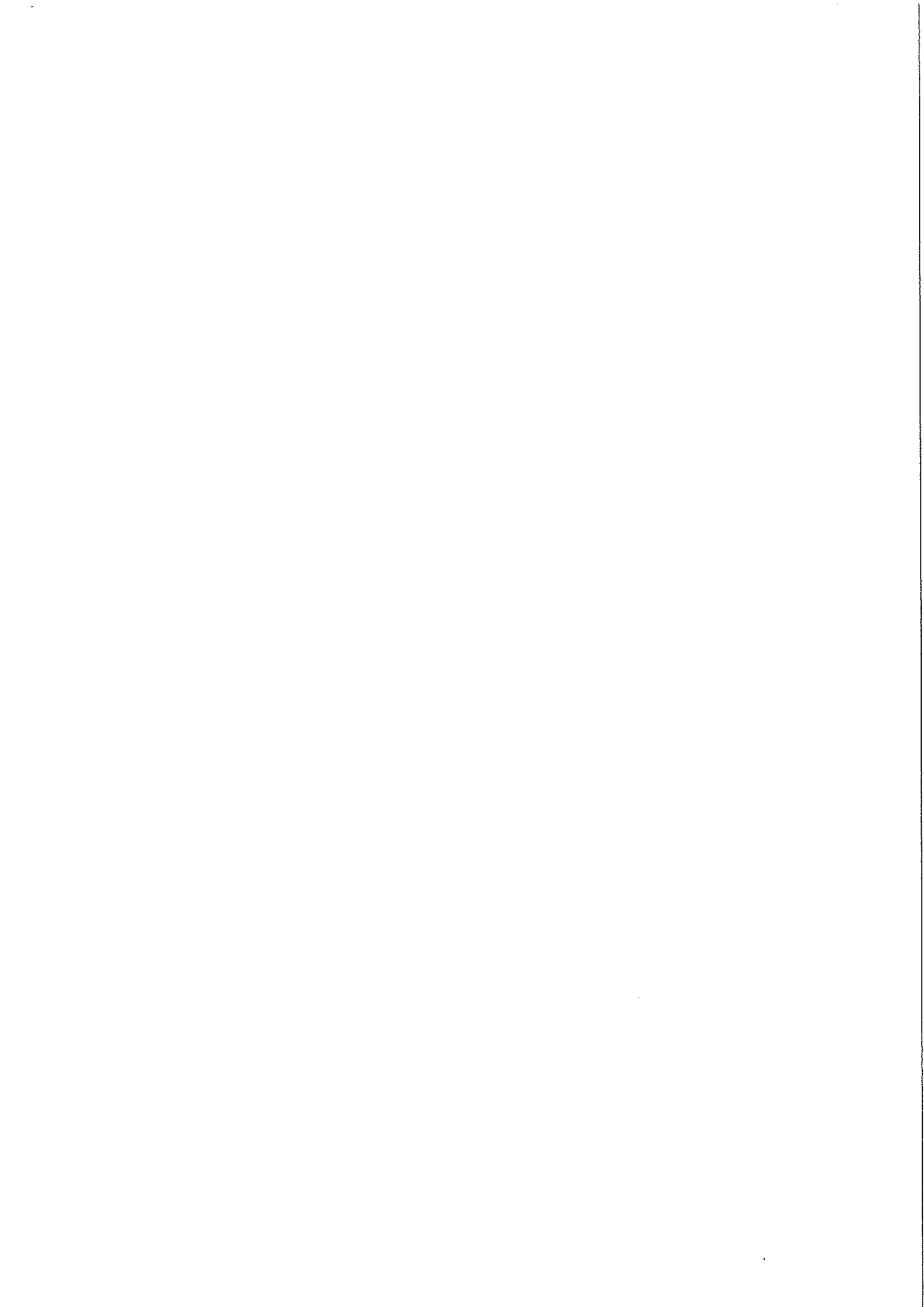




AGENDA

Council Meeting to be held
on Thursday 27 January 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 27 January 2011 in the Council Chambers, Nannup commencing at 4.15 pm.

Schedule for 27 January 2011:

- 3.00 pm Mr Ross Tapper (Quit Forest Rally)
- 3.30 pm Information Session
- 4.15 pm Meeting commences
- 7.00 pm Dinner (Bridge Cafe)



SHANE COLLIE
CHIEF EXECUTIVE OFFICER

A g e n d a

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**
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 16 December 2010 be confirmed as a true and correct record with the following amendment:

Resolution 8530 to remove the words "Jim Kelly" and replace those words with "EH (Jim) Kelly".

This proposed alteration has been requested by Mr Kelly and does not alter the intent of the resolution.

8. **ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION**
9. **REPORTS BY MEMBERS ATTENDING COMMITTEES**
10. **REPORTS OF OFFICERS**

Agenda No.	Description	Page No.
DEVELOPMENT SERVICES		
10.1	Re-assessment of Front Fence 133a Warren Road	4
WORKS & SERVICES		
10.2	Nannup Cemetery Gates	9

FINANCE & ADMINISTRATION

10.3	Draft Art Purchase Policy	11
10.4	Recreation Centre Precinct Masterplan	14
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10.8	Monthly Financial Statements for 31 December 2010	24
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10.10	SW Zone Councils Emergency Management MOU	26
10.11	Accounts for Payment	28

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

- (a) OFFICERS
- (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: Re-Assessment of Front Fence 133a Warren Road

LOCATION/ADDRESS: 133A Warren Road (Lot 58)

NAME OF APPLICANT: CR & TM Otte

FILE REFERENCE: A1361

AUTHOR: Geoffrey Benson – Manager Development Services

DISCLOSURE OF INTEREST:

DATE OF REPORT: 18 January 2011

Attachments: 1. Schedule 6 – Application for Planning Approval.

2. Revised Site Plan.

3. Revised Front Elevation.

4. Map 1. – Site Location.

5. Photo 1. – Photograph of Front of Lot 58.

BACKGROUND:

On the 23 August 2010 an application for Planning Approval was received from Mr and Mrs CE & TM Otte, for a front fence to be located on Lot 58 (133A) Warren Road, Nannup. The proposal was referred for public comment and advertised on 27 August 2010.

At the meeting of 23 September 2010, Council made the following decision in regards to the Application for Planning Approval, motion 8461;

“The application for Council’s approval to build, on Lot 58 on D100598 at 133A Warren Road Nannup, a brick front fence 1.8 metres high with 4 timber slats between pillars be refused for the following reasons:

- *With regard to clause 10.2 of the Local Planning Scheme 3, the proposal is in contrast to other fencing on the frontage of Warren Road in terms of height, imperviousness, solid form and construction material and it will break the feature of a continuous open view of homes in the street which is an amenity.*
- *The high impervious fence will restrict the line of sight between the driver of a vehicle leaving Lot 58, the subject land, and pedestrians on the footpath.*

- *With regard to the WA Residential Design Codes, the proposed development of an impervious brick fence 1.8 metres high is not an acceptable development for the criteria in clauses 6.2.4 and 6.2.5 of the Codes."*

Subsequent to the refusal at the September 2010 Council meeting the applicant appealed the Council decision to the State Administrative Tribunal (SAT).

A directions hearing was held on 17 November 2010, at which the SAT member, Mr. Peter McNab, directed the matter be referred for mediation at the office of Nannup Shire Council on 6 December 2010.

The mediation hearing was run by a different SAT member, than the directions hearing, as the member who is involved in the mediation process, can-not be the same member who makes the determination, if the mediation process fails.

The applicant failed to attend the mediation on 6 December 2010 and a further Mediation Hearing was held by phone on 12 January 2011. After discussion of the issues and the result that the Applicant wanted to achieve, the SAT member Mr Hunt, requested Mr Otte and the author, meet on 13 January 2011 to discuss a re-design of the proposed fence, with a view to having a further mediation hearing on 17 January 2011.

The Mediation Hearing on 18 January 2011, had the SAT Member Mr Hunt Issue an order under section 31 of the State Administrative Tribunal Act 2004, for the decision-maker (Shire of Nannup), to re-consider the application.

COMMENT: Nil.

STATUTORY ENVIRONMENT:

State Administrative Tribunal Act 2004

31. Tribunal may invite decision-maker to reconsider

- (1) At any stage of a proceeding for the review of a reviewable decision, the Tribunal may invite the decision-maker to reconsider the decision.
- (2) Upon being invited by the Tribunal to reconsider the reviewable decision, the decision-maker may —
 - (a) affirm the decision;
 - (b) vary the decision; or
 - (c) set aside the decision and substitute its new decision.
- (3) If the decision-maker varies the decision or sets it aside and substitutes a new decision, unless the proceeding for a review is withdrawn it is

taken to be for the review of the decision as varied or the substituted decision.

Local Planning Scheme No.3 (LPS 3)

There are no controls for fencing in the text of Local Planning Scheme 3.

LPS 3. Zone Table (cl.4.3):

The proposed fence is permitted as part of an approved house.

LPS 3 Requirements (Part 5):

There are no requirements for fencing.

Procedure in LPS 3 to deal with applications (cl.10.2):

The matters to be considered by Council include

- (d) any approved statement of planning policy of the WA Planning Commission,*
- (j) the compatibility of a use or development within its setting,*
- (o) the preservation of the amenity of the locality,*
- (p) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to the likely effect of the height, bulk, scale, orientation and appearance of the proposal, and*
- (z) any relevant submissions received on the application.*

Assessment:

With regard to (d) above, the Residential Design Codes are a planning policy of the Commission. The application is assessed in relation to the Codes further below. With regard to (j), (o), and (p), the proposed fence being 1.8m high with bricks to 900 mm and horizontal slats, from 900mm to 1800mm, will:

- While the fence will stand in contrast with the fences on adjoining properties and elsewhere in Warren Road in height, solid form, and horizontal woodwork, it will not be incompatible,
- Due to the house on the property will not additionally affect the feature of a continuous open view of homes in the street, and therefore not additionally affect the amenity of Warren Road, and
- With the truncated corners to either end of the fence will not restrict the line of sight between the driver of a vehicle leaving Lot 58, the subject land, and pedestrians on the footpath.

WA Residential Design Codes:

In clause 6.2.4 of the Codes, the performance criterion is *"buildings designed to provide surveillance between dwellings and the street"*.

The Codes provides an acceptable development for this criterion as follows:

"at least one habitable room window of the dwelling has a clear view of the street and the approach to the dwelling."

Assessment:

The proposed fence being 1.8 metres high, with the top 900mm being open spaced timber slats, will not prevent surveillance of the approaches to the dwelling and consequently will satisfy this criterion.

In clause 6.2.5 of the Residential Design Code, the criterion is: *Front walls and fences to promote surveillance and enhance streetscape taking account of:*

- *The need to provide protection from noise and headlight glare where roads are designated as primary etc.,*
- *The need to provide screening to the front setback, or*
- *The need to provide privacy to north facing areas.*

The Code provides an acceptable development for this criterion as follows:

"Front walls and fences within the primary street setback area that are visually permeable 1.2 metres above natural ground level."

