



Shire of
Chapman Valley
Love the Rural Life

UNCONFIRMED MINUTES

MARCH 2013

ORDINARY COUNCIL MEETING

Notice is hereby given that an Ordinary Meeting
of Council will be held on Wednesday 20 March 2013
at the Council Chambers, Nabawa, commencing at 10:00am.

DISCLAIMER



No responsibility whatsoever is implied or accepted by the Shire of Chapman Valley for any act, omission or statement or intimation occurring during Council Meeting. The Shire of Chapman Valley disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee Meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council Meeting does so at that person's or legal entity's own risk.

The Shire of Chapman Valley warns that anyone who has any application or request with the Shire of Chapman Valley must obtain and should rely on

WRITTEN CONFIRMATION

of the outcome of the application or request of the decision made by the Shire of Chapman Valley.


Stuart Billingham
CHIEF EXECUTIVE OFFICER

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10.0 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

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(Of an urgent nature introduced by decision of meeting)

13.0 CLOSURE

ORDER OF BUSINESS:

1.0 DECLARATION OF OPENING/ANNOUNCEMENTS OF VISITORS

2.0 LOYAL TOAST

3.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

3.1 Present

a. Councillors

Member	Ward
Cr John Collingwood - President	North East Ward
Cr Peter Batten – Deputy President	North East Ward
Cr Anthony Farrell	North East Ward
Cr Beverly Davidson	North East Ward
Cr David Bell	South West Ward
Cr Peter Humphrey	South West Ward
Cr Trevor Royce	North East Ward

b. Staff

Officer	Position
Mr Stuart Billingham	Chief Executive Officer
Mr Simon Lancaster	Manager of Planning
Mrs Karen McKay	Executive Assistant (Minute Taker)
Mrs Debby Barndon	Manager of Finance (from)

c. Visitors

Name	Time In / Time Out
Ian Maluish – Parkfalls Resident	10.00am to 11.50am
Darcy Hay – Geraldton Newspapers	10.00am to 11.50am
25 people for Item 9.1.1 Proposed Therapeutic Rehabilitation Facility	10.00am to 10.25am

3.2 Apologies

Councillor	Ward
Cr Pauline Forrester	North East Ward

3.3 Approved Leave of Absence

Nil

4.0 PUBLIC QUESTION TIME

4.1 Questions On Notice

Questions received from Eleanor Ward

- 1 Could the Shire Councillors that feel they can accept the risks associated with such a development on behalf of the majority of people in the area, over 90% of whom believe such risks at *totally unacceptable*, please give detailed reasoning of their decision.

Answer: As the proposed therapeutic rehabilitation facility will be discussed as Item 9.1.1 of the March 2013 Ordinary Meeting of Council Agenda it is not considered appropriate for the elected members to discuss the matter prior to the item being deliberated. Following the voting of the item should an elected member wish to address the gallery in relation to their vote for or against the proposal they may do so at that time, however there is no compulsion for a member to do this.

- 2 As acknowledged by DrugArm, some clients will have a history of violence and crime as well as alcohol or drug abuse, so are the shire and its Councillors willing to accept the vicarious liability associated with events that may happen as the result of this and is even one incident of burglary/car theft/assault or a car accident stemming from the visitors or previous clients of the facility considered fair collateral damage or a reasonable sacrifice to be made by the residents for allowing the centre to go ahead.

Answer: The applicant has advised that the facility would be staffed at all times and onsite management will be responsible for the safety and security of the facility, and those clients would only be based at the facility after a rigorous assessment process. The applicant is looking to establish a community reference group that would act to advise the facility management on matters and concerns relating to the facility's impact in the local community. Each applicant/landowner is responsible for their activities that are carried out upon their property and in carrying out such activities is subject to common law.

- 3 Aside from the "intrinsic" value of helping your fellow man, can the shire demonstrate any benefits to the shire and its residents of allowing the proposal to go ahead when, most likely it will not be paying rates due to its non-profit status thereby not even contributing to its own costs generated by being in the shire (eg such as rubbish disposal) and most – if not all employees will be sourced from within (such as for manual labour) or Geraldton (for trade and professional services), (also keeping in mind that voluntary time contributed does constitute employment).

Answer: A not-for-profit organisation is not automatically deemed as 'not rateable' under Section 6.26 of the *Local Government Act 1995* solely by being a not-for-profit organisation. An organisation that meets the criteria of a charitable organisation can be considered by the local government on its merits for exemption of rates by request from that organisation to the Local Government each year. It should be noted however, that regardless of an application being lodged for the exemption of the payment of rates a not-for-profit organisation is still required to pay all other levied charges such as rubbish removal and emergency services.

The question also makes assertions on the basis for employment associated with the development that are not based on certainty.

- 4 How can the shire approve the proposal when, as shown by an independent town planners report, that it clearly falls outside the zoning and vision for the region and is the shire willing to accept the legal costs and risks associated with approving such a proposal should the majority of landholders seek legal redress on these grounds.

Answer: The report prepared by a planning consultant has been referred to as an 'independent planners report' in the question. Any assertion that the report is 'independent' should be made with the disclaimer that the author has been commissioned by parties in objection to the proposal at their expense.

The application proposes a number of activities and buildings that might be considered individually to meet with the permitted uses listed for the 'Special Rural' zone under the Scheme, including 'Rural Pursuit', 'Intensive Agriculture', 'Professional Office within a Dwelling House', 'Added Accommodation Unit' and 'Industry-Cottage'. However, it was considered reasonable that the application should be assessed as a whole, and that this application should not be considered under delegated authority and the surrounding landowners and relevant government agencies be provided with the opportunity to make comment. The applicant therefore applied for the development under the term 'Therapeutic Rehabilitation Facility' and this is the basis for assessment and determination. The land use of 'Therapeutic Rehabilitation Facility' is not listed within the Zoning and Development Table for the 'Special Rural' zone, or within Section 1.7-Interpretation of the Scheme and therefore this application should be assessed under Sections 2.2.4 and 2.2.5 of the Scheme.

The Shire has acted in accordance with the requirements of its Scheme in dealing with this application and it is telling that the provided planning report can offer no basis or precedent for the grounds on which an attempt to seek 'legal redress' might be sought.

4.2 Questions Without Notice

Mrs Patterson asked with regard to the story in the Midwest Times – Why are DrugArm going to the paper instead of waiting for the outcome of the meeting?

Cr Collingwood many things can be mentioned in the paper and Council have no control over that.

Ms Ward asked whether Council has looked at the potential impact on the school as a number of families have indicated that they may relocate if the Therapeutic Rehabilitation Centre is approved.

Cr Collingwood stated that was new information to Council and that it had not been considered.

5.0 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6.0 DISCLOSURE OF INTEREST

Mr Billingham declared an interest in Agenda Item 9.4.6

7.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

Mrs Ward presented to Council a petition objecting to the Proposed Rehabilitation Facility
Agenda Item 9.1.1

8.0 CONFIRMATION OF MINUTES FROM PREVIOUS MEETINGS

8.1 Ordinary Meeting of Council held on Monday 18 February 2013

MOVED: CR HUMPHREY SECONDED: CR BELL

That the minutes of the Ordinary Meeting of Council held 18 February 2013 be confirmed as a true and accurate record.

**Voting 7/0
CARRIED
Minute Reference 13/3-1**

9.0 OFFICERS REPORTS

Manager of Planning

March 2013

Contents

9.1 AGENDA ITEMS

- 9.1.1 Proposed Therapeutic Rehabilitation Facility
- 9.1.2 Chapman Valley Men's Shed Lease
- 9.1.3 Proposed Road Closure

AGENDA ITEM:	9.1.1
SUBJECT:	PROPOSED THERAPEUTIC REHABILITATION FACILITY
PROPONENT:	LANDWEST FOR DRUG ARM (WA) INC.
SITE:	LOT 11 (No.1) NABAWA-YETNA ROAD, NABAWA
FILE REFERENCE:	A485
PREVIOUS REFERENCE:	12/12-2
DATE:	12 MARCH 2013
AUTHOR:	SIMON LANCASTER

DISCLOSURE OF INTEREST

Nil

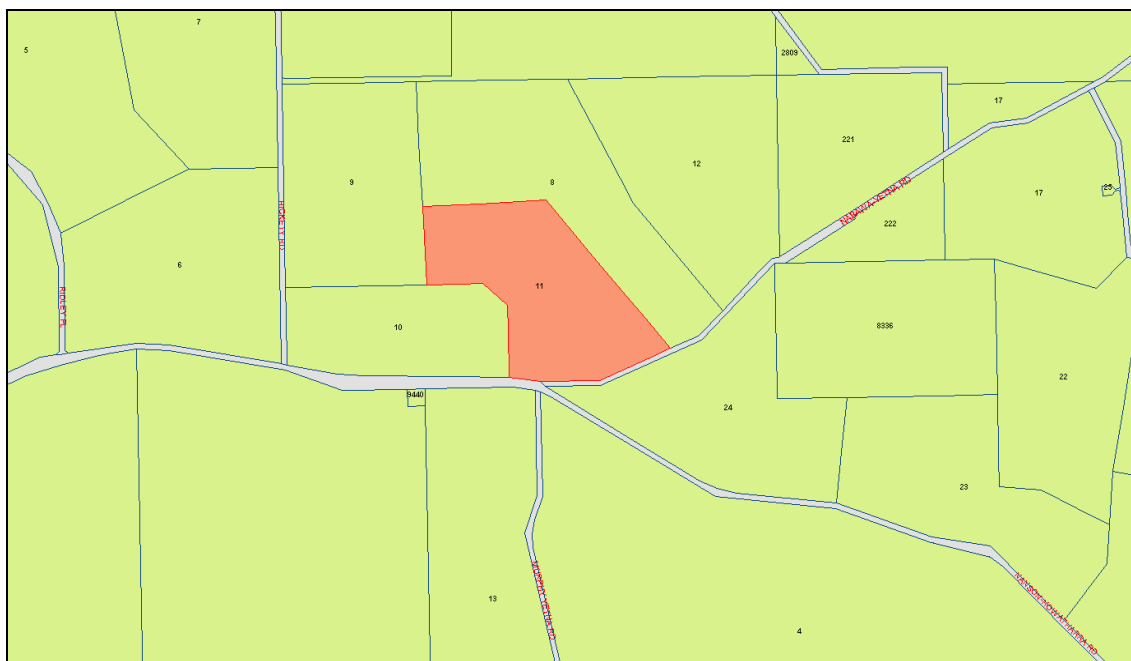
BACKGROUND

Council is in receipt of an application for a Therapeutic Rehabilitation Facility to be established upon Lot 11 (No.1) Nabawa-Yetna Road, Nabawa and resolved by absolute majority at its 12 December 2012 meeting to advertise the application under Sections 2.2.4 and 5.2 of the Shire of Chapman Valley Town Planning Scheme No.1. The advertising period has now concluded and the application is returned to Council for its further consideration of the application and the submissions received. This report recommends that the application be refused.

COMMENT

Lot 11 Nabawa-Yetna Road, Nabawa is a 35ha property that features an existing residence, outbuildings, remnant vegetation along an intermittent watercourse, and 12ha of intensive agricultural areas for melons, vegetables, fruit trees, vines, apiary activities and free range egg production. The property has access onto a sealed road (Nanson-Howatharra Road) and is serviced by mains power, along with solar power, three licensed bores, pumps and water storage tanks.

