EXPENSES	\$335.00
18721	NANNUP DISTRICT HIGH SCHOOL	DRY ASSISTANCE GRANT FUNDING	\$550.00
18722	NANNUP BOWLING CLUB	HALL HIRE FOR NON-PROFIT ORGANISATION	\$127.50
18724	WORK CLOBBER	3 X PPE SHIRTS	\$120.00
18725	SHIRE OF NANNUP	BCITF GRANGE ROAD FROGS	\$522.00
18726	SHIRE OF NANNUP	SUNDRY EXPENSES	\$30.00
18727	ROBERT LONGMORE	COUNCILLOR REIMBURSEMENT	\$1,180.00
18728	BROONS	HYRDAULIC CYLINDER - LIFT ARM	\$1,007.95
18729	NANNUP PHARMACY	SUNDRY SUPPLIES	\$179.20
18730	SWOT	ORIENTEERING COSTS - MAPS & TRAVEL AS QUOTED	\$973.56
18731	BRC - BUILDING SOLUTIONS	NANNUP EARLY LEARNING CENTRE CLAIM NO 2	\$24,514.05
18732	WALJIN CONSULTANCY	WALJIN CONSULTANCY - CULTURAL EXPERIENCES	\$650.00
18733	ROSEANNE PODMORE	BRONZE MEDALLION COURSE	\$170.00
18734	TRICIA LANGLEY	CATERING FOR SENIORS WEEK EVENT	\$200.00
18735	LANDMARKS OPERATIONS LIMITED	INDUSTRIAL TANDERN AXEL FIREFIGHTER	\$10,304.80
18736	HOBSONS CARPET COURT	REMOVAL AND INSTALLATION OF FLOORING	\$2,849.00
18737	NANNUP RIDING DEVELOPS ABILITY	DRY SEASONS ASSISTANCE GRANT	\$600.00

SCHEDULE OF ACCOUNTS PAYABLE

SHIRE OF NANNUP

18738	NANNUP HISTORICAL SOCIETY	DRY SEASON ASSISTANCE GRANT FOR BUS TRIPS	\$1,500.00
18739	PROTECTOR ALSAFE	SAFETY EQUIPMENT	\$806.67
18740	DEPARTMENT FOR TRANSPORT	VEHICLE REGISTRATION NP3006	\$1,390.40
18741	RENTALCHOICE	FRIDGE HIRE	\$499.00
18742	SHIRE OF NANNUP	VEHICLE REGISTRATION	\$273.15
		TOTAL CHEQUE PAYMENTS:	<u>\$96,554.69</u>

DIRECT PAYMENTS

99269	SG FLEET AUSTRALIA P/L	LEASE VEHICLE EXPENSES - CESM	\$910.44
99270	WESTERN AUSTRALIAN TREASURY CORPORATION	PRINCIPAL REPAYMENT - LOAN 37	\$1,672.98
99271	BP AUSTRALIA	FUEL EXPENSES - OCTOBER 2011	\$19,686.18
99272	CALTEX AUSTRALIA	FUEL EXPENSES OCTOBER 2011	\$332.01
99273	TELSTRA	TELEPHONE EXPENSES	\$1,299.26
99274	WESTNET	INTERNET EXPENSES	\$154.84
		TOTAL DIRECT DEBITS:	<u>\$24,055.71</u>

TUST ACCOUNT PAYMENTS

22752	NANNUP PHARMACY	SHIRLEY HUMBLE ROOM BOND REFUND 19-10-2011	\$160.00
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Total Municipal Payments for the Month:	<u>\$1,124,846.41</u>
Total Trust Payments for Period:	<u>\$160.00</u>
	<u>\$1,125,006.41</u>