Assessment:

Warren Road is a primary distributor. Headlights may affect the property. Road noise may affect the house and the fence will offer some protection from road noise, permeating under the stumped portions of the house at the front of the property. However because the front verandah of the house is at about the same level as the top of the proposed fence, a verandah screen may be necessary for additional protection from noise. While the proposed fence will be 1.8 metres high, it will be visually permeable above 900mm, which is less than the acceptable height of 1.2 metres.

The proposed development of a visually permeable (above 900mm) brick and timber fence of a total height 1.8 metres, is an acceptable development, compliant with the criteria in clauses 6.2.4 and 6.2.5 of the WA Residential Design Codes.

Local Planning Policy:

The application is not in the policy area of the Nannup Mainstreet Heritage Policy LPP 008 which applies to land use and development within the area centred on Warren Road between Kearney Street and Grange Road.

Nannup Town Strategy:

Has no requirements for fencing.

Municipal Inventory:

The subject land is not a historical property

Consultation:

The application was advertised as part of the previous assessment process. As this is a re-assessment of the application, with the application being altered to be acceptable under relevant clauses of the Residential Design Codes, it does not need to be re-advertised.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council, approve the proposed brick and timber front fence, detailed in agenda item 10.1, attachments 1 – 3, January 2011 Council meeting, which is visually permeable from 900mm to 1800mm with horizontal timber slats between pillars, to be built on Lot 58, Diagram 100598, at 133A Warren Road Nannup.

VOTING REQUIREMENTS:

Simple Majority



**GEOFFREY S BENSON
MANAGER DEVELOPMENT SERVICES**

SCHEDULE 6 – APPLICATION FOR PLANNING APPROVAL

OWNER DETAILS:


Name: Chris Otte & Toni Otte

Address: 133a Warren Rd
Nannup

Post Code: 6275 E-Mail:

Phone (work) 0409541208 (home) 97561752 (Fax)

Contact Person for Correspondence: Chris Otte

Signature: 

Date: 18-1-11

Signature:

Date:

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

APPLICANT DETAILS:

Name: Chris Otte

Address: 133a Warren Rd Nannup

Post Code: 6275

Phone: (work) 0409541208 (home) 97561752 Fax

E-Mail:

Contact Person for correspondence: Chris Otte

Signature: 

Date: 18-1-11

PROPERTY DETAILS:

Lot No: ⁵⁸158 House/Street No: 133 Location No:

Diagram or Plan No: A Certificate of Title No: Folio: 2202/183

Title Encumbrances (eg, easements, restrictive covenants):

Street Name: Warren Rd

Suburb: Nannup

Nearest Street Intersection: Struthers st

Existing Building/Land Use: Housing

Description of proposed development and/or use: Fence

Nature of any existing buildings and/or use:

Approximate cost of proposed development: \$6000

Estimated time of completion:

OFFICE USE ONLY

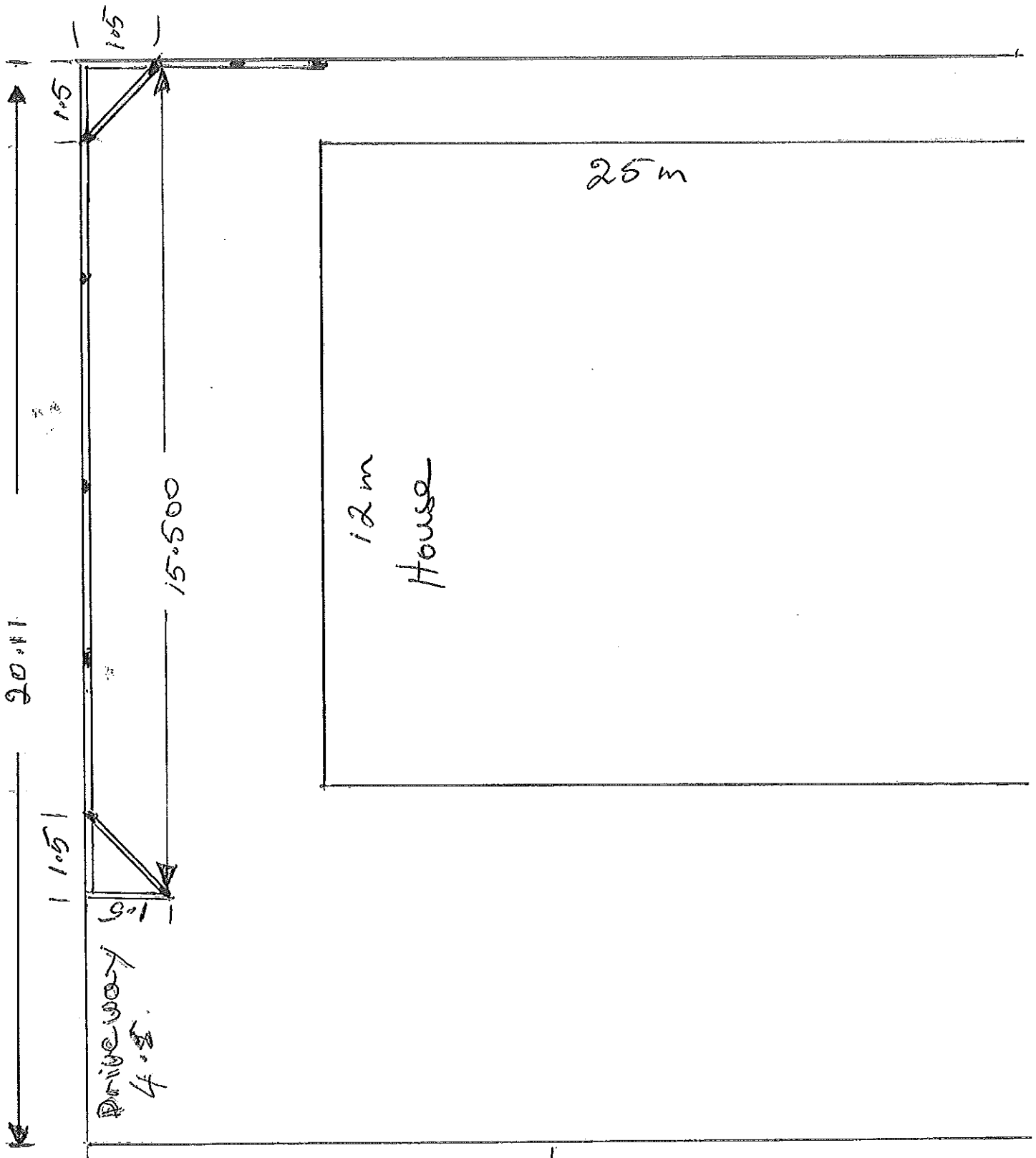
Acceptance Officer's Initials: Date Received:

Council Reference No: Fee Paid:

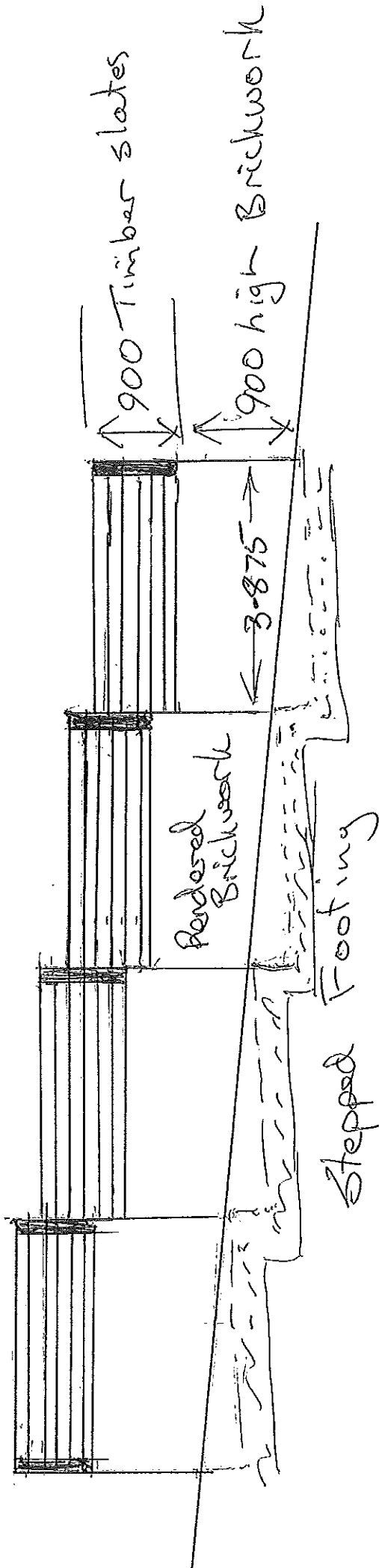
Receipt:

- Delegated Authority
- Council Decision Required

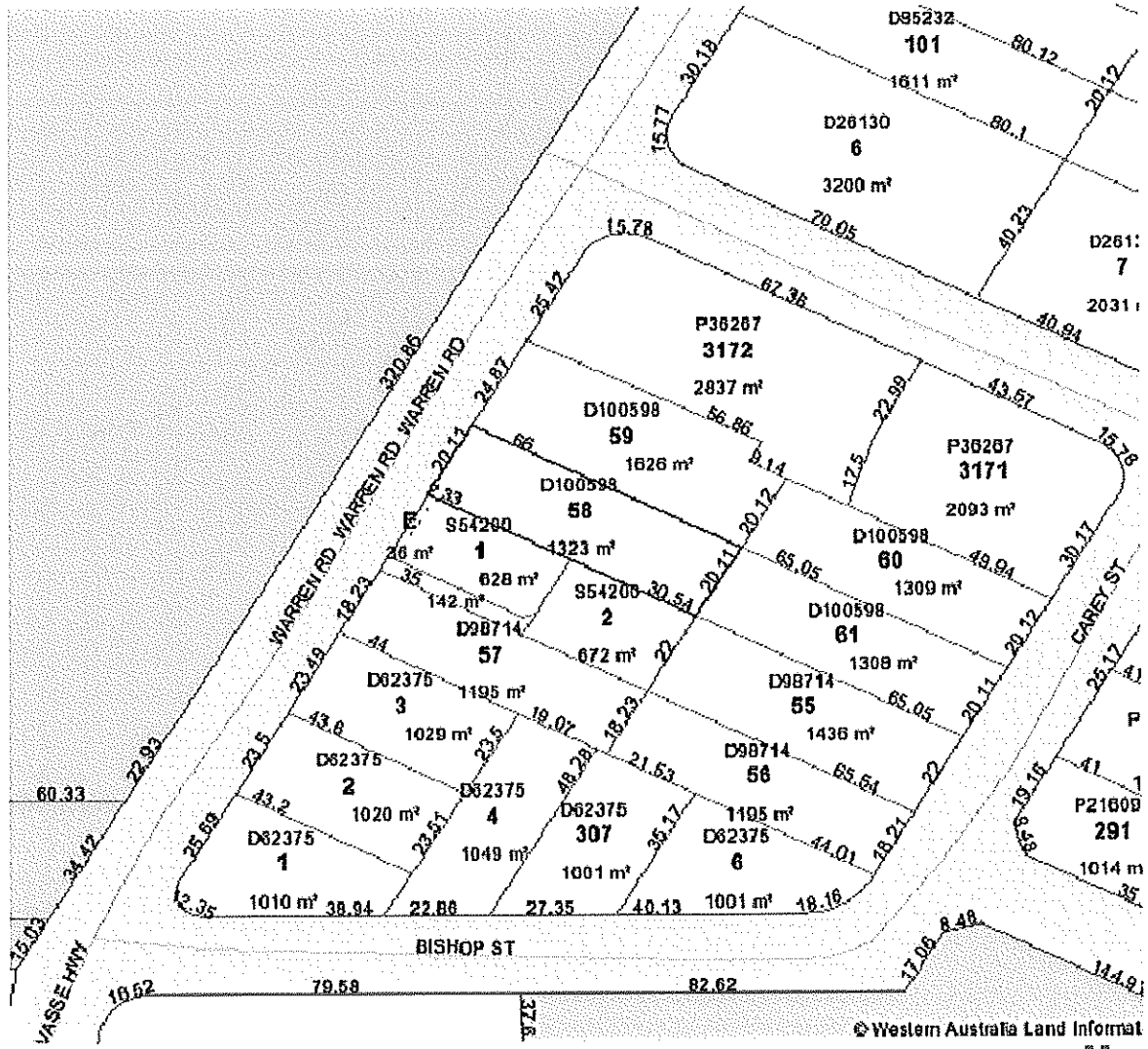
(The content of the form of application must conform to Schedule 6 but minor variations may be permitted to the format).