Figure 1 - Location Plan for Lot 11 Nabawa-Yetna Road



The development approval history for Lot 11 Nabawa-Yetna Road is as follows:

7 November 2001	Intensive Agriculture and Rural Pursuit (Horticulture/Viticulture)
14 July 2006	Building Envelope Relocation
23 October 2006	Outbuilding
12 February 2007	Ablution Facility in Outbuilding and Temporary Habitation
16 April 2007	Outbuilding
23 August 2007	Residence (four bedroom/two bathroom)
30 July 2008	Front & Rear Patios

Figure 2 – Aerial photograph of Lot 11 Nabawa-Yetna Road



The applicant is seeking to establish a Therapeutic Rehabilitation Facility upon Lot 11 that would utilise the existing developments on-site and proposes the following additional developments:

- 2 residential accommodation buildings for separate male and female accommodations (4 bedrooms each) containing bathrooms, communal kitchenette and lounge area (approximately 120m² each);
- kitchen and communal dining room (approximately 150m²);
- gazebos (approximately 20m² each);
- car parking area for staff and visitors.

The applicant has advised that they would landscape about the proposed buildings and utilise complementary earth-toned building materials to the existing buildings upon Lot 11. The applicant is also seeking approval for the adjustment of the building envelope area previously approved by Council for Lot 11. The establishment of the proposed buildings within the approved building envelope area (west of the existing residence) would necessitate removal of established intensive agriculture crops and the applicant therefore seeks approval for the proposed buildings and effluent disposal systems to be sited in an expanded building envelope area (east of the existing residence).

The proposed operations associated with the development would involve the following:

- 7 full time employees (service manager, project manager, case workers and care providers) with a minimum of 4-5 staff on-site at any time during normal business hours and 1-2 on site for evenings and overnight;
- 2 property caretakers who may also reside on-site who will manage land use operations;
- up to 18 clients living on-site engaging in group work therapy, counselling, rostered active/productive duties and development of work/life skills;
- Client visitors are limited and are organised in advance. Clients are required to commit to the program and failure to comply with obligations can result in immediate dismissal from

the program. Any program orientated activities off-site are overseen and managed by staff including transport.

The applicant submitted a lengthy development application report that was provided to Councillors as a separate document with the 12 December 2012 Council Agenda. The submitted site, building envelope adjustment and elevation plans have been included as **Attachment 1** to this report.

The application report notes:

"The application seeks approval for the establishment of a Therapeutic Rehabilitation Facility on the subject land by DrugARM (WA) Inc. In the Midwest specifically, DrugARM offer adult rehabilitation services, at the residential facility "Rosella House" within the Geraldton townsite. The proposal is to develop a facility that complements, rather than replaces existing DrugARM facilities or existing services offered in the region.

The aim is the creation of a community in which individuals can voluntarily enter programs that will assist them in the healing process, and their reintegration into the wider community. This can be achieved through the development of positive relationships with each other and the wider community, and engagement in productive sustainable work that requires patience, regularity and creativity. Work assists community members regain self-respect, a sense of responsibility, increases resilience and the individual's awareness of both their potential and limitations and reconnects them to a sense of belonging in the wider community."

"The physical environment is an important part of the rehabilitation process. Access to open space and green space is important for both physical and mental health. The attractiveness of a person's environment can influence their readiness to be physical active and integrate with those around them. In addition, areas of high aesthetic value provide locations for contemplation and relaxation. The physical environment can also influence a persons desire to remain in situ, and improve the "learning" environment. The unique locational and physical attributes of the subject landholding and its high aesthetic appeal, make this an ideal setting for the facility.

In addition, the property is already extremely well developed with infrastructure and a range of uses that are ideal for the programs that DrugARM can develop accordingly."

"Ultimately, the facility will cater for a maximum of up to eighteen (18) clients at any one time. The facility will cater for those participants who do not require acute medical or other services, which will continue to be based in central Geraldton at Rosella House. All clients accepted into the program are assessed for suitability for a residential rehabilitation program. This means that clients are required to have undergone pre-admission processes including, but not limited to medical detoxification, mental health and readiness for change assessment. This ensures not only the safety of the individual, the facility and wider community but best places the client to maximise the opportunity and achieve success. The programs are not third party intervention motivated (although referrals may be provided by the other agencies/care providers). Participants enter into DrugARM programs voluntarily and are not bound to remain in the program. The length of time in the program will vary, but generally will be for a minimum 12 week period, and up to 12 months. Some clients may repeat the program."

"The proposed activities, when undertaken as a part of formal programs, are designed to assist clients with the opportunity for productive work as detailed above, but also to assist in developing cooperative skills, trust, and resilience. Further, contemplation is an important part of the rehabilitation process where a person thinks about and commits to making change. The physical environment is an important part in achieving these qualities.

For acceptance into residential programs and to maintain admission, DrugARM requires a commitment from clients in regards to participation in the program and absences from the facility. Failure to comply with obligations, or unexplained

absences, can result in immediate dismissal from the program. Any program orientated activities off site, or engagement with the wider community in any capacity, will be overseen and managed by DrugARM staff, including transport.”

The application was widely advertised for public comment from 21 December 2012 until 15 February 2013 and included the following consultation and notification actions:

- Placement of a notice in the Geraldton Guardian on 21 December 2012;
- Erection of an advisory sign on-site;
- Direct notification of the landowners of the 37 lots within a 2km radius of Lot 11; and
- Direct notification of the following government agencies and stakeholders; Department of Health, Department of Water, Fire and Emergency Services Authority, WA Police Service;
- Placement of a copy of the application on the Shire website;
- Placement of a notice in the Shire E-News (mailing list 217);
- Display of the application at the Shire office/library;
- Front page article in the Mid West Times on 31 January 2013;
- Notice in the February 2013 Valley Vibes;
- Holding of a public meeting at the Nabawa Community Centre on 4 February 2013 attended by representatives from DrugARM, all Shire Councillors, Shire staff and 77 members of the public, at which the applicant made a presentation and fielded questions from those in attendance.

At the conclusion of the advertising period, 133 submissions had been received, with 17 in support of the application and 113 in objection, 2 further submissions expressed indifference to the application.

A copy of all received submissions have been provided to Councillors as a separate document with each submission numbered, along with a map identifying the landholding of the respondents and the nature of their response.

A Schedule of Submissions has been prepared and included as **Attachment 2** to this report, the Schedule summarises the issues raised by each respondent and provides individual comment upon these issues.

The applicant was provided with the opportunity to make comment upon the issues raised during the submission period and a copy of the received response has been included as **Attachment 3**.

In the event that Council feels that the application has merit and warrants approval then the following wording may be considered appropriate:

“That Council grant planning approval for a Therapeutic Rehabilitation Facility upon Lot 11 (No.1) Nabawa-Yetna Road, Nabawa and the associated modification of the building envelope subject to the following:

Conditions:

- 1 *Development shall be in accordance with the attached approved plan(s) dated 20 March 2013 and subject to any modifications required as a consequence of any condition(s) of this approval. The endorsed plans shall not be modified or altered without the prior written approval of the Local Government.*
- 2 *Any additions to or change of use of any part of the building or land (not the subject of this consent/approval) considered by the Chief Executive Officer to represent significant variation from the approved development plan requires further application and planning approval for that use/addition.*
- 3 *The approved development shall be substantially commenced within a period of 2 years from the date of this approval and if the development is not substantially commenced the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.*

- 4 *The applicant is to prepare, submit and adhere to a Management Plan that includes the requirement to form a Community Reference Group comprising representatives from DrugARM, neighbouring landowners and the Shire to address issues raised by the community in regards to the operation of the development.*
- 5 *The applicant is to prepare, submit and adhere to a Fire Management Plan to the requirements of the Department of Fire and Emergency Services, and the approval of the Local Government.*
- 6 *The applicant is to prepare, submit and adhere to a Visual Management Plan to the approval of the Local Government that includes reference to screening landscaping, building heights, and colours and materials used for the buildings associated with the development.*
- 7 *The development shall be connected to an on-site wastewater and effluent disposal system that is located, designed, installed and operated to the requirements of the Department of Health and the approval of the Local Government.*
- 8 *No signs or hoardings are to be erected in relation to the development without the separate approval of the Local Government.*
- 9 *All lighting devices must be installed and shaded in such a way as to not cause undue light spill to passing motorists or neighbouring residences to the approval of the Local Government.*

Advice Notes:

- (a) *In relation to condition 4 the applicant is to implement and maintain reporting mechanisms and monitoring for complaints relating to the operation of the development. In event of a substantiated complaint being received the applicant is required to demonstrate mitigation responses to the requirements of the Local Government. Such responses will be treated as required modifications to the Management Plan.*
- (b) *The applicant is advised that the Department of Water is responsible for the issue of licenses for extraction of ground water supplies and that applications for additional licenses will be required to be applied for and assessed by the Department of Water in accordance with legislative requirements.*
- (c) *If an applicant is aggrieved by this determination there is a right (pursuant to the Planning and Development Act 2005) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination."*

STATUTORY ENVIRONMENT

The subject land was zoned 'Special Rural 8' under Shire of Chapman Valley Town Planning Scheme No.1 ('the Scheme') by Scheme Amendment No.10 following Ministerial approval on 25 August 1996. The Policy Statement for the 'Special Rural' zone is as follows:

"It is the intention of the Council to provide a variety of opportunities for rural/residential and hobby farm lifestyles. It is also the intention of Council to ensure that the activities undertaken within the areas so zoned, maintain a rural character and the areas a whole do not have detrimental effect on nearby farming and other land uses."

The application proposes a number of activities and buildings that might be considered individually to meet with the permitted uses listed for the 'Special Rural' zone under the Scheme, including 'Rural Pursuit', 'Intensive Agriculture', 'Professional Office within a Dwelling House', 'Added Accommodation Unit' and 'Industry-Cottage'. However, it was considered reasonable that the application should be assessed as a whole, and that this application should not be considered under delegated authority and the surrounding landowners and relevant government agencies be provided with the opportunity to make comment. The applicant therefore applied for the development under the term 'Therapeutic Rehabilitation Facility'.

The land use of 'Therapeutic Rehabilitation Facility' is not listed within the Zoning and Development Table for the 'Special Rural' zone, or within Section 1.7-Interpretation of the Scheme and therefore this application should be assessed under Sections 2.2.4 and 2.2.5 of the Scheme which state:

"2.2.4 Subject to clause 2.2.13, if the use of land for a particular purpose is not specifically mentioned in the zoning table and cannot reasonably be determined as falling within the interpretation of one of the use categories Council may:

- (a) Determine that the use is not consistent with the objectives and purposes of the particular zone and is therefore not permitted; or*
- (b) Determine by absolute majority that the proposed use may be consistent with the objectives and purpose of the zone and thereafter follow the advertising procedures of Clause 5.2 in considering an application for planning consent.*

2.2.5 The Council shall, in the latter case, decide which of the use symbols shall apply and may impose any conditions or development standards it deems fit."

Should Council resolve by an absolute majority to give further consideration to an application for a land use not listed within the Scheme's Zoning and Development Table, the application is required to be advertised in accordance with Section 5.2.3 of the Scheme, as follows:

"5.2.3 Where the Council is required or decides to give notice of an application for planning consent, the Council shall cause one or more of the following to be carried out:

- (a) notice of the proposed development to be served on the owners and occupiers of land within an area determined by the Council as likely to be affected by the granting of planning consent, stating that submissions may be made to the Council within twenty-one days of the service of such notice;*
- (b) notice of the proposed development to be published in a newspaper circulating in the Scheme area stating that submissions may be made to the Council within twenty-one days from the publications thereof;*
- (c) a sign or signs displaying notice of the proposed development to be erected in a conspicuous position on the land for a period of twenty-one days from the date of publication of the notice referred to in paragraph (b) of this Clause."*

Given that the advertising of the application was going to take place over the Christmas/New Year period the report to Council at the 12 December 2012 meeting outlined that an extended advertising period beyond the 21 day minimum standard would be conducted to provide reasonable opportunity to make comment.

