

Your ref:
Our ref: Q983

Mr John Merrick
A/Chief Executive Officer
Shire of Nungarin

Via : ceo@nungarin.wa.gov.au

Dear John,

Land Insights – Planning Services Offer

Shire of Nungarin Local Planning Framework and Services

Further to our recent discussion I would like to introduce our company Land Insights to you and the Council. We are interested in finding ways to assist the Shire to better manage its development and land use planning to address local issues, and to encourage investment in the Shire.

As you may appreciate a planning framework can target issues which are most relevant to a place such as setting standards for development, controlling land uses to reduce problems for others, and to clearly set out the ideals and appeal of the Shire for new investment.

This explains our company ethos and what we can offer: -

Land Insights – Planning Design Environment

Land Insights provides services to government relating to policies, strategies, planning schemes to meet local requirements, statutory standards and to deliver wieldy and sensible governance for regional and rural communities.

Strategy –

A Local Planning Strategy is an important requirement for identifying potential economic, social, and environmental issues and proposing sensible and consistent management to achieve agreed outcomes.

In some cases, a strategy might highlight the focus for a local government – be it agriculture, mining and minerals, tourism or specialized industry and processing. A strategy is a useful means of a local government identifying the overall outcomes and then being able to consider proposals as they arise. It would be an essential means of guiding any decision to it can be seen as reasonable, consistent, and defensible to review or challenge.

Planning Schemes –

Schemes are the statutory tool for organizing land uses into Zones and to set standards for development to meet when it is implemented by approval.

A scheme has text and maps and requires to be prepared, advertised, and adopted to use subject. In smaller communities there are mechanisms called Interim Development Orders – which can act in lieu of

a Local Planning Scheme. An IDO allows the local government to call matters in for formal assessment and conditional approval or refusal. It may be a feasible device for small areas with rare occurrence of development.

Land Insights has staff with many years of experience and trained in up-to-date planning, design, and environmental knowledge. Our other clients are in the private sector and range from agribusinesses, minerals and extractive industries, manufacture, processing, as well as renewable energy generation and storage systems. We seek ways of working as a bridge between government and industry to resolve projects and ensure there is local benefit because of investment and economic growth.

We have urban design and landscape architect skills which can be used to revitalize a town main street. So many small towns are losing their facilities and services – our work can explore ways to make towns more inviting for residents, businesses, and visitors alike. Our company recently assisted the Shire of Ravensthorpe to prepare a mainstreet study with recommendations for both Ravensthorpe and Hopetoun. This was developed in collaboration with the community of both towns and the business operators.

Service Offer

Land Insights is offering the Shire an opportunity to engage us to prepare and implement local planning suited to your needs. We operate by keeping our small and experienced team members focused on meeting the local needs of each place, and we find that regional Shires are presently being caught between the potential growth from major projects, and the decline of town services and business premises. There are also new industries and projects emerging for regional areas.

We propose to engage with a three-stage process –

1. Review of Current Framework and Scope the issues and opportunities within the Shire.
2. Prepare local planning tools needed to meet Shire needs and conduct all necessary consultation and referrals.
3. Prepare a Local Planning Strategy to identify and direct the shape of development and land use discretion.

4.

Our fee for **Stage 1** would be between **\$8 – 10 000** plus GST. This would produce a report with recommendations for a staged approach with costings to address what is needed.

Our fee for Stage 2 would depend upon the specific needs and resources available. A workable scheme would be in the order of **\$42 000** plus GST.

A local planning strategy could be developed for as little as **\$27 000** plus GST.

I would welcome your consideration of our proposal, and would be pleased to speak in favour of it, and to clarify how it might be tailored to better meet your needs.

Yours sincerely,



Ross Montgomery – Principal – 0493 242 600

Planning – Design – Environment

23 August 2023

Land Insights – Meet Our Team

www.landinsights.com.au

Our team for this engagement will be led by Ross Montgomery and will be assisted by Rebekah Hampson. A brief outline of the experience of each individual and the respective role in our team is set out below.

Mr Ross Montgomery.

Ross is a Principal of Land Insights. He has over 30 years' experience in urban design and regional planning and landscape architecture, with formal qualifications in both these disciplines. Ross has worked in WA and local government as well as private practice. He understands the local government environment, Council processes and can tailor services to best fit with these schedules.

Ross will be responsible for Project Scope and Delivery preparation of the Stage 1 scoping paper and lead any of the subsequent planning framework components. He will be assisted by

Mrs Rebekah Hampson

Rebekah Hampson is a Senior Planner at Land Insights. She has over 20 years' experience in urban and regional planning with experience in both strategic and statutory planning. Rebekah has worked in both the Metropolitan Area and in the Regions and has been involved in the preparation of a wide variety of planning documents. In the preparation of these documents Rebekah has had to liaise with a wide variety of state and local government agencies as well as the private sector to gain the information required to gain successful outcomes for our clients.

Our team will be supported by a trusted network of specialist consultants, managed by Land Insights to meet the needs and budget of our client.