Proposed Brick & Timber
Fence
Lot 58 Warren Rd
Nannup 6275



North is up the page.



© Western Australia Land Information

Map 1



Photo 1

WORKS & SERVICES

AGENDA NUMBER: 10.2
SUBJECT: Nannup Cemetery Gates
LOCATION/ADDRESS: Nannup Cemetery
NAME OF APPLICANT:
FILE REFERENCE: WLF 7
AUTHOR: Chris Wade – Works Manager
DISCLOSURE OF INTEREST:
DATE OF REPORT: 15 January 2011

Attachment: Proposed Design – Cemetery Gates.

BACKGROUND:

Nannup Cemetery has over the last few years been going through an upgrade process including both physical and administration improvements.

COMMENT:

Mr Brian Puckey from Deep Forest Iron has offered to fabricate a new set of entrance gates including the pedestrian gate for The Nannup Cemetery at minimal cost. The attached design is only a rough design, for example the words need centring which will be done but should be enough to provide Council with an idea of the end product.

Council's 2010/11 Budget has an allocation of \$15,000 for cemetery landscaping that will be utilised for these works. The estimated cost of fabrication, installation and materials will be \$2,500

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS:

The financial implication to Council will \$2,500 and is covered in its 2010/11 budget allocation for Cemetery Works.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

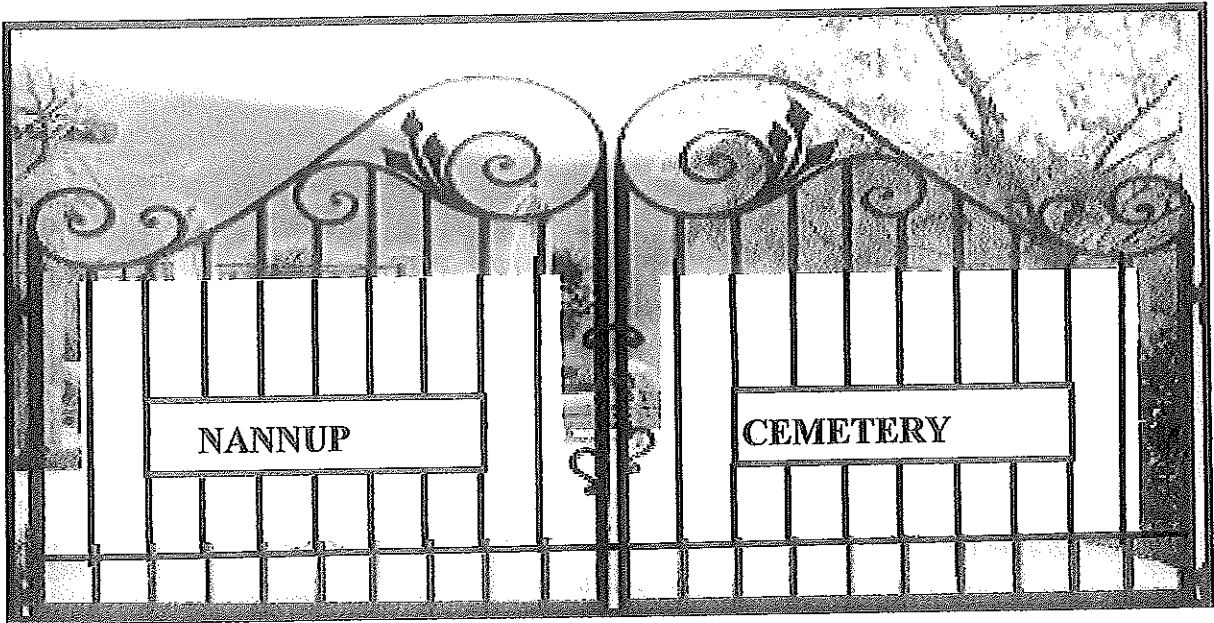
Council engage Mr Brian Puckey (Deep Forest Iron) to fabricate a set of replacement gates for Nannup Cemetery similar to the attached design.

VOTING REQUIREMENTS:

A handwritten signature in black ink, appearing to read "C Wade".

**CHRIS WADE
WORKS MANAGER**

ATTACHMENT



FINANCE &

ADMINISTRATION

AGENDA NUMBER: 10.3
SUBJECT: Draft Art Purchase Policy
LOCATION/ADDRESS:
NAME OF APPLICANT:
FILE REFERENCE: ASS 12
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 17 January 2011

BACKGROUND:

Council at its August 2010 meeting passed the following resolution (#8451):

“That the Shire ask the Nannup Arts Council to set up a people’s choice award for a piece of art at their annual exhibition and the Shire Council be given first right of purchase of said piece.”

This information was communicated to the Nannup Arts Council who accepted the proposal.

There were some issues with the Council resolution which were detailed at the November 2010 meeting of Council when the above resolution was enacted. The issues were that Council had not set a budget amount for acquiring a piece of artwork as a People’s Choice prize and that the People’s Choice prize could only apply to pieces of Art that were not sold during the exhibition.

COMMENT:

Hence Council reviewed its August 2010 decision in November 2010 and by absolute majority made the following resolution:

“That Council review its resolution # 8451 of the August 26 2010 Council meeting to formulate a formal Council policy relating to future art purchases by Council and that the draft policy be considered by Council at its January 2011 Ordinary meeting.”

This report seeks to satisfy the above resolution by providing Council a draft policy for consideration. The draft policy is based on the Acquisitive Prize process which worked well for many years aside from 2008.

The enactment of any such policy is predicated on the Nannup Arts Council accepting the policy and the contents and direction therein.

STATUTORY ENVIRONMENT: Nil.

POLICY IMPLICATIONS: New Policy ADM 15 recommended.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council adopt the following policy ADM 15 in relation to future Art Purchases:

“

Art Purchase Policy

ADM 15

1. That in conjunction with the Nannup Arts Council (or its replacement in name from time to time) Annual Art Exhibition that the Council of the Shire of Nannup consider the purchase of a piece of artwork from that exhibition.
2. That Council consider in its annual budget an amount not to exceed \$1,000 for the purchase of a piece of Art from the annual Art exhibition and that this purchase (if budgeted) be termed the “Nannup Arts Council Acquisitive Prize”.
3. That all Council members be informed (through the Chief Executive Officer) of the occasion prior to the exhibition being opened to the general public, of a time and place at which a viewing and selection of a piece of Artwork can be made.
4. Those Council members present at the viewing and selection will decide by majority vote (if required) on a selection of a piece of Artwork and that piece of Artwork will hence be purchased from within the allocated budget figure by the Chief Executive Officer per the normal budget expenditure delegation.

5. The location for displaying the piece of Art, if intended to be in the operational area of Council (excludes the Council Chambers and Shirley Humble Room) will be in consultation with the Chief Executive Officer and subordinate staff members.

Policy Adopted at a Council Meeting on 27 January 2011.

ADM15
(Page 1/1)"

VOTING REQUIREMENTS:



SHANE COLLIE
CHIEF EXECUTIVE OFFICER

AGENDA NUMBER: 10.4
SUBJECT: Recreation Centre Precinct Masterplan
LOCATION/ADDRESS: Location 9185 Warren Road
NAME OF APPLICANT:
FILE REFERENCE: REC 2, FNC 16
AUTHOR: Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 19 January 2011

Attachments: 1. Final Masterplan and Concept Design Options (20/12/10). A1 and A3 size documents will be displayed in the Council Chambers.
2. Masterplan Submission - Ms Jenny Styles (Basketball).
3. Masterplan Submission - Nannup Business Initiative Group.
4. Masterplan Submission – Nannup Music Club

BACKGROUND:

Council resolved at its December 2010 meeting in part the following:

"That Council adopt for the purposes of advertising the Draft Recreation Centre Precinct Masterplan inclusive of print media, notices placed around the community and specific letters to sporting clubs and other known users with comments to be received in time for consideration at Council's January 2011 meeting."

COMMENT:

The resolution was enacted while at the same time the contracted Architect continued to progress the design options including consideration of formal staging of works. The Architect report is per attachment 1 and the two submissions received on the Masterplan are per attachments 2 and 3. If any further submissions are received up until today's meeting they will be tabled for Council's consideration.

The purpose of this report is to seek adoption of the Recreation Centre Precinct Masterplan and consider comments made in respect of the Masterplan.

Masterplan Submission - Ms Jenny Styles (Basketball)

The submission is overall positive and points out that parking may need to be expanded. There is the capacity to extend the parking on the east side of the current Recreation Centre (currently designated 25 cars) by another 60 cars approximately. For the purposes of adopting the Masterplan this can be noted and can be added in at a later date, even after construction, if it is required.

Masterplan Submission – Nannup Business Initiative Group (BIGN)

Points 1 and 2 of the submission relate to the future use of the current bowling club site and the transfer of a liquor license. These matters are not relevant to the precinct Masterplan though it will be a significant matter when Council ultimately determines the future use of the present bowling club space.

Point 3 relates to the staging of works and is a decision that Council has not yet considered.

Point 4 has been discussed previously by Council. If a single building was preferred to that proposed the process of the Masterplan and work undertaken thus far would need to be recommenced.

Point 6 could be included at any stage though alternative sites are understood to be preferred within the confines of the Brockman Street Caravan park.