Section 5.2.5 of the Scheme requires that at the expiration of the advertising period that Council shall consider and determine the application.

Section 3.1.3 of the Scheme also states:

"3.1.3 Power to Relax Development Standards and Requirements

Notwithstanding the provisions of Clause 3.1.1, if a development, other than a residential development, the subject of an application for planning consent, does not comply with a standard or requirement prescribed by the Scheme with respect to that development the Council may, notwithstanding that non-compliance, conditions as the Council thinks fit.

The power conferred by this Clause may only be exercised if the Council is satisfied that:

- (a) approval of the proposed development would be consistent with the orderly and proper planning of the locality and the preservation of the amenities of the locality;*
- (b) the non-compliance will not have any adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality; and*
- (c) the spirit and purpose of the requirements or standard will not be unreasonably departed from thereby."*

Section 3.1.20 and Appendix 6 of the Scheme provide additional requirements in relation to development within the 'Special Rural' zone but are largely concerned with land management aspects, and would be required to be incorporated into conditions of approval should Council consider the application has merit.

POLICY IMPLICATIONS

Shire of Chapman Valley Local Planning Policies '16.60 – Location of Buildings on Special Rural and Rural Residential Zoned Land', '16.70 - Intensive Agriculture' and '16.160 - Bushfire Policy, Rural & Special Rural Subdivision & Residential Development' provide guidance in relation to developments within the 'Special Rural' zone but are largely concerned with land and fire management aspects, and would be required to be incorporated into conditions of approval should Council consider the application has merit.

The scope and duration of advertising conducted for this application exceeded the levels outlined in Local Planning Policy 16.260 - Consultation'.

A Local Planning Policy does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

In most circumstances the Council will adhere to the standards prescribed in a Local Planning Policy, however, the Council is not bound by the Policy provisions and has the right to vary the standards and approve development where it is satisfied that sufficient justification warrants a concession and the variation granted will not set an undesirable precedent for future development.

FINANCIAL IMPLICATIONS

The approximate cost of the development has been estimated by the applicant to be \$625,000 and the applicable \$1,921.25 application fee was paid on 3 December 2012.

STRATEGIC IMPLICATIONS

Lot 11 Nabawa-Yetna Road is located within Precinct No.3 – Chapman Valley of the Shire's Local Planning Strategy (2008). The vision for Precinct No.3 is:

"A diverse range of rural pursuits and incidental tourist developments that complement the sustainable use of agricultural resources".

The Local Planning Strategy lists the following objectives for Precinct No.3:

- 3.1 Community Objectives**
- 3.1.1** *Ensure that the rezoning and subdivision of rural land into Rural Smallholdings maximises and reflects the agricultural potential of the land, and can accommodate a range of agricultural pursuits coupled with lifestyle opportunity.*
- 3.1.2** *Encourage the protection and restoration of places and buildings of heritage/historical significance.*

- 3.1.3 *Encourage the rezoning and subdivision of land into Rural Smallholdings and Rural Residential lots in accordance with Section 3.5 and Figure 3.*
- 3.2 *Economic Objectives*
 - 3.2.1 *Facilitate agricultural diversification in appropriate areas where there will be no detrimental impact to the surrounding land.*
 - 3.2.2 *Encourage the experimentation and growth of newer crops and animal varieties through farm diversification and support value adding to this diversified farm produce. This could include links to tourism in accordance with Council Policy.*
 - 3.2.3 *Promote opportunities for processing and value adding to agricultural produce.*
 - 3.2.4 *Ensure that rural residential development maximises the use of existing services and infrastructure.*
 - 3.2.5 *Support the extraction of basic raw materials (except radioactive materials or minerals), pursuant to the provisions of the Mining Act 1978 and conducted in accordance with the 'Mining Code of Conduct' and 'Farmer Mining Guide'*
- 3.3 *Environmental Objectives*
 - 3.3.1 *Encourage revegetation and retention of existing vegetation in order to minimise soil erosion and salinity levels.*
 - 3.3.2 *Protect and enhance existing catchments, botanical linkages and vegetation/wildlife corridors, with particular emphasis on the Chapman River.*
 - 3.3.3 *Ensure development does not adversely impact on river systems, associated catchment areas and groundwater resources through the provision/ submission of detailed/supporting research, information and analysis.*
 - 3.3.4 *Ensure that land use conflicts (i.e. noise, dust, odour, spray drift, vermin etc.) are avoided through appropriate environmental and planning controls.*
 - 3.3.5 *Protect the rural amenity and character of the area from incompatible land use/ development, again through the implementation of appropriate environmental and planning controls.*
 - 3.3.6 *Ensure fire prevention measures are implemented and maintained in accordance with statutory requirements as a minimum.*
 - 3.3.7 *Encourage conservation of biodiversity and farm sustainability based on natural resource management practices.*
 - 3.3.8 *Give due consideration to the requirements/recommendations of the Moresby Range Management Strategy once it is formally adopted with particular emphasis direct toward Management Area A.*
 - 3.3.9 *Promote a detailed planning exercise be undertaken in partnership with all relevant stakeholders for Area A of the Moresby Ranges, depicted on the Precinct Maps as 'Special Investigation Area – Conservation and Development', to identify a range opportunities in consideration of current environmental values and constraints.*
- 3.4 *Infrastructure Objectives*
 - 3.4.1 *Enhance the standards of servicing and infrastructure around the Nanson and Nabawa townsites.*
 - 3.4.2 *Ensure adequate levels of servicing and infrastructure, as determined by Council, exist or will be provided when supporting proposals for a change in land use, rezoning, development or subdivision, to avoid burden (financial or otherwise) on the Council's resources.*
 - 3.4.3 *Identify, support and facilitate the efficient and coordinated use of existing road linkages.*

Precinct 3 STRATEGIES

Consideration will be given to the objectives of the precinct when determining land use and subdivision proposals.

Council MAY support other land uses and/or subdivision proposals not listed within this Precinct by reference to the Precinct objectives and the provisions in Council's Town Planning Scheme and policies."

The applicant has provided the following information addressing the Precinct No.3 Local Planning Strategy objectives in support of their proposed development:

"A range of community, economic, environmental and infrastructure objectives are detailed for the precinct

The proposal is consistent with a number of these including –

3.1 (Community) The landholding has previously been rezoned and range of intensive agricultural uses established. The continuance of these established enterprises is integral to the proposal to provide opportunities for productive work. In addition, the high amenity value of the physical environment of the landholding is an extremely important aspect of the contemplative healing and rehabilitation process for clients.

3.2. (Economic) The proposal will ensure the continuance of the existing enterprises, which may not otherwise be assured, where the property is available to the open market. These enterprises are based on diversified crops, and some value adding to produce. The facility will utilise all existing infrastructure on site, in fact the property is ideal for the facility envisioned. This makes efficient use of the resources and services available.

3.3 (Environmental) All existing land use and management controls implemented by way of scheme provisions and previous development conditions will continue to apply. The facility is intended to be low key and low impact on the physical environment. The intent is for a self sustaining community which produces goods in a sustainable manner. The philosophy behind the facility is a focus on, and commitment to enhancement of the physical environment in which community members live and work.

3.4 (Infrastructure) Existing service infrastructure is adequate for the proposed facility and will utilise the existing road network for access. The proposed development will not increase Council's obligations, or place an increased burden on Council's resources.

Overall, the proposal is consistent with aim and objectives of the Precinct, for low key development that encourages and supports intensive agricultural pursuits, and ensures the precincts natural resources are protected and enhanced."

VOTING REQUIREMENTS

Simple majority required.

STAFF RECOMMENDATION

That Council refuse the application for a Therapeutic Rehabilitation Facility upon Lot 11 (No.1) Nabawa-Yetna Road, Nabawa on the following basis:

- 1 The proposed use is not considered to be consistent with the policy statement for the 'Special Rural' zone as contained within the Zoning and Development Table of the Shire of Chapman Valley Town Planning Scheme No.1.
- 2 The level of objection during the public advertising of the application and the issues raised therein do not adequately demonstrate that the basis under which Council should exercise its power to relax development standards and requirements under Section 3.1.3 of the Shire of Chapman Valley Town Planning Scheme No.1 has been satisfied.
- 3 The proposed use is not listed under those considered appropriate for Precinct No.3 – Chapman Valley within the Shire of Chapman Valley Local Planning Strategy.

- 4 The Shire of Chapman Valley Local Planning Strategy Map identifies the subject area as being appropriate for 20-40ha Rural Smallholding lots, and the resultant general density of settlement (estimated to be 0.14 persons per hectare based on Census data) in part defines the 'rural lifestyle' of this particular area, and the development proposes a level of occupation (estimated to be up to 1.1 persons per hectare) significantly above this.

Advice Note:

- (a) If an applicant is aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

COUNCIL RESOLUTION

MOVED: CR FARRELL

SECONDED: CR HUMPHREY

That Council refuse the application for a Therapeutic Rehabilitation Facility upon Lot 11 (No.1) Nabawa-Yetna Road, Nabawa on the following basis:

- 1 The proposed use is not considered to be consistent with the policy statement for the 'Special Rural' zone as contained within the Zoning and Development Table of the Shire of Chapman Valley Town Planning Scheme No.1.
- 2 The level of objection during the public advertising of the application and the issues raised therein do not adequately demonstrate that the basis under which Council should exercise its power to relax development standards and requirements under Section 3.1.3 of the Shire of Chapman Valley Town Planning Scheme No.1 has been satisfied.
- 3 The proposed use is not listed under those considered appropriate for Precinct No.3 – Chapman Valley within the Shire of Chapman Valley Local Planning Strategy.
- 4 The Shire of Chapman Valley Local Planning Strategy Map identifies the subject area as being appropriate for 20-40ha Rural Smallholding lots, and the resultant general density of settlement (estimated to be 0.14 persons per hectare based on Census data) in part defines the 'rural lifestyle' of this particular area, and the development proposes a level of occupation (estimated to be up to 1.1 persons per hectare) significantly above this.

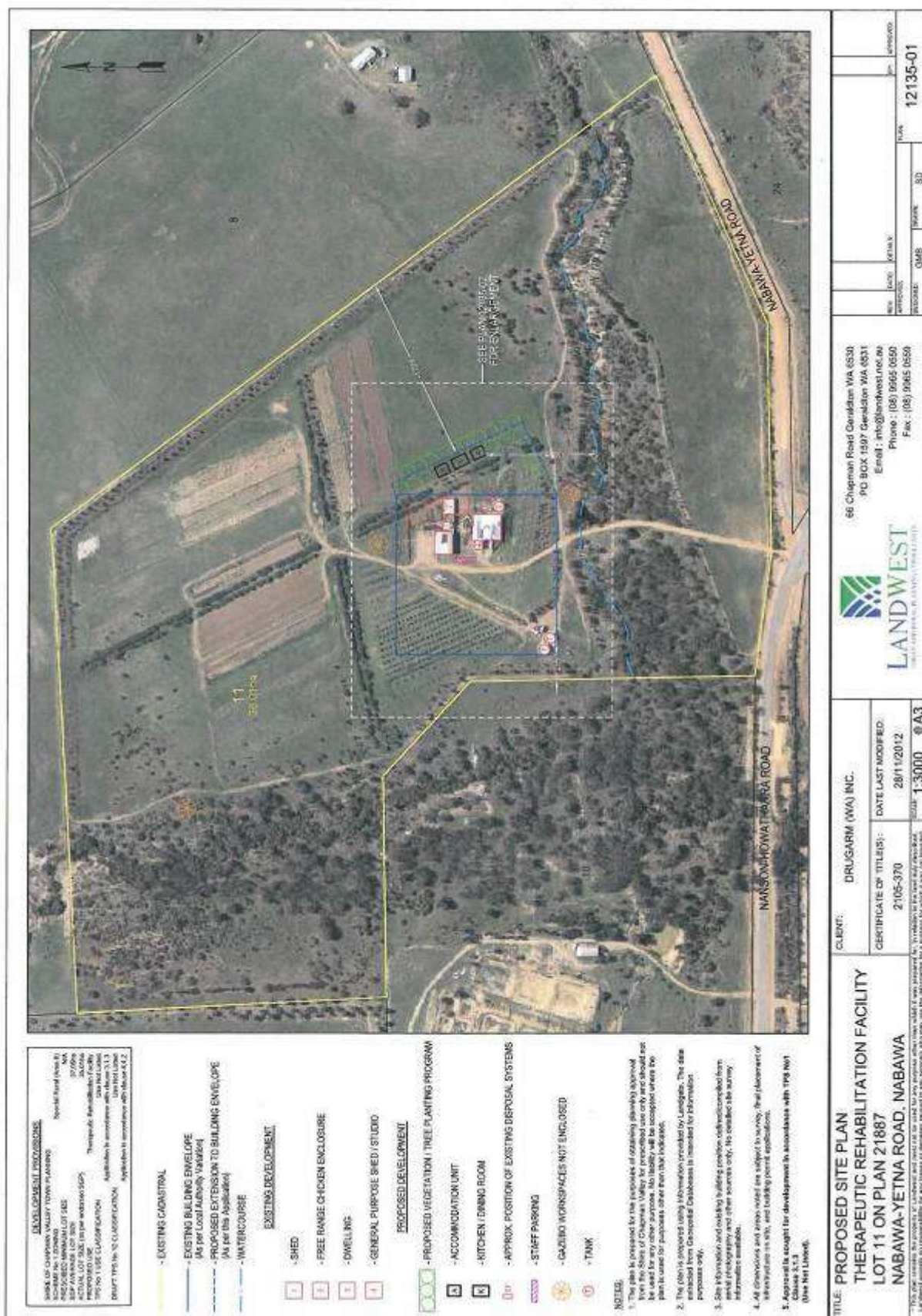
Advice Note:

- (a) If an applicant is aggrieved by this determination there is a right (pursuant to the *Planning and Development Act 2005*) to have the decision reviewed by the State Administrative Tribunal. Such application must be lodged within 28 days from the date of determination.

**Voting 6/1
CARRIED
Minute Reference 13/3-2**

Meeting adjourned at 10.25am to allow visitors to leave Chambers.

Meeting re-commenced at 10.30am





INDICATIVE ELEVATION PROPOSED DEVELOPMENT - NTS
(FROM NABAWA-YETNA ROAD)

TITLE: INDICATIVE ELEVATION PROPOSED DEVELOPMENT LOT 11 ON PLAN 21887 NABAWA-YETNA ROAD, NABAWA		CLIENT: DRUGARM (WA) INC. 2105-370 DATE LAST MODIFIED: 28/11/2012		56 Chapman Road Geraldton WA 6530 PO BOX 1187 Geraldton WA 6031 Email : info@landwest.net.au Phone : (08) 9565 0500 Fax : (08) 9565 0509 LANDWEST LANDSCAPE ARCHITECTS		66 12135-03	
* This plan remains the property of Landwest and must not be used for any purpose other than which it was prepared for, in relation to the land buy described. Landwest accepts no responsibility for any losses or damages caused to any persons who may use the information for a purpose for which it was not intended.		SCALE: NTS @A4		APPROVED:		DRAWN: SD DESIGNED: GMB CHECKED: DETAIL	

Proposed Therapeutic Rehabilitation Facility – Lot 11 (No.1) Nabawa-Yetna Road, Nabawa Schedule of Submissions		
No.	Nature of Submission	Comment
1a	<i>Objection</i>	
1b	There needs to be facilities like this for people to heal and recover and there are not enough of them.	The applicant has advised in their submissions that "up to 70% of DrugARM clients are seeking assistance with alcohol related addiction" and "approximately 90% of the clients are likely to be recovering from alcohol or prescription drug use as opposed to illicit drugs. They have not committed or been convicted of a crime, but, they have made a mistake in their life journey which they are attempting to correct by voluntarily attending the proposed facility."
1c	<p>I hear it is only meant for those who have completed the first stage of rehabilitation and had assessment. It is very hard to put statistics on drug rehabilitation success as most don't follow up long enough to be accurate but all available information I find on the net says that 40-60% will relapse and therein lies my problem with this facility.</p> <p>A relapse is not just a return to drugs for the user, it's an abandonment of everything in their life but the next hit and the means to get it. DrugARM's own submission says that some will repeat the program. This is my biggest fear with this facility, if such percentages fail where does it leave us when they come looking for that easy target? Us, the residents living around this facility with our unlocked front gates and doors, windows open at night, open faced farm sheds full of tools and equipment, vehicles with keys in them. The beauty of where we live is that we can live like this. There are few places in the world where you can, there will be one less if the facility goes ahead. It means that we have to lock our gates, homes and sheds and until now we felt safe enough not to.</p> <p>What if someone wants to leave? What is to stop people entering the premises that shouldn't be? There is no public transport to the facility.</p> <p>Until now we lived in this utopia and because some other people made the wrong choice with their lives, we have to lose one of the best part of ours. The irony of destroying the very thing they wanted to be part of themselves.</p> <p>Clients of DrugARM may only have been drug free for 10 days and be living at Lot 11 and curing drug addiction takes longer than 10 days. Considering the 72 plus clients that will be passing through every year (and that is only until they get more funding then it will go up) all damaged in some way either from the substances they have been using and/or the reasons that drove them to abuse in the first place, as well as the sheer number of visitors with potential to be likewise but not receiving treatment the potential for surrounding neighbours to be negatively impacted is not just real but a matter of time.</p> <p>The development is not in keeping with the vision of Chapman Valley nor does it come under the current zoning. A rehabilitation facility is not a land use that can be considered agricultural and although they may be engaging in rural pursuits the basic premise of the enterprise is the care and rehabilitation of individuals with substance abuse problems.</p> <p>Allowing the development gives no certainty to the community on how the area will develop in the</p>	<p>Based on this information it would not appear that the rehabilitation facility would be primarily dealing with illicit drug users that might in extreme circumstances take the actions suggested by the respondent. However, it is acknowledged that there would be some level of the client population based at the rehabilitation facility that would be addressing problems arising from illicit drug use.</p> <p>The applicant has advised that the facility would be staffed at all times and onsite management will be responsible for the safety and security of the facility, and that clients would only be based at the facility after a rigorous assessment process. The applicant is looking to establish a community reference group that would act to advise the facility management on matters and concerns relating to the facility's impact in the local community.</p> <p>The application notes that visitors to the rehabilitation facility are discouraged and when visits do occur they are strictly controlled and limited.</p> <p>The applicant advises in regards to their success rate as follows: <i>"The facility has been proposed and funded on the basis that it has a sustainable business model and multiple sources of ongoing funding. The facility will be managed by DrugARM, a long established provider of community support services in Western Australia and the Mid West, drawing on 100 years of active service in the Western Australian community. Reflecting the effectiveness of DrugARM's rehabilitation programs, the current success rate for clients completing existing programs is 90%."</i></p> <p>The application is seeking to establish a rehabilitation facility in a rural setting upon a functioning farm, thereby diversifying the range of rehabilitation models available, with the application stating that <i>"The physical environment is an important part of the rehabilitation process. Access to open space and green space is important for both physical and mental health. The attractiveness of a person's environment can influence their readiness to be physical active and integrate with those around</i></p>

Proposed Therapeutic Rehabilitation Facility – Lot 11 (No.1) Nabawa-Yetna Road, Nabawa Schedule of Submissions		
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	<p>future. We bought here to run a small farm and raise our family we did not envisage this kind of facility to be starting up down the road.</p> <p>The development is totally out of character for the area, contrary to the projected and expected lifestyle in this area and not what we would have bought into had it been here prior to us purchasing.</p> <p>This development is already having an adverse impact on the residents of this locality, the stress created by this proposal is making it difficult to sleep, contemplation of how to and the cost of securing everything is making me depressed, want to leave the area if it goes ahead.</p> <p>The facility will have 18 people supposedly but no guarantee this wouldn't increase in the future, could be 2-4 room meaning 32 persons as soon as funding allows. They aren't demonstrating listening to the community when they say they don't want the facility now so unlikely they will listen later.</p> <p>The centre is too far away from police and medical services should they be required.</p> <p>Development will impact negatively on property values in the area. It's argued that it will not affect</p>	<p><i>them. In addition, areas of high aesthetic value provide locations for contemplation and relaxation. The physical environment can also influence a person's desire to remain in situ, and improve the "learning" environment. The unique locational and physical attributes of the subject landholding and its high aesthetic appeal, make this an ideal setting for the facility."</i></p> <p>The application proposes a number of activities and buildings that might be considered individually to meet with the permitted uses listed for the 'Special Rural' zone under the Scheme, including 'Rural Pursuit', 'Intensive Agriculture', 'Professional Office within a Dwelling House', 'Added Accommodation Unit' and 'Industry-Cottage'. However, it was considered reasonable that the application should be assessed as a whole, and that this application should not be considered under delegated authority and the surrounding landowners and relevant government agencies be provided with the opportunity to make comment. The applicant therefore applied for the development under the term 'Therapeutic Rehabilitation Facility' and this is the basis for assessment and determination. The land use of 'Therapeutic Rehabilitation Facility' is not listed within the Zoning and Development Table for the 'Special Rural' zone, or within Section 1.7- Interpretation of the Scheme and therefore this application should be assessed under Sections 2.2.4 and 2.2.5 of the Scheme.</p> <p>The applicant has stated that <i>"the application is to support 18 residents with a staffing complement. There are no short to medium term plans to expand the capacity of the facility beyond the levels described in the application."</i> This position has been stated by the applicant both at the public meeting and in writing. It is recognised that several respondents are not satisfied with this commitment and the Shire can advise that, were the application to be approved, that separate application would be required to be lodged for assessment in the event that the application was proposed to be expanded.</p> <p>The applicant has stated in relation to the issue of medical services that <i>"The facility is not a sobering up centre or a place for regular users of drugs in need of medical intervention. These monitored services are already provided in other facilities in the Mid West and in Perth. The proximity of the property to Geraldton's health services is sufficient for the facility's programs and the client profile of the proposed facility. The risk profile associated with farming activities is shared with the greater Mid West region. The facility's clients will be carefully screened to assess their suitability and to confirm that they do not require medical or other services to support their rehabilitation while at the facility."</i></p> <p>Whilst the issue of property values might generally not be considered a matter of planning consideration</p>