Point 7. The proposal does not see an increase in licensed premises. It sees one licensed area being replaced by another.

Point 8 is noted and not discounted however it is considered that it would have the same status as the Hydrotherapy Pool being that it would be a matter to be considered in the future after other stages are undertaken. It is anticipated a decision on this matter will not be required for some time and either option could be added in at any stage if Council desires.

Masterplan Submission – Nannup Music Club

The points raised by the Nannup Music Club in general support the proposal and concept, acknowledging that the Club is not one of the proposed main users of the facility. The comments can be incorporated as appropriate throughout the progression of the project from the Masterplan stage.

Proposed Adoption of Recreation Precinct Masterplan

The draft Masterplan has been through the process of Council scrutiny, public comment and developed from the initial requests put forward by sporting clubs per the adopted Business Plan. The finalisation of the area Masterplan will provide critical direction to the Architect to progress to detailed concept plan and ultimately construction drawings.

Note that adoption of which “stage” of the project should be given priority is not addressed at this point as information on costs and engineering solution (current Recreation Centre) are not yet available. Recommendation 3 refers.

STATUTORY ENVIRONMENT: Nil.

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

Council has sufficient funds (primarily grant) to progress this project as recommended.

STRATEGIC IMPLICATIONS:

Council's current Forward Plan Action Item 11.2 (A) states for 2010/11:

"Complete business plan, needs analysis and site survey for proposed Recreation Centre upgrade."

Council's current Forward Plan Action Item 11.2 (B) states for 2010/11:

"Develop plans/design and seek funding for upgrade to the Recreation Centre."

Council's current Forward Plan Action Item 11.2 (C) states for 2011/12:

"That Council undertake the upgrade to the Recreation (and Community) Centre per adopted plans and funding available."

RECOMMENDATIONS:

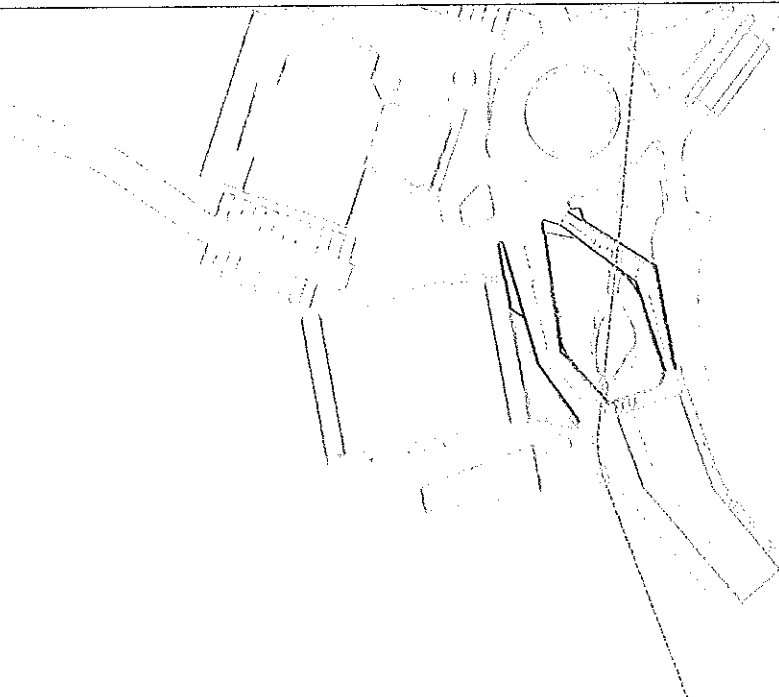
1. That the Recreation Centre Precinct Masterplan and Concept Design document prepared by Gresley Abas Architects (Attachment 1) be endorsed as the guiding document for further development of the Nannup Recreation Centre Precinct.
2. That the endorsed Recreation Centre Precinct Masterplan and Concept Design be used to generate a capital cost assessment for the Recreation Precinct development.
3. That the endorsed Recreation Centre Precinct Masterplan and Concept Design be used to develop a staged development strategy – taking into account existing information inclusive of the Masterplan submissions, cost assessment and Council's own projected budget and expenditure forecasts.
4. That Council meet with Gresley Abas Architects as soon as practicable to specifically discuss and expand on the technical aspects of the development including but not limited to:

- a. Geotechnical requirements for the proposed new building as noted by Wood and Grieve Engineers.
- b. Structural alteration options 2 and 3 for the existing Recreation Centre as noted by Wood and Grieve Engineers.
- c. Site Drainage for the precinct area as noted by Wood and Grieve Engineers.

VOTING REQUIREMENTS:



**SHANE COLLIE
CHIEF EXECUTIVE OFFICER**



Shire of Nannup - Recreation Precinct
Final Masterplan & Concept Design Options

Prepared by Gresley Abas Pty Ltd.
Issue Date: 20/10/2010 : REV A
Gresley Abas Architects

Nannup Recreation Precinct Masterplan

Preamble & Executive Summary

Gresley Abas Architects were commissioned by the Shire of Nannup to develop a viable development framework for the upgrade of existing and provision of new facilities within the existing Nannup Recreation Precinct.

Gresley Abas Architects collaborated with key representatives of the Shire and community to develop a Masterplan that is designed to encompass the many wishes and desires incumbent upon this precinct.

The Masterplan submitted with this report represents the outcomes of this process.

There are several community and sports groups with a direct interest in this Masterplan vision.

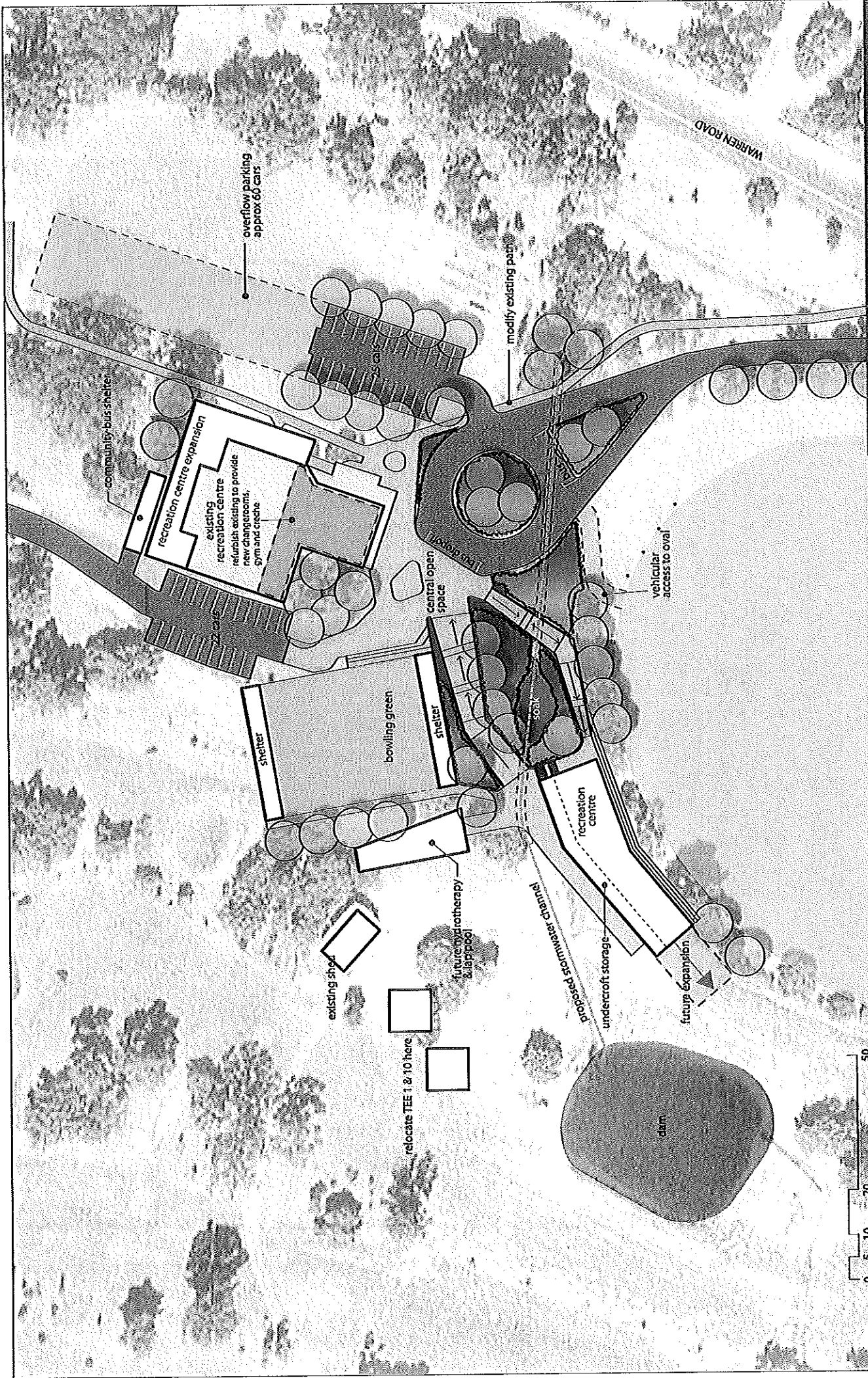
As a result, this Masterplan encompasses several distinct projects – each of these could be broken down into the 'stages' within the overall Masterplan. Some key development stages within this masterplan may have 2 or 3 options to be considered.