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	<p>property values but in reality it reduces the pool of potential buyers so landowners have to sell at a bargain price in order to induce buyers.</p> <p>Concerned about the availability of water, though there are 3 bores has DrugARM done any research on how much water this development is going to take? How much water can be safely drawn from bores? Has the potential of affecting neighbour's water supply been considered if they commence drawing so much water? Water usage is calculated ranging from 1,000 to 1,5000 litres per person per day, with 18 to a potential 32 living on site this comes to a huge volume, then add the staff and market beds, then the add the expansion that will inevitably happen if this goes through.</p> <p>Concerned about the large amount of water both black and grey water that will be generated by the development, the property is located at the bottom of the valley and considering the waste water produced have there been any impact studies done about the effluent that will be produced to the water course that runs below or the contamination of bores?</p> <p>Concerned there will be a significant increase in traffic, there is 7 staff, 2 night staff, 2 caretakers, rubbish disposal, food and medical supply deliveries, cold stores, 18 clients with family and friends visiting, construction vehicles, trades people for repairs etc. The development will probably see the highest density of people and vehicles on a continuous basis of any other activity in the Shire aside from the Shire itself.</p> <p>The lifestyle and amenity of the surrounding area will be compromised by such a high concentration of activity on one lot and such high traffic numbers coming and going from the lot.</p>	<p>it has been raised as a point of objection by several respondents and therefore is provided with some following comment. The impact of a development in terms of visual, amenity and other associated impacts are issues for planning consideration, and in the event that these impacts are negative or poorly managed then this may lead to wider impacts. The impact of a development can be reduced through design (e.g. clustering buildings, use of materials/colours, landscaping, minimal lighting and minimal/no signage), operational management (e.g. resident management, traffic management, fire management) and sustainable servicing (e.g. water, wastewater). If it is accepted that poor attendance to these aspects of a development can lead to a perceived loss of value (be that visual, amenity financial etc.) then it could also be argued that sensitive attention to these aspects might lessen or negate a perceived loss of value.</p> <p>The Department of Water are responsible for the issuing of licenses for extraction of ground water supplies, and make assessment on the volume requested as part of that application. Current licences held for the property are based on existing residential, intensive agricultural, viticulture and horticulture activities and any request for additional licenses will be required to be assessed by the Department of Water in accordance with legislative requirements. It is noted that the Department of Water offered no objection to the proposed development.</p> <p>All development in this locality is required to be connected to an on-site wastewater and effluent disposal system that is located, designed, installed and operated to the requirements of the Department of Health and the approval of the Local Government.</p> <p>Any suggestion that traffic could rise to an unacceptable level arising from this development must be considered in the context that the subject property fronts a sealed distributor road. The submitted application envisages at capacity up to 7 full time employees and 2 property caretakers onsite, in the event that every single one of these persons travelled independently of one another in a given day that could equate to 9 return trips (18 vehicle trips) with all of these anticipated to be domestic vehicles and not heavy vehicles. The applicant has stated that visitors are discouraged, and when permitted are controlled and limited. Potential heavy vehicle trips associated with the development might include standard rubbish service or food delivery, such vehicles would not be of a size or length beyond the capacity of the Nanson-Howatharra Road. Any vehicle movement associated with the construction phase of the development would not be dissimilar from any residential construction undertaken elsewhere in this</p>

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	<p>The entrance to the facility is located on the crossroads which is dangerous.</p> <p>Lack of privacy for neighbours, adjoining residents are very exposed to the development and their everyday comings and goings are easily observed by over 72 people a year all with a history of substance abuse.</p> <p>This type of development requires a particular type of location and should not be located around a lot of small farming properties and families.</p> <p>The submission also contained a report prepared by a planning consultant that has been referred to as an 'independent planners report' by several of the objectors, a summary of which is provided below.</p> <p>The Shire has not taken into account the aims or objectives of its Local Planning Strategy when giving this application its initial consideration. The essence and community expectation of what this area is about is set out in the aims and objectives of the Local Planning Strategy, that is to maintain and promote the rural character and distinctive rural lifestyle within this area, encourage a diverse range of rural pursuits, foster opportunities that currently exist for the experimentation and expansion of alternative crop rotations, the introduction of stock varieties and the development of intensive pursuits, and highlighted a number of appropriate land uses within this precinct, the majority being rural/agricultural in nature.</p> <p>The community expects the area to predominantly have land uses that area agricultural in nature, the proposed development is not considered to be a land use that can be classed as agricultural even though some of the activities may be using the land as the prime purpose is to rehabilitate individuals and house individuals along the lines found in an institution.</p> <p>Positive consideration to the application would be contrary to the aims, objectives and philosophy of the Local Planning Strategy and dramatically alter strategic direction for the area only 5 years into its</p>	<p>locality. It is further considered that vehicle movements associated with other developments that utilise Nanson-Howatharra Road such as the winery, fishing park, and events at Nukara would exceed those associated with the proposed development.</p> <p>The subject property has frontage to approximately 630m of sealed and unsealed carriageway and in the event that the development was approved it could be made subject to requirement that the crossover be located, designed and constructed to the approval of the Local Government.</p> <p>It is recognised that the undulating nature of the terrain in which the development is proposed provides challenges to privacy that would not be so evident on flat terrain. It is suggested that any consideration of the proposed development should be subject to the applicant being required to prepare, submit and adhere to a Visual Management Plan to the approval of the Local Government that includes reference to screening landscaping, building heights, and colours and materials used for the buildings associated with the development.</p> <p>The report prepared by a planning consultant has been referred to as an 'independent planners report' by several of the objectors. Any assertion that the report is 'independent' should be made with the disclaimer that the author has been commissioned by the objectors at their expense.</p> <p>The Shire's Local Planning Strategy ('the Strategy') was finalised in 2008 and the subject property is located within Precinct No.3 – Chapman Valley the vision for which is <i>"a diverse range of rural pursuits and incidental tourist developments that complement the sustainable use of agricultural resources"</i>. The proposed development, being a 'therapeutic rehabilitation facility', is not amongst those listed by the Strategy as a land use considered appropriate within the precinct.</p> <p>The Strategy lists a series of objectives for Precinct No.3 under the headings of Community, Economic, Environmental and Infrastructure and requires that consideration be given to these objectives when determining land uses not listed within this precinct.</p> <p>The subject property is currently used for a range of intensive agricultural uses including the production of melons and vegetables, fruit trees, vines, apiary activities and free range egg production. The proposed development is not seeking to discontinue these uses but to add an additional rehabilitation use that is linked to the agricultural use in the manner that the rehabilitation is undertaken.</p> <p>The issue of how this additional use may impact on the character of the precinct appears to be central point of objection in many of the responses received. Amenities and what comprises an area's rural</p>

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	<p>adopted timeframe. This does not give certainty to the community on how the area will develop in the future and would be contrary to the projected and expected lifestyle within this area.</p> <p>The Shire's Town Planning Scheme states that Council shall have regard to the Policy Statement contained within the Zoning and Development Table which in this instance provides for a rural/residential and hobby farm lifestyle with uses that maintain a rural character. This development will not provide for rural/residential or hobby farm lifestyle as it will be more closely linked to an institutional use. The community's expectation for what is a rural/residential or hobby farm lifestyle does not</p>	<p>character are sometimes difficult aspects to rationalise and quantify. Amenity is defined by the Strategy's Glossary as being "all those factors which combine to form the character of an area and include the present and likely future amenity".</p> <p>A range of aspects might reasonably be determined to contribute to an area's amenity including landscape aspects such as topography, vegetation, built form, agricultural form. Given the proposed development's location in a valley overlooked by other properties it will impact upon the landscape to a degree even with landscaping and design controls.</p> <p>The level of infrastructure found in an area can contribute to create an amenity as can a shared sense of history and community, and the potential impact or otherwise of the proposed development on these aspects can only be assessed to a debatable degree.</p> <p>However, one aspect that does contribute to the amenity or rural character of this particular setting is the scale of settlement and development and this can be calculated. The Strategy Map identifies the subject area as being appropriate for 20ha Rural Smallholding lots, and based on this lot density criteria and the average Chapman Valley household size of 2.8 persons as identified in the 2006 Census data it can be reasonably be considered that this establishes a general density of development and settlement that helps define the 'rural lifestyle' of this particular area. Utilising this measurement of settlement the Planning Strategy May would indicate that 0.14 persons per hectare is the projected population spread for this precinct when all lots are rezoned and subdivided within this precinct (given that this has yet to occur the existing density of population would be lower than this projected figure at the present time). The proposed therapeutic rehabilitation facility would introduce a level of occupation significantly above this of 1.1 persons per hectare for the subject property (based on the provided figures of up to 22 persons overnight rather than up to 25 persons during the day).</p> <p>It is suggested that the level of settlement is one criteria by which the rural character of the locality might be determined and a land use that proposed variation to this could be deemed contrary to the strategic planning direction for this precinct.</p> <p>The subject land is zoned Special Rural under Shire of Chapman Valley Town Planning Scheme No.1 ('the Scheme') the Policy Statement for which states "It is the intention of the Council to provide a variety of opportunities for rural/residential and hobby farm lifestyles. It is also the intention of Council to ensure that the activities undertaken within the areas so zoned, maintain a rural character and the areas a whole do not have detrimental effect on nearby farming and other land uses."</p>

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	<p>conceive the notion of a therapeutic rehabilitation facility being part of that.</p> <p>The Scheme list of uses for the Special Rural zone have been carefully prepared to create a lifestyle and to bring in other uses would not be in line with orderly and proper planning and adhoc to the detriment of the amenity, lifestyle and community expectation for the area.</p> <p>Clause 1.8 of the Scheme could be interpreted to mean that any permit of a use which does not conform to the Scheme cannot be given. In the case of this application the use does not appear in the Zoning and Development Table and hence does not conform to the Scheme's expectations for the Special Rural zone and therefore cannot be given approval. However, Clause 2.2.4 goes against the provision of Clause 1.8 by offering mechanism to deal with uses that do not appear in the Zoning and Development Table. This legal confusion needs to be clarified by the Council to avoid any comeback on them. However in the meantime the more definitive Clause 1.8 should be followed and a refusal should be given by the Council.</p> <p>The application is suggesting 2 residential buildings to be built onsite along with the existing dwelling, the Scheme only allows one dwelling per lot in this zone. Council has no discretionary clause for this if it approved the development it would be an ultra vires decision and therefore have no effect and be open to challenge.</p> <p>The building envelope would have been determined to ensure that development on the land would not have a detrimental impact on the land or the surrounding properties by ensuring that the scale and density of development was in keeping with the anticipated amenity of the area. Increasing the building envelope to accommodate the additional buildings will increase the development's impact on both the land and the surrounding area.</p> <p>The applicant is seeking to create a community within the lot for the purpose of improving the individual's sense of worth, however by doing this the people within the rehabilitation facility will be isolated from and not become part of the</p>	<p>The proposed development has been subject to an extensive consultation and assessment process in keeping with the requirements of the Scheme and suggestion that the final determination on the application (either approval or refusal) is adhoc would be incorrect.</p> <p>It is suggested that the respondent has misunderstood the purpose of Section 1.8, that is to prevent development from taking place that does not conform with the Scheme. The applicant has conformed with the Scheme in that they have not commenced development without making application (and obtaining any necessary approval) and a determination as to the development's conformance or otherwise with the Scheme has yet to be made by Council.</p> <p>The respondent is suggesting that Section 1.8 of the Scheme be viewed in isolation from Section 2.2.4 of the Scheme. Such an approach would be irregular and at odds not only with Section 2.2.4 of the Scheme but with Section 4.4.2 of the Model Scheme Text provisions as contained in Appendix B of the <i>Town Planning Amendment Regulations 1999</i>, and Section 4.4.2 of draft Scheme No.2 (which having been advertised should now be considered as a seriously entertained document).</p> <p>The proposed development is for a Therapeutic Rehabilitation Facility that would be used for housing clients of DrugARM during the course of their treatment and not a dwelling that is associated with permanent accommodation. The respondent's comments appear to have been made without the appropriate regard for Sections 1.7 and 2.2.4 of the Scheme.</p> <p>The applicant is seeking approval for the adjustment of the building envelope area previously approved by Council for the subject property. The establishment of the proposed buildings within the approved building envelope area (west of the existing residence) would necessitate removal of established intensive agriculture crops and the applicant therefore seeks approval for the proposed buildings and effluent disposal systems to be sited in an expanded building envelope area (east of the existing residence). Council may consider the modification of a building envelope with regard to the requirements of its Local Planning Policy 16.60 Location of buildings on Special Rural and Rural Residential zoned land.</p> <p>The comments contained within several of the received objections would indicate that the residents of the proposed development would not be welcomed by the immediate community in the outset.</p>

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	<p>surrounding community. The local community will always feel wary of strangers moving into the facility as they will never be known to locals.</p> <p>The comparison to San Patrignano provided by the applicant should be discounted as that facility is located on 250ha and has some 800 residents and considerable facilities onsite like hospitals to care for the people living there. The current application is considerable smaller and has no medical facilities.</p> <p>Concern about increased fire risk both onsite and to surrounding landowners and response times may be too long to adequately cater for emergencies.</p> <p>Facility has to be lit at night for health and safety requirements, the increased lighting to the area will again reduce the amenity of the area.</p> <p>Buildings will have alarm systems that will be monitored externally, as there will be only 2 on call persons who will provide support where incidents take some time to resolve, and if these problems escalate police response times from Geraldton or Northampton are lengthy. Residents will not feel safe under these recognised situations, undermining the amenity of the area and not orderly and proper planning.</p> <p>Whilst the application explains how the individuals attending the facility will be undergoing activities that are in keeping with the Scheme such as growing vegetables, fencing etc. the application is for a land use that has not been included into the list of uses for the Special Rural zone, approving such a use would undermine the strategic and scheme direction for the Special Rural zone as adopted by Council and the WAPC.</p> <p>Should such a facility be approved landowner's property values will be detrimentally affected to the extent that financial hardship may be imposed on some people in the event they need to sell their lands.</p> <p>Council has spent considerable time and effort in developing its Local Planning Strategy and Town Planning Scheme in consultation with the local community and have given the community a clear indication and expectation of where the Shire is developing into the future. Landowners have invested in the Shire with a high degree of certainty for their future based on these strategic directions</p>	<p>It is agreed that the example of the San Patrignano community may not be entirely relevant to this application.</p> <p>In the event that the application were to be given an approval it would be standard practice to require the applicant to prepare, submit and adhere to a Fire Management Plan to the requirements of the Department of Fire and Emergency Services, and the approval of the Local Government.</p> <p>In the event that the application were to be given approval it would be standard practice to require of the applicant that all lighting devices must be installed and shaded in such a way as to not cause undue light spill to passing motorists or neighbouring residences to the approval of the Local Government. Any lighting required for health and safety or other purposes could be positioned and designed to not intrude on the night-time rural amenity.</p> <p>The respondent has made reference to the applicant's proposal and the existing police presence.</p> <p>The applicant has stated that the reason for seeking to establish the proposed development on the subject property is due to its range of rural based activities around which it seeks to base its rehabilitation program.</p> <p>The planning consultant making the submission is not a licensed valuer and in the absence of such a qualification should avoid making such definitive statements.</p> <p>It is considered that whilst many of the issues raised in this objection are not related to matters that should be given planning consideration, there is some substance to the assertion that the proposed development is not entirely in alignment with the strategic planning direction set out by the Local Planning Strategy. In instances where a land use not specifically listed in the Strategy or Scheme is under</p>

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	that the Shire has adopted. The proposed development is totally against the adopted strategic direction and the community expectations of the amenity and rural/residential and hobby farm lifestyle that has been so carefully prepared and adopted for this locality.	consideration then Council should be satisfied that its approval would be in keeping with Section 1.3 the Objects of the Scheme.
2	<p><i>Objection</i> As a not for profit organisation they can apply to have their rates waived so I cannot see the benefit to the community.</p> <p>They may well expand their operations as well.</p> <p>The primary business is in rehabilitation not farming and is not zoned for such.</p> <p>Poor consideration given to its location, the close proximity to the neighbouring properties.</p> <p>Agree with the independent town planner report.</p>	<p>An organisation may not be deemed as owning land that is not rateable under Section 6.26 of the <i>Local Government Act 1995</i> solely by being a not-for-profit organisation. An organisation that meets the criteria of a charitable organisation can be considered by the local government.</p> <p>A number of respondents have made reference to a report prepared by a planning consultant that has been referred to as an 'independent town planner report', a summary of which is provided in Submission 1. Any assertion that the report is 'independent' should be made with the disclaimer that the author has been commissioned by a selection of objectors at their expense.</p> <p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p>
3	<p><i>Objection</i> Support the findings of the report prepared by Geraldton Independent Planners.</p> <p>This will change our lifestyle and why should we have to.</p>	See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.
4	<p><i>Objection</i> Support the findings of the report prepared by Geraldton Independent Planners.</p>	See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.
5	<p><i>Objection</i> Support the findings of the report prepared by Geraldton Independent Planners.</p>	See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.
6	<p><i>Objection</i> Support the findings of the report prepared by Geraldton Independent Planners.</p>	See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.
7	<p><i>Objection</i> Support the findings of the report prepared by Geraldton Independent Planners.</p>	See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.
8	<p><i>Objection</i> Support the findings of the report prepared by Geraldton Independent Planners.</p>	See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.
9	<p><i>Objection</i> Support the findings of the report prepared by Geraldton Independent Planners.</p>	See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.

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10	<p><i>Objection</i> Support the findings of the report prepared by Geraldton Independent Planners.</p> <p>Not the right area as there are too many close neighbours and me and my parents will suffer financially. I am the main neighbour and will have major privacy issues.</p> <p>Concerns regarding potential clients being able to attend program only 10-14 days after the detox program. Does not fit the community way of living as we are a hobby farm rural lifestyle community.</p>	<p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p> <p>It is recognised that the undulating nature of the terrain in which the development is proposed provides challenges to privacy that would not be so evident on flat terrain. It is suggested that any consideration of the proposed development should be subject to the applicant being required to prepare, submit and adhere to a Visual Management Plan to the approval of the Local Government that includes reference to screening landscaping, building heights, and colours and materials used for the buildings associated with the development.</p> <p>Concerns were raised both at the public meeting and by a number of submissions that clients would be housed at the therapeutic rehabilitation facility after being in DrugARM's program for only 10 days.</p> <p>The applicant has advised that the facility would be staffed at all times and onsite management will be responsible for the safety and security of the facility, and that clients would only be based at the facility after a rigorous assessment process. The applicant is looking to establish a community reference group that would act to advise the facility management on matters and concerns relating to the facility's impact in the local community.</p>
11a 11b 11c	<p><i>Objection</i> Do not want a big community living on small acreage, in this area second dwellings are for family members only. Do not want the building envelope to change.</p> <p>Neighbours are concerned about safety of families with clients potentially walking away from facility to their properties and clients potentially only being drug free for 12 weeks.</p>	<p>It is agreed that the proposed number of occupants upon the subject property would be a departure from the existing settlement pattern.</p> <p>The Local Planning Strategy Map identifies the subject area as being appropriate for 20ha Rural Smallholding lots, and based on this lot density criteria and the average Chapman Valley household size of 2.8 persons as identified in the 2006 Census data it can be reasonably be considered that this establishes a general density of development and settlement that helps define the 'rural lifestyle' of this particular area. Utilising this measurement of settlement the Planning Strategy May would indicate that 0.14 persons per hectare is the projected population spread for this precinct when all lots are rezoned and subdivided within this precinct (given that this has yet to occur the existing density of population would be lower than this projected figure at the present time). The proposed therapeutic rehabilitation facility would introduce a level of occupation significantly above this of 1.1 persons per hectare for the subject property (based on the provided figures of up to 22 persons overnight rather than up to 25 persons during the day).</p> <p>The submission raises issues concerning the following matters:</p> <p>Density Zoning/Land Use</p>

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	<p>Neighbours are concerned with loss of property value.</p> <p>Lack of privacy for surrounding landowners.</p> <p>Duty of care, lack of privacy and security issues for clients as working area can be viewed and is in close proximity to road. Presents an opportunity for drug dealers to meet with clients. Ratio of 2 staff to 32 clients overnight is not sufficient. Vague on security/monitoring systems.</p> <p>Proposal will increase water usage in the area which will impact neighbouring bores and wells.</p> <p>Current entrance to property is a traffic hazard.</p> <p>Lot 11 is close to a tourist attraction 'Erupting Mud' with this carpark also used as a school bus stop and clients on impulse could try and get a lift from people in this area.</p> <p>Suggestion of alternative property for DrugARM facility which is on the market.</p> <p>Support the findings of the report prepared by Geraldton Independent Planners.</p> <p>Comparison to Italy facility over the top, do agree that property should be 250ha in size.</p>	<p>Safety Property values Privacy Security Water</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>The Department of Water are responsible for the issuing of licenses for extraction of ground water supplies, and make assessment on the volume requested as part of that application. Current licences held for the property are based on existing intensive agricultural, viticulture and horticulture activities and any request for additional licenses will be required to be assessed by the Department of Water in accordance with legislative requirements. It is noted that the Department of Water offered no objection to the proposed development.</p> <p>The subject property has frontage to approximately 630m of sealed and unsealed carriageway and in the event that the development was approved it could be made subject to requirement that the crossover be located, designed and constructed to the approval of the Local Government.</p> <p>The subject property is located in close proximity to the 'Erupting Mud' site.</p> <p>The Local Government must receive, assess and make determination upon the application as lodged by the applicant.</p> <p>The report prepared by a planning consultant has been referred to as an 'independent planners report' by several of the objectors. Any assertion that the report is 'independent' should be made with the disclaimer that the author has been commissioned by the objectors at their expense.</p> <p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p> <p>It is agreed that the example of the San Patrignano community may not be entirely relevant to this application.</p>
12	<i>Objection</i> The same as Submission 11.	See Submission 11 comments.
13	<i>Objection</i> The same as Submission 11.	See Submission 11 comments.
14	<i>Objection</i> The same as Submission 11.	See Submission 11 comments.
15	<i>Objection</i>	See Submission 11 comments.