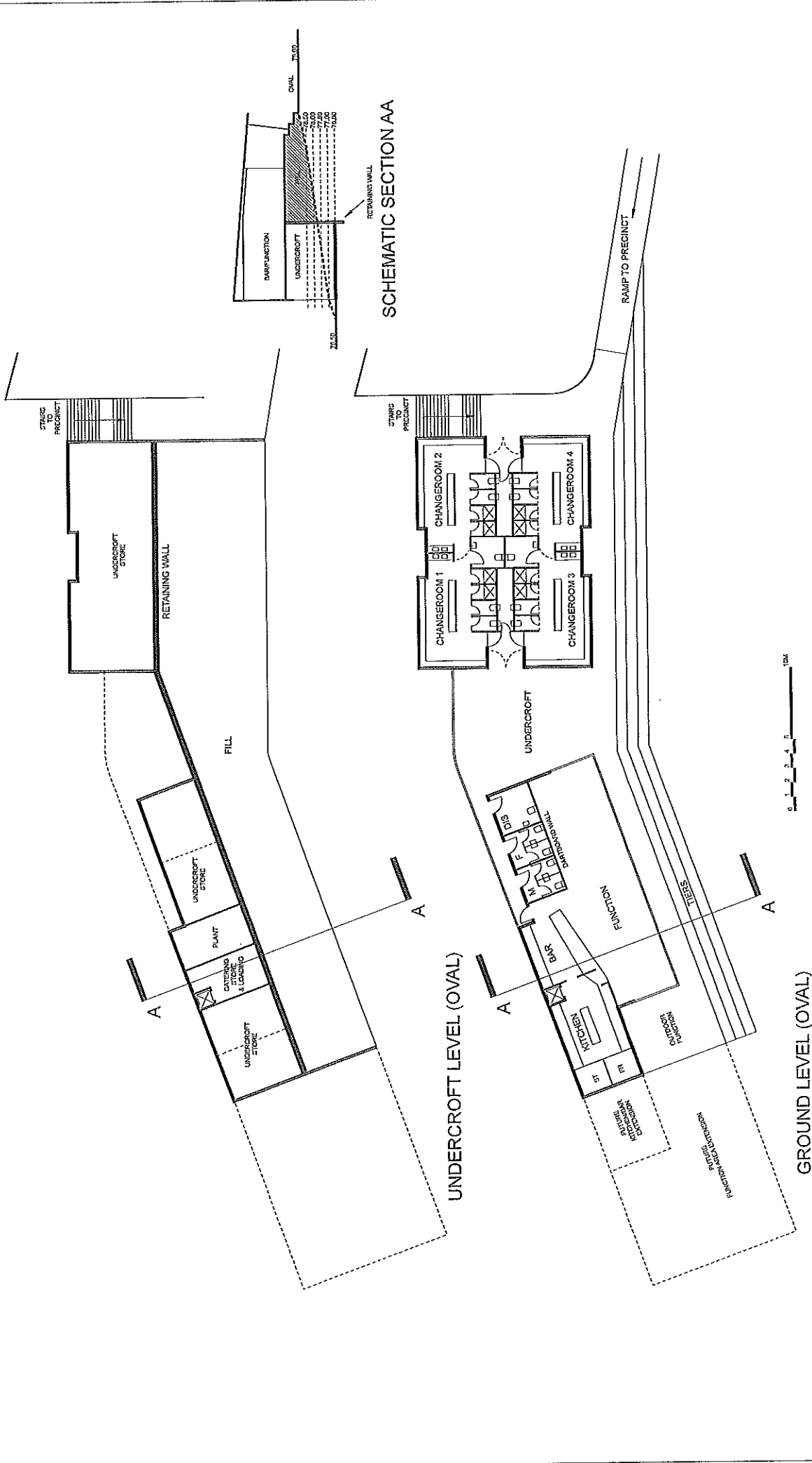
It is our intention that this Masterplan be accepted by the Shire so that the following further work can be undertaken:

- Ratify this Masterplan & Concept Design Proposal
- Implement any further minor refinements as a result of client/community feedback
- Use this Masterplan & Concept Design document allow formulation of preliminary cost estimates
- Work with the Shire to articulate a viable and practical staged development framework to achieve the Masterplan vision

The aim of this Masterplan is to help the shire and community work towards a vision that over the long term can be implemented in a manner that the needs and wishes of all stakeholders can be achieved. In summary, and listed in no particular order of preference or priority or relative cost, the following are the key elements that make up this Masterplan vision:

1. Existing Sports Hall:
 - Enlarge hall to incorporate full sized regulation basketball court
 - Options: a range of development/refurbishment options have been proposed, together with professional opinions from a structural consultant as to the feasibility of each option. This structural assessment is included at the appendix to this document.
2. Existing Support facilities: refurbish existing amenities and community hall to allow for:
 - Upgrade of changerooms to current standards,
 - New sports club room(s),
 - Provide new gym and
 - Provide new crèche facilities
3. New recreation facility: incorporating
 - New changerooms,
 - Club/bar and function room,
 - Commercial kitchen and
 - Sports club storage,
 - Planning for future expansion of kitchen & function capacity
 - Within the general conceptual framework for the new recreation centre function facilities, development options have been provided to allow for further flexibility subject to budget parameters and stakeholder feedback. This includes the extent of new changeroom facilities to be provided and the possibility of incorporating the new hydrotherapy facility within this building envelope as a future stage.
4. New Lawn Bowls Green and associated facilities
5. General precinct works: incorporating
 - Landscaping,
 - New and existing carpark upgrade,
 - New site stormwater management (and associated civil works),
 - New/modify existing footpaths & roads
 - Community Bus shelter
 - Oval equipment storage shelterAn overview of the civil infrastructure required for the site is included at the appendix to this document.
6. New Hydrotherapy Facility
The Masterplan incorporates this element as a stand-alone facility. There is also an option for this element to be incorporated within the envelope of the new recreation facility.



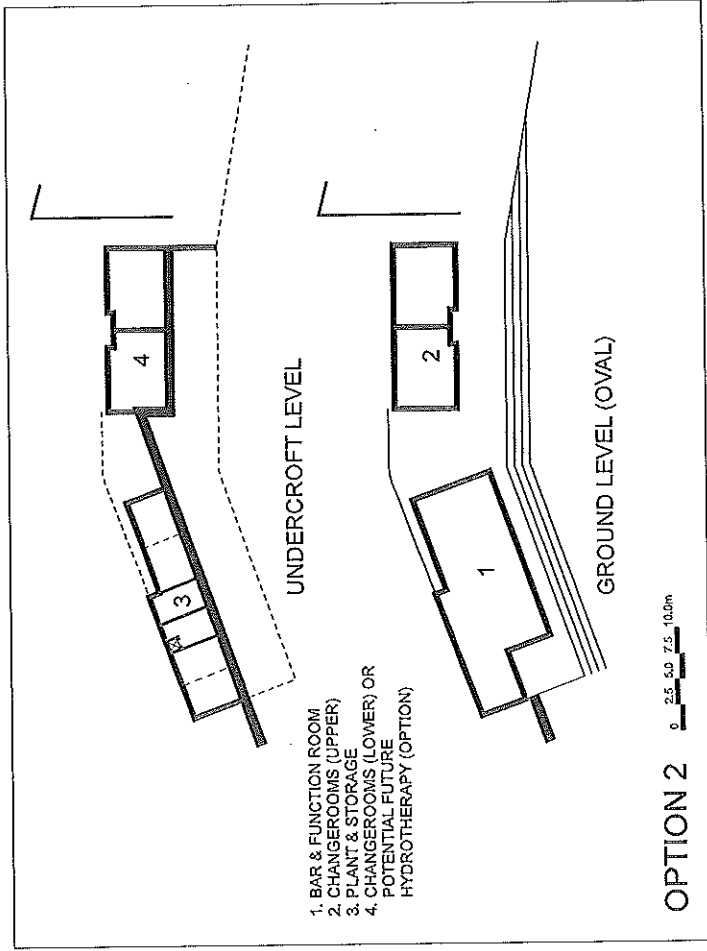
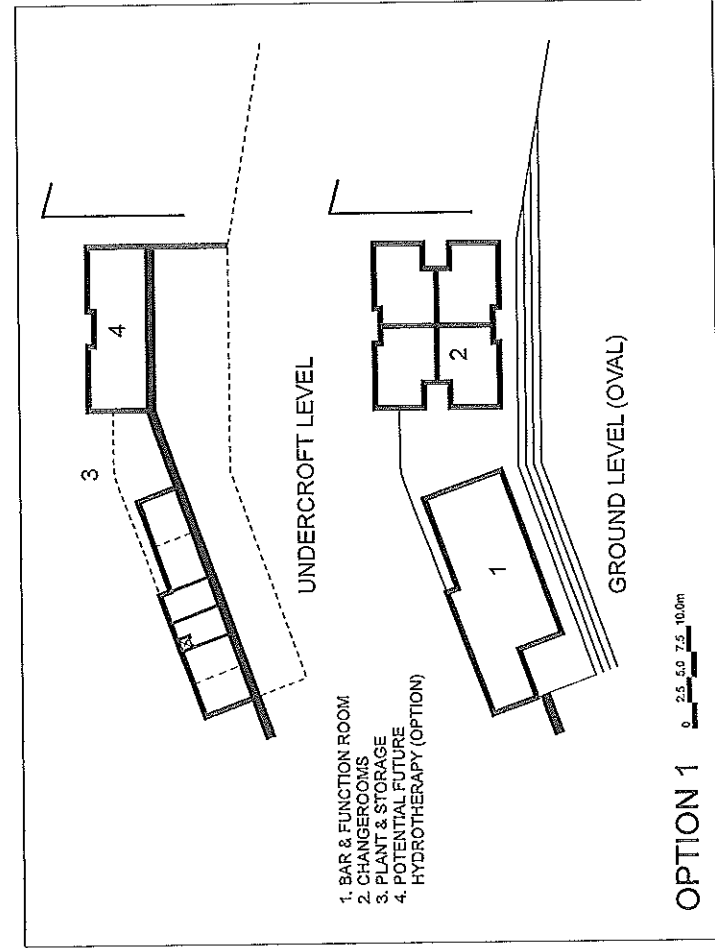


PROPOSED NEW RECREATION CENTRE (OPTION 1)

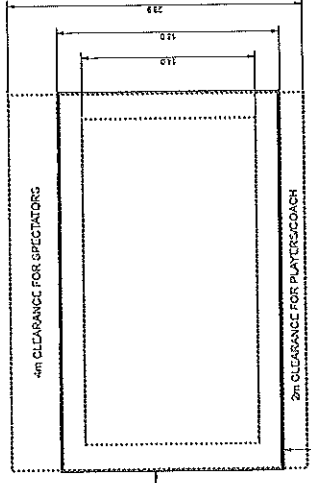
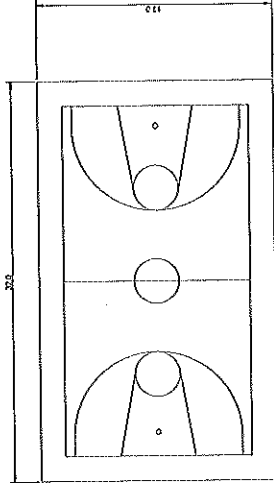
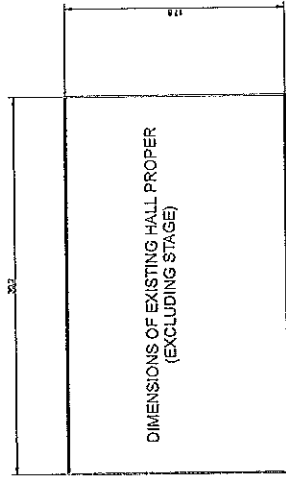
Nannup Recreation Centre
Shire of Nannup

Recreation Centre - Option 1

job number: 1023
issue date: 20/12/10
revision: A
drawing number: MP01

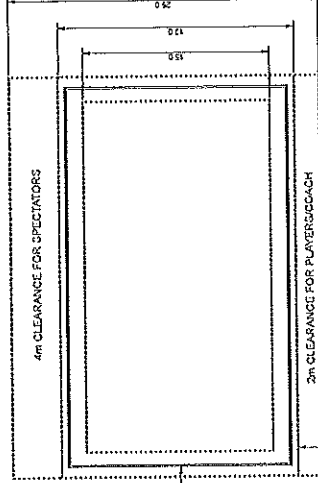


NEW RECREATION CENTRE - OPTIONS



EXISTING
RECREATION CENTRE
(GREY)

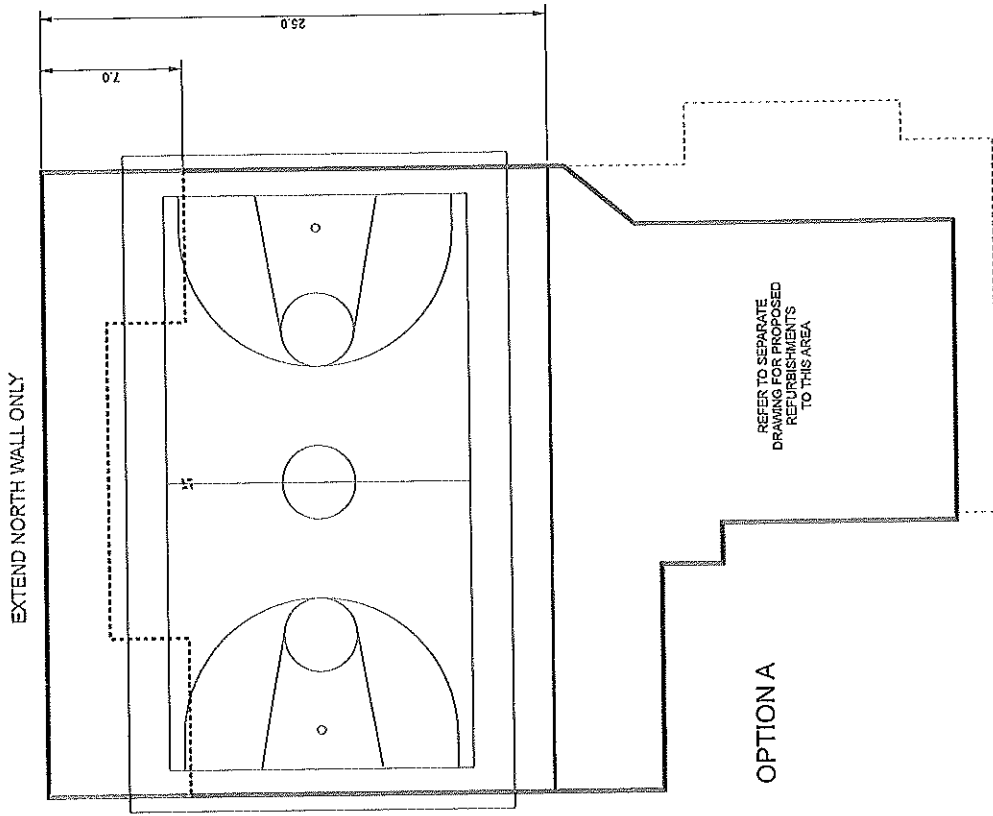
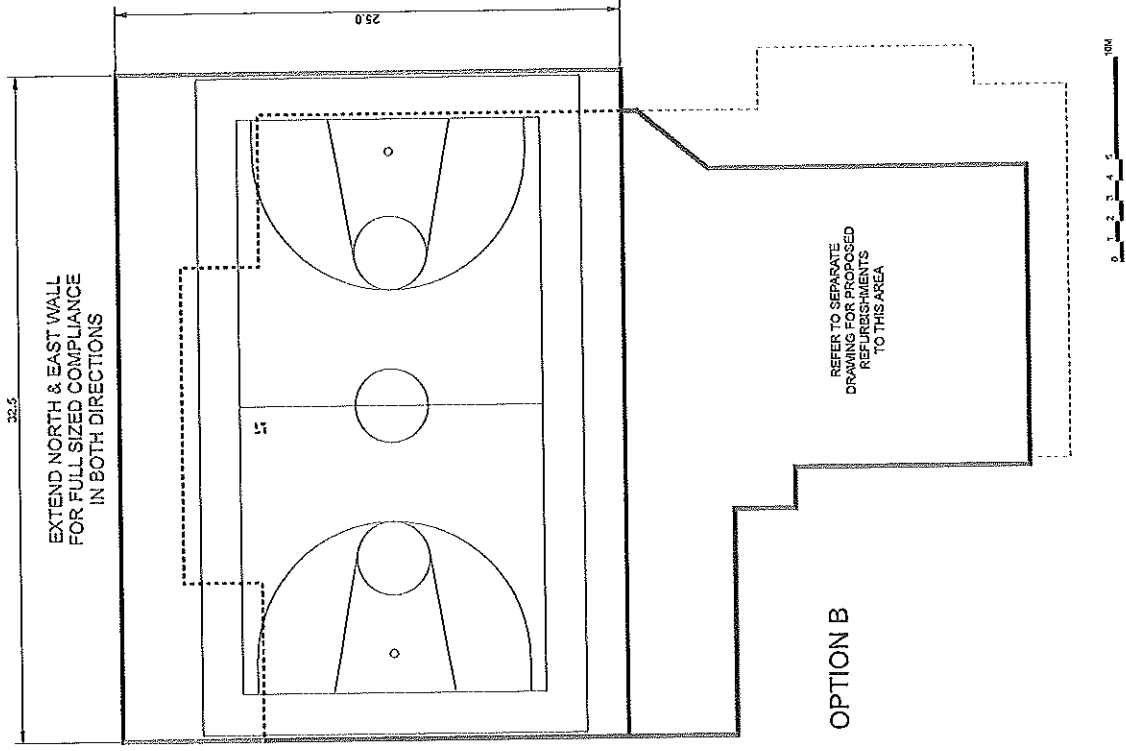
26m X 14m COURT PLUS 2m OVERRUN
(ABF HAS THE AUTHORITY TO APPROVE
FOR THEIR COMPETITIONS, EXISTING PLAYING
COURTS WITH MINIMUM DIMENSIONS 26m X 14m)



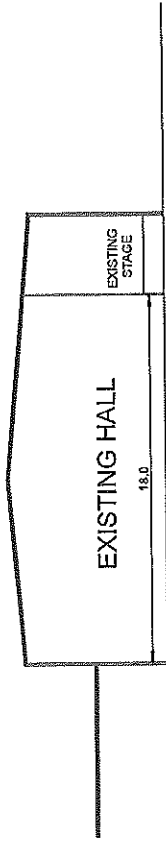
EXISTING
RECREATION CENTRE
(GREY)

28m X 15m COURT PLUS 2m OVERRUN

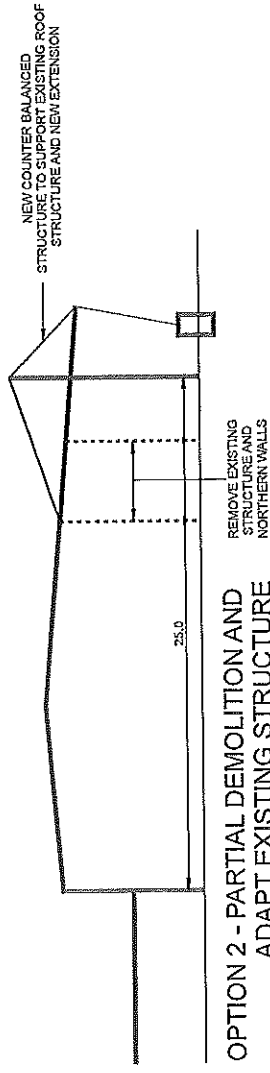
HALL AND ABF STANDARD COURT ANALYSIS DIAGRAMS



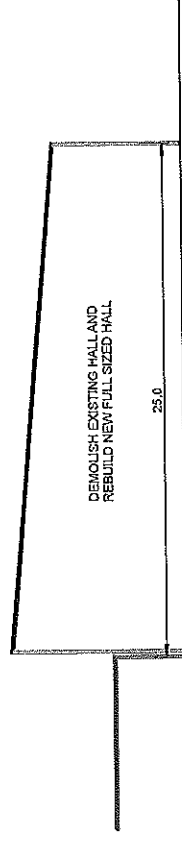
SCHEMATIC PLAN - HALL EXTENSION OPTIONS



OPTION 1 - EXISTING



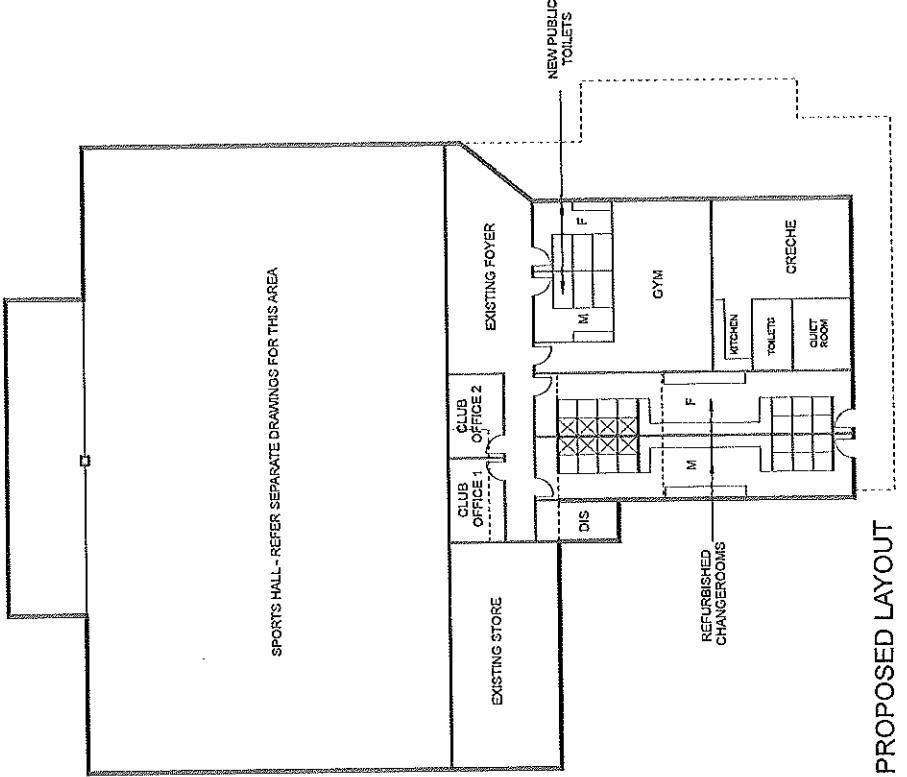
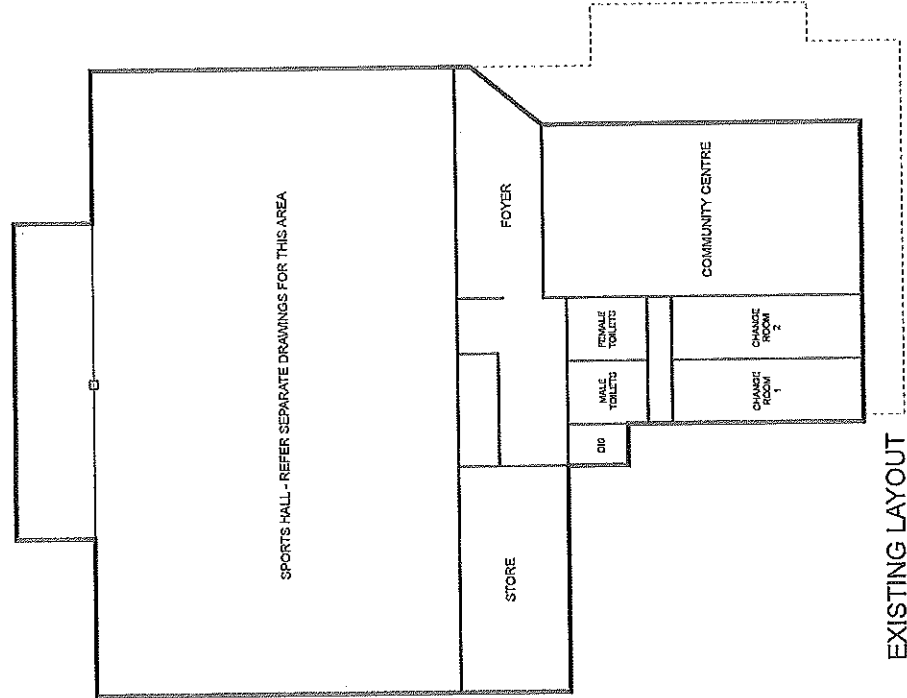
OPTION 2 - PARTIAL DEMOLITION AND ADAPT EXISTING STRUCTURE