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	The same as Submission 11.	
16	<i>Objection</i> The same as Submission 11.	See Submission 11 comments.
17	<i>Objection</i> The same as Submission 11.	See Submission 11 comments.
18	<i>Objection</i> The same as Submission 11.	See Submission 11 comments.
19a 19b	<p><i>Objection</i> Support the findings of the report prepared by Geraldton Independent Planners.</p> <p>Facility is not similar to existing land uses in the area.</p> <p>Clients are free to leave at any time, some have history of violence and crime. Criminal and medical history of people DrugARM want to inflict on community are unknown. No clear indication of how clients will be monitored. Risk of theft to properties and equipment and attacks.</p> <p>Increase in traffic and people due to visitors to property will effect neighbouring properties privacy and security.</p> <p>Can apply to have rates exempt and therefore will not contribute to the wider community.</p> <p>Facility will draw more water, where will this come from?</p> <p>The respondent's submission also contained text that duplicated the text contained within Submission 11</p>	<p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p> <p>The submission raises issues concerning the following matters:</p> <p>Zoning/Land Use Security Traffic No rates Water</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>See Submission 11 comments.</p>
20a 20b	<p><i>Objection</i> There would be 18 clients plus staff at any one time with potential for more after expansion. The clients may not necessarily cause trouble but potential visitors might.</p> <p>The respondent's submission also contained text that duplicated the text contained within Submission 11</p>	<p>The submission raises issues concerning the following matters:</p> <p>Visitors Subsequent expansion</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>See Submission 11 comments.</p>
21a 21b	<p><i>Objection</i> Chapman Valley does not need something like this. The location is too far from Geraldton.</p>	<p>The applicant has stated that the purpose of the proposed Therapeutic Rehabilitation Facility is to complement and add on to the existing DrugARM facilities in Geraldton.</p> <p>The applicant has stated that "Issues of alcohol and drug abuse in the Mid West are local issues and we need local solutions to solve them. This proposal is a part of the local solution to a significant national crisis that is increasingly impacting on all Australian communities and families. The recent addition of two transitional houses to complement DrugARM's existing facility at Rosella House in Geraldton and the application to establish this facility the Mid West respond to this national crisis. The choice of this property in the Chapman Valley is</p>

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		<p><i>influenced by the proximity of other DrugARM services in Geraldton and the desire to integrate rehabilitation programs into an established rural property with a viable business enterprise model. The maintenance of the rural character and rural living opportunities in the Chapman Valley are intrinsic to the proposal and further support the suitability of the property."</i></p> <p>It would appear from the number and nature of the submissions received that many of the surrounding landowners do not share the applicant's assessment of the suitability of the property.</p> <p>The respondent's submission also contained text that duplicated the text contained within Submission 11</p> <p>See Submission 11 comments.</p>
22	<p>Objection</p> <p>Zoning: Application is outside of the zoning requirements and vision of the Shire. The application seeks accommodation for 18 clients and will likely increase this in the future.</p> <p>Traffic: Facility will generate more traffic along sealed and unsealed roads causing damage. It will become dangerous if drivers don't drive to road/traffic conditions.</p> <p>Property Values: Real Estate Agents have confirmed that property prices will decrease if this proposal goes ahead. You pay for location and lifestyle, who would want to live next to such a facility.</p> <p>Water: Application states that they will require more ground water but there is already 3 bores on the property. Over drawing of ground water supplies can have negative effects on surrounding properties.</p> <p>Safety: 18 clients to 1-2 staff seems neither safe or adequate. 1-2 caretakers is not a given and they are no trained professionals for moments of crisis. Facility is voluntary so what if someone wants to leave expectantly. No public transport and elderly people very close to the facility. They said it will be monitored off site but this was vague with little detail. Issue of being able to contact assistance as mobile phone coverage is limited, 2 people on call in Geraldton but response would be realistically 45 minutes to an hour away.</p> <p>Visitors: Visitors could be an issue as clients would have friends/family who haven't quit. These visitors are of concern as they are not monitored and have free range of the community and neighbouring properties.</p> <p>Increased Police Presence: Facility of this type will draw increased attention from the Police for a number of scenarios which can only be imagined. At the very least they are likely to put it on their radar and as such so is our whole area as a whole.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Zoning/Land Use Traffic Property Values Water Safety Visitors</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>It would appear from the nature of this comment that the respondent is objecting to an increased police presence in this locality.</p>
23	Objection	See Submission 22 comments.

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	The same as Submission 22.	
24	Objection The same as Submission 22.	See Submission 22 comments.
25	Objection The same as Submission 22.	See Submission 22 comments.
26	Objection Zoning: Outside of the Shire zoning requirements which can be confirmed by the Geraldton Independent Planners Report. Property values: Real Estate Agents have confirmed that property prices will decrease by at least 20% if this proposal goes ahead. You pay for location and lifestyle, who would want to live next to such a facility. Water: Application states that they will require more ground water but there is already 3 bores on the property. Over drawing of ground water supplies can have negative effects on surrounding properties. Visitors: Visitors could be an issue as clients would have friends/family who haven't quit. These visitors are of concern as they are not monitored and have free range of the community and neighbouring properties. Traffic: Substantially more traffic generated by staff, caretakers, consultants and service providers, deliveries and distribution of goods cultivated and visitors. If these extra vehicles choose to use unsealed roads they will dramatically change over a short period of time and become dangerous. On both sealed and unsealed roads it can become dangerous if drivers don't drive to road/traffic conditions. Damage to roads will cost Shire and ratepayers. Tourist attraction/school bus stop: Lot 11 is close to a tourist attraction 'Erupting Mud' with this carpark also used as a school bus stop and clients on impulse could try and get a lift from people in this area. Makes me feel unsafe for not only myself but for my children. Lack of Privacy: Lack of privacy due to close location of Lot 11 to Road and neighbours will mean: lack of privacy for clients. Clients easy prey for drug dealers, Drug dealer has 4 routes to choose from as Lot 11 is located on a cross road. Client will be within 2 minutes' walk from road. Lack of neighbours privacy as clients and staff will be able to see onto neighbouring properties. Safety/Duty of Care: 18 clients to 1 or 2 staff seems neither safe or adequate as they could be overwhelmed. DrugArm could increase numbers to 32 without Shire knowing as they intend to have 8 bedrooms with 2-4 people in each. If only 1 staff person at night and a client wants to leave how will they be able to? Big fear to vulnerable people that live close to the facility. They said it will be	See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense. The submission raises issues concerning the following matters: Zoning/Land Use Property Values Water Visitors Traffic Tourism Privacy Safety Density Subsequent expansion These issues have been commented upon in relation to Submission 1 previously. The respondent's objections in relation to traffic should be considered in the knowledge that they operate a trucking business from their property that utilises an unsealed road.

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	<p>monitored off site but this was vague will little detail. 2 people on call in Geraldton but response would be realistically 45 minutes to an hour away. DrugARM needs to show how they will keep their clients safe and the greater community.</p> <p>I don't want any big community to live on any small acreage close to where my family lives. Area is for families not for non-family persons.</p> <p>I do not want to building envelope to be changed. In this area second dwellings are for family only and don't want this to change.</p> <p>I fear for the safety of my family especially my young children.</p> <p>Clients only need to be drug free for 12 weeks, curing drug and alcohol addiction takes years.</p> <p>Clients could have criminal records which makes me fear for my property and family.</p> <p>DrugARM expanding is a big fear as I believe once they get approval there will be no stopping them.</p> <p>I wish to ask the Councillors how they would feel if they had to live next to such a facility or if it was your children or grandchildren that had to knowing that some of the clients have criminal records which can include and are not limited to theft, abuse, rape etc.</p>	
27	<p><i>Objection</i></p> <p>The same as Submission 26.</p>	See Submission 26 comments.
28	<p><i>Objection</i></p> <p>The facility is not in keeping with the vision of the Local Planning Strategy. The facility is not a 'tourist development' and as much as the facility will be operating as a farm with a difference they are still a rehabilitation centre and not just primarily there for the purpose of agriculture. They are not mainly there for the 'sustainable use of agricultural resource'.</p> <p>The proposal is inconsistent with a number of comments as it states 'the facility is intended to be low key and low impact on the physical environment'. From the information that they have provided this will not be the fact as they will have 18 residents and up to 7 staff/caretakers on a daily basis. This high density has the high potential to over use the bores in place and dry the surrounding water tables. This will have a huge impact on those residents in close proximity.</p> <p>Increase in road traffic with daily shift changes, regular change of residents and visitation of family/peers for the residents. There will be incoming and outgoing traffic of a constant nature. This is not consistent with the aim and objectives of the precinct for a low key development.</p> <p>The answers provided in relation to clients having a history of violence and/or crime were not sufficient. One person cannot make a decision for another and therefore they cannot state 100% that we as the community will not be effected by residents recommitting their criminal behaviours. Yes they are there under choice but the fact they are attending</p>	<p>The submission raises issues concerning the following matters:</p> <p>Traffic Property Values Security Safety</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>The respondent's objections in relation to traffic should be considered in the knowledge that they operate a trucking business from their property that utilises an unsealed road.</p>

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	<p>these facilities raises the alarm that they are there for a reason and they have issues/problems which are not completely resolved. 40-60% of patients relapse which is a high percentage when you think of your personal safety and your property being secure. Clients can be only drug free for 10 days to 2 weeks with cravings for these substances lasting longer. This forms a nervous uncertainty of safety and security for the neighbouring community. If an issues arises emergency response would be at least 45 minutes.</p> <p>Stated that 'the values shared from the community of Chapman Valley are good value for the clients...'. Now these comments can work the other way, how does the value of a rehab facility present in the community to young children, that the rehab centre is 'good value'. These people do not share the same values I want to share with my kids.</p> <p>Proposal states that they are trying to isolate residents from most communication so they can heal from their problems. The proposed location is still placing the facility in an area where clients are still able to communicate and have relations with the community which sounds contradictory.</p> <p>We have only recently purchased the property in Chapman Valley and if facility goes ahead we may have to think about selling the property. Property values are a huge concern. DrugARM wasn't able to answer the question of property values. Properties are only worth what they sell for and if I were a buyer having a facility as mentioned neighbouring you would place the property in a lower buying category.</p> <p>Support the findings of the Geraldton Independent Planners Report.</p>	<p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p>
29	<p><i>Objection</i> The same as Submission 28.</p>	<p>See Submission 28 comments.</p>
30	<p><i>Objection</i> Moved to Chapman Valley as it was the ideal place being quiet and peaceful. Would have built on daughter's property but were only allowed one residence so brought another property close by which is located next door to proposed facility.</p> <p>Traffic generated by market garden and poultry on Lot 11 is minimal as owners currently undertake most of the work. This will change with the new facility as they will want to make the property into a viable commercial market garden so the peace and quiet of our neighbourhood will change. Increase in traffic.</p> <p>With no lighting we will be at risk of strangers coming and going in this area. It will take the Police 30-45 minutes to get here which makes us vulnerable. Councillors should think about the</p>	<p>The submission raises issues concerning the following matters:</p> <ul style="list-style-type: none"> Amenity Traffic Visitors Police Response Security Safety <p>These issues have been commented upon in relation to Submission 1 previously.</p>

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	consequences as Chapman Valley will never be the same. Councillors as a good governing body should do what the majority of people want and reject this proposal.	
31a 31b	<p><i>Objection</i></p> <p>The lifestyle we have chosen is in the Chapman Valley area. Lot 11 is joined to our property. There will be relatives and friends who can come and go as it states. Previous drug users of the program would have drug users as friends who can look the area over at their leisure. This is not a good thing to be locked in our home at our age. We are too old to defend ourselves. We would have sell out but our asset would be worthless as no one would want to buy it. We lose our life saving at the ages of 71 & 73. Number of woman and small children on their own. There is limited police protection. They would want a motor vehicle who would dare stop them.</p> <p>The neighbours to the facility will always be at risk because of the distance from the Geraldton Police Station. The clients that may wish to go would most likely do this at night. One person by themselves would be long gone and some neighbour would be bashed or worse off.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Amenity Visitors Police Response Security Safety</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
32	<p><i>Objection</i></p> <p>Moved from Port Hedland for a relaxed and rural lifestyle and to escape from living 2 blocks from the detention centre. We are well aware of the negative impact such a facility will have on our lifestyle and everyone in vicinity. Our security and well-being are threatened.</p> <p>To imply that clients will not leave the facility because they are there voluntary is ludicrous. They will leave should they choose to and due to isolation and lack of public transport we will be put at risk. We had visits from 'boat people' on more than one occasion and that facility was 'secure' and Police didn't respond.</p> <p>How can you say visits will be strictly controlled and limited? Only stock fencing and people can enter/exit at any point. Not in keeping with local character.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Amenity Security Safety Police Response Visitors Zoning</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
33	<p><i>Objection</i></p> <p>The same as Submission 32.</p>	See Submission 32 comments.
34	<p><i>Objection</i></p> <p>Logo states 'Love the Rural Life' this is going to make it feel like we still live in the city. Our grandson was born drug addicted and lives with us, we want him to be as far away from those people as possible. Please give me the time free of this facility to teach him about the bad side of drugs and alcohol. I don't want him to think oh well I can always just go there to dry out. I know these people need help but not at the expense of our young children and the good people in our community. There are more suitable sites for the facility. If the facility goes we will seriously consider selling up taking our grandson out of the Chapman Valley School. Have you thought of</p>	<p>The submission raises issues concerning the following matters:</p> <p>Amenity Tourism</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>