OPTION 3 - DEMOLISH SPORTS HALL & BUILD NEW



SCHEMATIC SECTIONS - HALL EXTENSION OPTIONS



SCHEMATIC PLAN - PROPOSED FACILITY REFURBISHMENT

Nannup Recreation Centre
Shire of Nannup

Existing Support Facilities:
Proposed Refurbishment

Further to the development of the preliminary masterplan and design concepts for the precinct: specialist consultant input was invited to comment upon specific structural and civil issues associated with the proposal.

Wood & Grieve Engineers were briefed by Griesley Abas Architects and we report their comments below:

a) *Proposed Recreation Centre being built over the bank at the edge of the existing oval. The schematic section (Refer dwg MF-04) shows the relationship to existing levels. We assume at the moment that the bank/fill to the oval is not compacted to bear structure sufficiently. We request a simple opinion of structural options to the scenario and the identification of key geotech factors that will inform the final appropriate structural solution.*

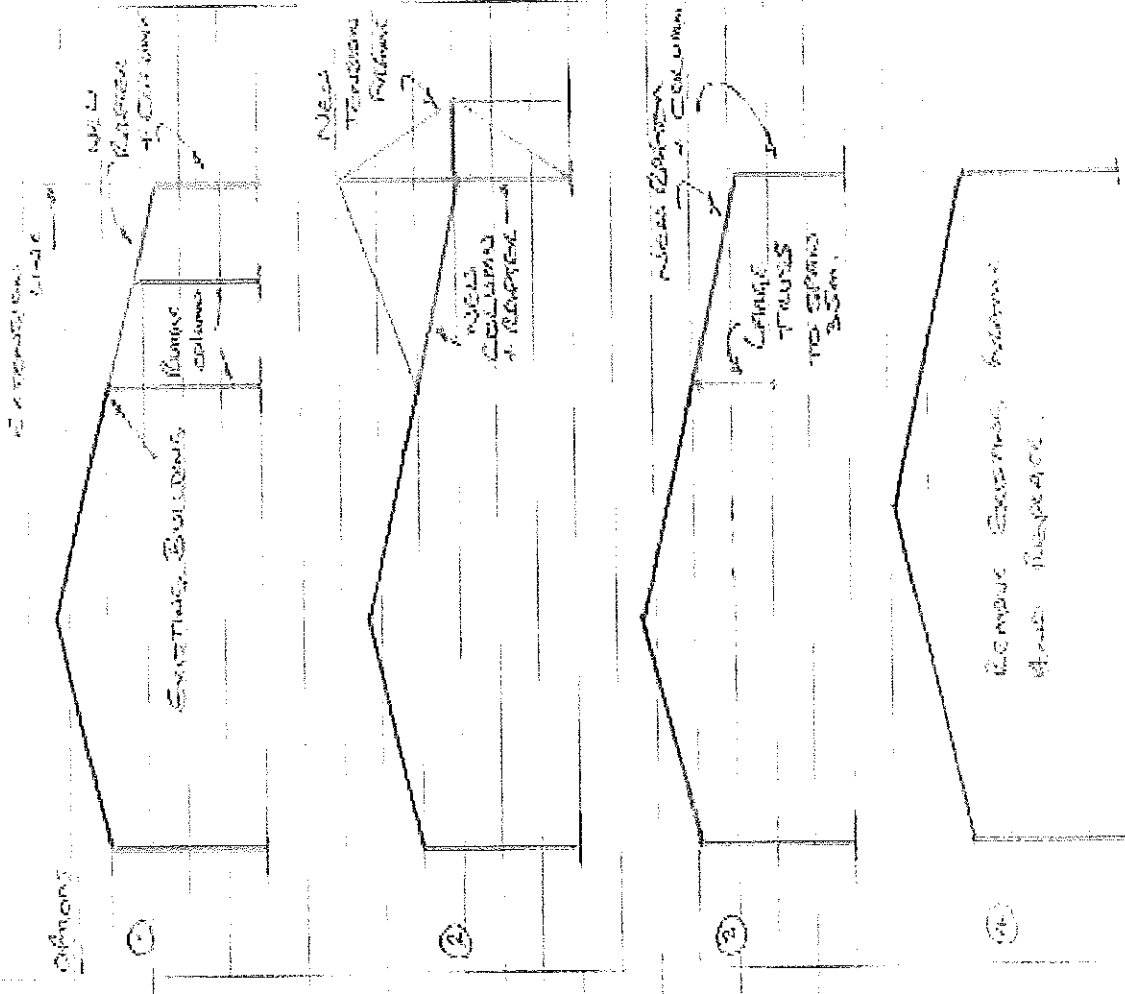
- The options for the structure is to pile through the suspected uncompacted fill and into sound strata below, or to carry out ground improvements locally via such things as grout injection, lime stabilisation or other possible ground improvements techniques to increase the bearing capacity and stability of the supporting strata for the proposed building. The appropriate treatment would be identified from the Geotechnical Survey.
- The correct solution would depend on the site specific geotechnical investigation and design load path support required from detail design. The report would determine the quality of the existing strata and pending results direct the footing strategy. We would need such information as:
 - Assessment and description of sub-soil conditions in the significant foundation zone including identification of any areas of uncontrolled fill for new proposed building.
 - Based on site classification provide recommendations in terms of suitable foundation systems (including individual pad footings, single rafts, piles and piled rafts) and provision of geotechnical parameters for foundation design including allowable bearing pressures for pad and strip footings founded at 0.5m and 1.0m below finished surface levels.
 - Estimated short and long-term settlements associated with the recommended founding systems.
 - Comment on the removal of the existing trees the impact this will have on the site locally.
 - Recommendations in relation to the founding of internal slab panels and external pavements, including indicative external pavement CBR.
 - Description of ground water conditions within the significant foundation support zone including confirmation of sub-surface water levels and expected fluctuations due to seasonal variation and load induced draw up.
 - Recommendations in terms of site preparation, including the possible use of existing spoil as controlled fill, specification for any imported fill and the removal/treatment of any hazardous materials encountered.
 - Construction considerations pertinent to the proposed development, including protection of footing excavations, compaction control and groundwater control if applicable, for all locations
 - Confirmation of presence (or otherwise) and potential risk of acid sulphate soils on the site following field and laboratory testing in accordance with DEC guidelines. In the event that acid sulphate soils are present, outline a separate fee for the production of an acid sulphate soil management plan (ASSMP).

b) *The existing basketball hall is not compliant with national basketball code sizes. The schematic drawings propose one option to try and extend the hall footprint by retaining the existing portion of the hall and providing a viable structural solution to pick up existing structure. Shire of Nannup has only been able to provide limited information on the existing structure. For now: assumption of existing structure is a steel portal frame with non-load bearing brick & cladding infill.*

- From the supplied photos the structure is a steel portal frame spanning some 18m. The proposed extension is an additional +6.0m with the space being column free. In our opinion there are possible engineering solutions, pending additional site information, original documentation for reviewing, costings and client direction to the project.
 - Option 1 Pending a structural review on the utilisation of the frame and assume there is capacity in the existing frame the existing structure may be able to be extended. This option will depend on the economic design of the original frame. We would need to carry out an analysis of the existing and proposed frame to check capacity. However the major draw back of this option is the cost associated with temporary support to the building during the works. In our view this option is the least economic and offers the greatest risk so even though an option we would not recommend it is considered.
 - Option 2 Construct a separate structure with a tension member to support both the end of the existing and new steel rafters. The load will be transferred via the tension member back to the ground and separate footing. This option will require limited temporary propping and removal of the building envelope. The only issue could be the combined length of the new / existing rafters' oscillation and deflection. This would be developed in the detail design. The temporary works would be minimal as the outer frame would be erected prior to any alterations to the existing frame. The cost of this option will need to be priced by a qualified QS but is a viable option.
 - Option 3 to construct a 2.5m deep truss spanning the 35m supporting both the existing and new rafter. The critical element will be combined deflection of the truss and the steel roof. The supporting columns and associate footing will need to be replaced but the existing frame could be used for the temporary support to the truss during erection. Once the truss is fully erected and the additional rafter extension is added with associated columns the existing columns can be removed. The cost of this option will need to be priced by a qualified QS but is a viable option.
 - Option 4 remove the existing structure and rebuild new structure which fulfils the requirements of the Client.
- c) *Review the proposed stormwater drainage within the context of the final site Master plan. Advise on implications and further diligence required if the project is to proceed. Provide any recommendations that might improve stormwater drainage strategy. Provide any 'bigger picture' recommendations to inform whole of site stormwater management*
- With the new recreation centre located on the north side of the oval, the existing water management strategy needs to be the starting point for the development of the revised plan based on the proposed site alterations. The overall site water management plan is beyond the scope of works.
 - The proposed drainage strategy is fair and reasonable at this stage of the master planning strategy. The volume of the water attracted to the area needs to be carefully considered for the drainage design. Once this is determined the use of culverts, swales and weirs / levy to control the discharge rate and volume of water into both the soak pit and onto the dam as so not to have a detrimental affect onto the existing strategy.
 - We would suggest additional stormwater drainage system located on the south side of the oval to try and control the flow of water across the site. This is generally caused by the natural levels and falls of the site.
 - The ground level alongside Warren road and North of the proposed drainage run is banked up. This will encourage the water to enter the drainage system and not free flow with the natural ground levels towards the new car park development and recreation centre.

Wood & Grieve Engineers:

Sketch:
Structural Options per enlarge-
ment of existing Sports Hall



Craige Waddell

From: Jenny.Styles@houghton-wines.com.au
Sent: Friday, 14 January 2011 8:43 AM
To: Craige Waddell
Subject: Nannup Rec. Centre Submission on Master Plan from Nannup Basketball Assoc.
Attachments: ATT04622.jpg

Morning Craige

Submission/response comments from the NABA regarding the Nannup Recreation Centre Master Plan as follows;

- a) Car parking areas indicate 25 & 22 cars, possibly not enough car park areas, although allocation of overflow parking should suffice.
- b) Not sure whether it has been allowed for in the plan, but vehicular access for loading/un-loading in the Recreation Centre adjacent to the football oval would be an advantage.
- c) The plan to alleviate all 'through traffic' is an excellent initiative and will improve the safety of the area. Council should be congratulated on this proposal.

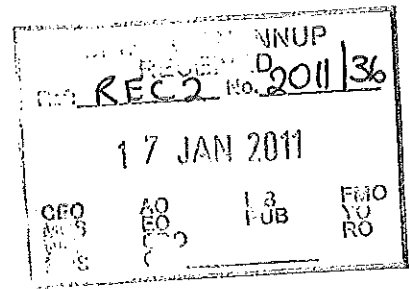
Otherwise all other looks fantastic.

Regards
J..

Jenny Styles
Administration Manager



From: Derek McNutt [derek@willerin.com]
Sent: Friday, 14 January 2011 1:00 PM
To: Evelyn Patman
Subject: Draft Recreation Precinct Plan
Attachments: Nannup Shire Recreation Precinct Plan.pdf



Hi

Please find attached our comments on the **DRAFT RECREATION PRECINCT MASTERPLAN.**

Cheers

Derek McNutt
Secretary
Phone: 9756 0050
Email: derek@bign.net.au

This email has been sent to you because you are or have been a member of Big N. If you do not wish to receive any information mail from Big N, please click on **Reply** and enter **unsubscribe** in the subject line.

Nannup Shire Recreation Precinct Plan

With reference to the above proposal BIGN would like to make the following comments.

1. Existing bowling club: What plans does the shire have for this space?
2. As the bowling club has an existing liquor licence will this be transferred to the new club?
3. The existing recreation centre should be upgraded before any work is carried out on the new bar area.
4. Two separate buildings not required, as a single building would be more economical.
5. Overall a good initiative as it will encourage residence to town.
6. A dump ezi point should be included in the plan.
7. Concern expressed regarding another licensed premises in a sporting facility as it could encourage excessive consumption of alcohol, at a time when efforts are being made to reduce drink driving. We also should be supporting the existing venues, including function centres.
8. There are no facilities in the current Precinct Plan to cater for young children, and BIGN would like to recommend that the following be considered.
That the shire include a toddlers paddling pool in the plan.
The following points should be noted.

A This is **not** a swimming pool.

B There is one operating successfully at Whiteman park. Perth which is open to the public.



Shane Collie

From: Craige Waddell
Sent: Wednesday, 19 January 2011 7:47 AM
To: Shane Collie
Subject: FW: Nannup Rec Centre
Attachments: Submission from the Music Club on the Proposed Recreation Centre Upgrade.doc

FYI

Craige

CRAIGE WADDELL
MANAGER CORPORATE SERVICES
SHIRE OF NANNUP
(08) 9756 1018

From: Maggie Longmore [mailto:mlongmore@westnet.com.au]
Sent: Tuesday, 18 January 2011 10:11 PM
To: Craige Waddell
Subject: Nannup Rec Centre

Hi Craige

I just realised that comment on the proposed recreation centre was due in last Friday

If it is not too late the Nannup Music Club would like to make comment on the plan

- 1 The Club is very pleased with the proposal to increase the size of the existing centre as this could provide an ideal venue for larger concerts etc.
- 2 The provision of additional parking is seen as very much needed
- 3 The redesign of the entry will provide a much safer entry to the centre and better pedestrian access.

I have reattached our original submission, as apart from the three above points the Music Club would also like to see the suggestions on our submission for the inside facilities taken into consideration in any planning

Cheers Maggie

Maggie Longmore
Chairperson Nannup Music Club
mlongmore@westnet.com.au
Nannup Music Festival
March 4th to 7th 2011
www.nannupmusicfestival.org

Submission from the Music Club on the Proposed Recreation Centre Upgrade

The Music Club (MC) is only an occasional user of the Recreation Centre (RC) so therefore realizes that any requests may not be seen as a priority, but feel that any upgrade of the current RC should be looking at the overall needs of the community especially for such a small community like Nannup and that creating a multipurpose facility would be the most effective and cost efficient way of meeting the future needs of the Nannup community.

Besides organizing the Music Festival each year, our aim is to do at least two other events during the year and we are hoping that this number will increase. This year we already have planned a Spanish culture night in June, Sing for your Supper in August in conjunction with the Flower and Garden Festival and an event still to be organized in conjunction with the 'Art in the Garden Village' event in November

The MC has used the RC on several occasions during the past few years, the last time being a concert for the Bike Victoria visit to Nannup.

The other important use relating to the MC is the use by the Visitor Centre as a camping area for the Music Festival. This has increased vastly over the last two years and we are hoping to have even more campers next year. This was very much highlighted in our survey, that over 50% of Festival patrons, came from over 200kms, stayed for three nights and camped.

The MC sees the RC as providing a larger venue for concerts, dances and cabaret type shows. Although the Town Hall is a very suitable venue for many concerts that the MC puts on, the size is often a limiting factor and also is not available when we do events in conjunction with other Festivals.

The Nannup Amphitheatre is a fantastic large venue but only suitable for a maximum of about three months during the summer when there is little likelihood of rain.

The Town Hall is only suitable to accommodate 150 max for sit down concerts and if a dance area is needed this figure is greatly reduced to around 100 and if a cabaret type function is planned where tables and chairs are used then this number is reduced again to around 50-60. One of the other limiting factors of the Town Hall is the size of the stage and the size of band/artists/actors that it can hold.

The MC would like to see in any upgrade of the current RC take the following things into consideration:

- An increased floor space, therefore enlarge the building
- Multi use flooring
- Removal of the pole in the stage area.
- Green/dressing room with stage access for artists, multiuse for storage of chairs etc
- Improved ventilation.
- Provision for heating /cooling of the area.
- Improved lighting especially the stage area and provision for any special lighting
- Provision for a sound system, necessary sockets etc.
- Improved entrances area, needs to be much more welcoming
- Improved toilets and showers especially for use for the campers for the Music Festival.
- Better accessibility to the whole area including the stage for the disabled.
- Improved catering facilities, is it possible this could be multiuse and used as camp kitchen or provision made outside.
- A permanent bar is not seen as a necessity as a temporary bar can easily be set up especially if provision was made for a small servery with washing up facilities, similar to the present one.
- Better access from the parking area and safety issues with the current parking addressed.

These are just some of the areas that the MC has identified as making the RC more user friendly as a larger venue.

Please do not hesitate to contact the Music Club if you would like to discuss any of these ideas.

Maggie Longmore. Nannup Music Club Chairperson. mlongmore@westnet.com.au

AGENDA NUMBER: 10.5
SUBJECT: Compliance Audit Return 2010
LOCATION/ADDRESS:
NAME OF APPLICANT: Shire of Nannup
FILE REFERENCE: ADM 14
AUTHOR: Kevin Waddington – Acting Manager Corporate Services
AUTHORISING OFFICER – Shane Collie – Chief Executive Officer
DISCLOSURE OF INTEREST:
DATE OF REPORT: 13 January 2011

Attachment: Completed 2010 Compliance Audit Return.

BACKGROUND:

Council is required to complete a Compliance Audit Return every year. The Compliance Audit Return for the period 1 January 2010 to 31 December 2010 has been completed. The Compliance Audit Return is to be:

1. Presented to Council at a meeting of the Council.
2. Adopted by the Council.
3. The adoption recorded in the minutes of the meeting at which it is adopted.
4. Signed by the Shire President and Chief Executive Officer and returned to the Department of Local Government and Regional Development with a copy of the Council minutes of the meeting at which it was received.

COMMENT:

The Annual Compliance Audit Return contains 283 questions of which:

- 161 were complied with;
- 7 were not complied with; and
- 115 were not applicable to the Shire of Nannup during the year under review.

Of the 7 questions that Council did not comply with the various Act and Regulations provisions, the main non-compliance issue relates to the Annual Returns required to be submitted by each elected member and senior staff member.

The annual returns are required to be submitted to the Chief Executive Officer, by the 31st August each year for the preceding year ending 30th June.

The request for the completion and return of the Annual Returns were not sent out until November 2010 and of those that have been returned the return period is for the year 2010 -2011 and not 2009-2010 as required. (Note: one Councillor has yet to return their completed Annual Return at the time of preparing this report).

To avoid a repeat of the late request and return of Annual Returns for the correct period under review, procedures will be developed to ensure early notification to the delegated staff member of the requirement to send out Annual Return forms to elected members and designated senior staff and to follow up well in advance of the 31st August deadline as required by the *Local Government Act 1995*.

Other matters that were highlighted during the review (and comment) are as follows:

1. Ensuring that the officer who is responsible for the day-to-day financial management operations of the Council does not also conduct an internal audit.

For a small local government with limited staff resources it is impractical to separate the above two functions without adding considerable cost to Council's salaries budget.

2. Council has not undertaken a review of two (2) local laws within the prescribed time of eight (8) years of adoption.

These Local Laws are:

1. Public Cemetery Local Law adopted 23rd October 1989 and due for review in 2005; and
2. Refuse Site Local Law adopted 26th November 1999 and due for review in 2007.

Council will be undertaking a review of these two Local Laws, along with its Health Local Laws (also due for review) during 2011.

3. Election of Deputy Presiding members of Councils Committees from amongst committee members.

Each Council committee determines how a deputy presiding member is appointed in accordance with the committee's terms of reference adopted by Council when each committee is established.

4. Making available to members of the public copies of unconfirmed committee minutes within 5 business days after the committee meeting.

Not all committee minutes secretaries provided copies of committee minutes within the required timeframe. Procedures will be implemented to avoid such occurrences in future.

5. The presiding member did not, on all occasions, when given a member's financial interest disclosure by the CEO, bring its contents to the attention of persons present at the meeting immediately before any matters to which the disclosure relates were discussed.

All presiding members will need to ensure that all financial interest disclosures are made public as required by the *Local Government Act 1995* provisions.

STATUTORY ENVIRONMENT: Local Government Act 1995.

POLICY IMPLICATIONS: Nil.

FINANCIAL IMPLICATIONS: Nil.

STRATEGIC IMPLICATIONS: Nil.

RECOMMENDATION:

That Council adopt the Local Government Compliance Audit Report for the Shire of Nannup for the period 1st January 2010 to the 31st December 2010, and submits the report to the Department of Local Government as required.

VOTING REQUIREMENTS:

**KEVIN WADDINGTON
ACTING MANAGER CORPORATE SERVICES**



**AUTHORISING OFFICER
SHANE COLLIE
CHIEF EXECUTIVE OFFICER**