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	<p>what will happen if families move out, less kids for school, bus drivers effected, farms will go downhill, Chapman Valley will lose its charm, will lose tourists, businesses will close.</p> <p>Will Council have regular meetings with DrugARM to ensure things are kept to plan at the farm? The money made from sale of goods go back to the Valley or Geraldton? How will they monitor success?</p>	<p>The applicant is looking to establish a community reference group that would act to advise the facility management on matters and concerns relating to the facility's impact in the local community.</p>
35	<p><i>Objection</i></p> <p>I oppose the facility at the proposed location. Facility needs to be close to government agencies. At least 45-60 minutes from assistance.</p> <p>I purchased my property to live at later in life. Should I build a house investment of \$400,000-500,000 in the future it will be spoilt as an investment. Can the Shire protect our property values? Will rates decrease as property prices do? Will they pay rates? Any financial gain for the Shire?</p> <p>Will my grandchildren be safe there? Can the Shire provide guarantees? Will the Shire or proponent pay for full time security?</p> <p>Will there be increased traffic?</p> <p>Current lifestyle is great why spoil it.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Police Response Property Values Rates Security Safety Traffic</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
36	<p><i>Objection</i></p> <p>Agree with Geraldton Independent Planner's Report.</p> <p>Goes against the Local Planning Strategy in that it does not fulfil the definition of 'rural pursuit', incidental tourist development and does not compliment the sustainable use of agricultural resources.</p> <p>The Town Planning Scheme objectives will not be realised or enhanced. Rural lifestyle and rural character detrimentally effected because people move here for the rural character and will be put off by facility for individuals effected by substance abuse being close by.</p> <p>Adverse effect already being created in the minds of residents in the area because of our belief that property values will be hurt and the community will be less safe.</p>	<p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p> <p>The submission raises issues concerning the following matters:</p> <p>Zoning/Land Use Amenity Property Values</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
37	<p><i>Objection</i></p> <p>Agree with Geraldton Independent Planner's Report.</p> <p>Not in keeping with the special rural zone. No benefit to the local community. DrugARM will not be paying rates. Jeopardise relaxed lifestyle already stressed out as husband works away.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Zoning/Land Use Rates Amenity</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p>

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38	<p><i>Objection</i> Not in keeping with the "Vision" of Chapman Valley as per section 4.0 of the Geraldton Independent Planners report.</p> <p>I will need to spend lots of money on security and DrugARM will not be helping with these costs.</p> <p>It's going to change our relaxed lifestyle and feeling of being safe.</p> <p>Our house is close to the road and there will be a significant increase in traffic. Already dangerous where we pull out. Already have people stopping and asking for directions.</p>	<p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p> <p>The submission raises issues concerning the following matters:</p> <p>Zoning/Land use Security Traffic</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
39	<p><i>Objection</i> Too close to neighbours.</p> <p>Facility to be supervised for volunteers is worrying.</p> <p>Word of mouth from residents about the easy, open lifestyle of community. Will be a magnet for those interested in mischief i.e. drugs, stealing, meth lab. Chapman Valley is a unique community where we feel safe, don't lock doors and windows, leave keys in the ignition. This facility will invade our community for what?</p>	<p>The submission raises issues concerning the following matters:</p> <p>Privacy Security Safety</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
40	<p><i>Objection</i> Not enough security for these people or those who visit. If the people in care decide to leave they will come to one of more farmhouses to get means of transport.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
41	<p><i>Objection</i> We brought here thinking that we would always have the lifestyle we have worked hard for and the safety of being away from the major towns and the problems and crime that they have.</p> <p>Concerned about safety to our persons and property, passing traffic, property values, zoning change, clients having criminal records, further extension of the facility if approved, no rates being payed, there are more suitable locations.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Police Response Safety Traffic Property Values Zoning/Land Use Subsequent expansion Rates</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
42	<p><i>Objection</i> Support the findings of the Geraldton Independent Planners report.</p> <p>Small lifestyle blocks not suitable for large rehab centre concentrated with people with varying degrees of addictions and problems. Grave concern about what this will mean for this safe, quiet and peaceful area. Citizens not in opposition either won't be living in close proximity or have chosen careers in the health profession. We may not choose our neighbours but we do choose the region where we buy and the associated risks. Having this forced upon ratepayers is unfair and unjust.</p>	<p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p> <p>The submission raises issues concerning the following matters:</p> <p>Amenity Safety</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>

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43	<p><i>Objection</i> Support the findings of the Geraldton Independent Planners report.</p> <p>If Shire accepts proposal we then expect the Shire and its Councillors to guarantee our safety. DrugARM informed the community that security wasn't to keep clientele in but to keep intruders out. Who do they expect to be coming unannounced into our area? Allowing facility would be bad business management and detrimental to renowned safety and tranquillity. Why would the Shire even consider a facility such as this to be positioned in the heart of a small farming community that isn't equipped for a centre such as this?</p>	<p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p> <p>The submission raises issues concerning the following matters:</p> <p>Security Safety Amenity</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
44	<p><i>Objection</i> Chapman Valley will be viewed differently and the facility on the map but for the wrong reasons. Will rates go up to cover costs of this facility not paying rates?</p> <p>Attachment - Not in keeping with the 'vision' of the area. Will negatively impact surrounding residents in terms of safety, security, loss of lifestyle due to those concerns. Places financial burden on residents to install gates, locks, shed doors etc. to secure possessions. Brings little benefit, does not enhance or add to character and benefits are for a small number of people receiving treatment as the cost of lifestyle for all surrounding residents. It is a 24hour 365 day facility and as such outside the vision and zoning of area. Too far from police and medical services. Staffing, fencing, monitoring systems vague/inadequate. Will affect property values.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Rates Safety Security Amenity Police and Medical Response Property Values</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
45	<p><i>Objection</i> Land values will go down.</p> <p>Clients will have visitors who haven't quit.</p> <p>Too far from police and medical services.</p> <p>Will have a negative impact on the name of Chapman Valley.</p> <p>Gets very dark at night, you won't find anyone who takes off.</p> <p>Further comments the same as Submission 44.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Property Values Visitors Police and Medical Response</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
46	<p><i>Objection</i> I don't want strangers driving around in my area looking for bikes or anything of value to steal. We do have strangers out here every day but there will be more that are into drugs and alcohol that are related to the rehab facility.</p> <p>Additional comments the same sheets as provided as part of Submissions 22 & 44.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Safety</p> <p>These issues have been commented upon in relation to Submission 1, 22 & 44 previously.</p>

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47	<p><i>Objection</i></p> <p>I have lived in close proximity to these types of facilities twice in the past and from my experience has not always been favourable and quite often impacted negatively on my lifestyle. I came to Chapman Valley to live a lifestyle that I am at present enjoying. Suitability of property is not suitable. Proximity to Geraldton and its influences and short driving time are too close for comfort.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Amenity</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
48a 48b	<p><i>Objection</i></p> <p>This facility could pose a threat and a fire danger. In case of fire stress would be on the carers to get the clients out and fight the fire. What happens if they are careless of want to start a fire?</p> <p>Properties are looking to be devalued by at least 25-30%.</p> <p>Definitely living here for a certain lifestyle, a bit of freedom and safety.</p> <p>If the clients break out there would be little to stop them. They will want transport and money and they will go to a neighbouring property which makes the neighbourhood feel uneasy and unsafe. Many families with only one adult.</p> <p>Agree with the comments of the Geraldton Independent Planners report.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Fire Property Values Amenity Safety Security</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p>
49	<p><i>Objection</i></p> <p>Natural progression for something like this is that it will only grow in time.</p> <p>There will be more traffic, more workers. Will impact property prices. Don't want to see safe and happy environment change. This may open up for other facilities to also be established. Facilities will likely never put anything back into our Shire, they won't pay rates, will our rates increase to cover increased costs.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Subsequent expansion Property Values Amenity Safety Security Rates</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
50	<p><i>Objection</i></p> <p>Primary concern is of the individuals we will be inviting into our community. Regardless of stage of rehabilitation they are simply people who have a past record of drug abuse. I don't care how decent these people may be or that they may not threaten the safety of the community I do not wish to have people who have a history of drug use living within close proximity to my family.</p> <p>Two other points. Given the strong opposition from the community how would this impact on the facility. Likely that clients will come into contact with some local residents. Given current opinion it may happen that locals may not react well if found face to face with one of the clients. This cannot be good for a person trying to integrate into society, to feel they are not accepted. Secondly would it be possible for the facility to be located elsewhere in the facility of</p>	<p>The submission raises issues concerning the following matters:</p> <p>Safety Security Amenity Privacy</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>

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	<p>equally aesthetic value on a more broad-acre farming orientated area. This would mean less people surrounding the property and even the closest neighbours would be further away. People in that area may have a different view as they live in broad-acre area and not a lifestyle area.</p> <p>Support the findings of the Geraldton Independent Planners report.</p>	<p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p>
51	<p><i>Objection</i></p> <p>No guarantee that the facility won't be expanded or open the area up for similar facilities.</p> <p>No guarantee it won't be lit at night.</p> <p>Security concerns for local residents.</p> <p>Negative impacts on groundwater given proposed number of people.</p> <p>No benefit for anyone in the surrounding area or for the Shire. Believe it will drain our resources as it is a not for profit and are not subject to rates.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Subsequent expansion Lighting Security Water Rates</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
52	<p><i>Objection</i></p> <p>Clients will come here after only a short time free of drugs/alcohol when the risk of relapse or bad behaviour is at its highest.</p> <p>Some clients will be decent people with decent background and these won't post a threat. Some will be from a very different background and these people will concern us. They can control clients to a degree but not the visitors. Visiting hours uncertain.</p> <p>Not in keeping with normal rural environment where there are just a few neighbours within a large radius.</p> <p>If clients were to relapse while they are at the facility this could be disastrous for neighbouring properties.</p> <p>Facility may be expanded in the future or open up the area for other facilities of this type.</p> <p>Should it be approved there would be police activity in the area. The current lack of police presence indicates a lack of trouble or crime in the area.</p> <p>Appears new development will be two storey.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Safety Visitors Amenity Subsequent expansion Police Response</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>The raised issue of the potential for the development to be two storey has been answered by the applicant as follows: <i>"The assumption that the proposed accommodation units will be two storey as they will be the same height as the existing shed is incorrect and comes from inaccurate interpretation of plans and information provided in the report. The finished level of the accommodation units would be no higher than the existing shed due to the FGL of proposed location of the accommodation being higher than the existing shed. This application is not a building permit application.</i></p>

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		<i>Matters related to the FGL and FFL of all proposed development would be considered at that stage by the local authority, including specifically addressing visual aesthetic matters (building materials, type and colour), screening, orientation of openings and outdoor spaces).</i> "
53	<p>Objection DrugARM's presentation was generally weak compared to the potential threat in particular females on their own part or all of the time.</p> <p>Tardun too isolated? Broad acre enterprises more suitable than lifestyle.</p> <p>DrugARM have never gone rural before. Comparisons they offer are on smaller acreage closer to services so fencing and policing are more substantial/timely.</p> <p>Clients aren't born with their problems they are self-starters. I'm not into punishing them but neither am I into mollycoddling them out of trouble.</p> <p>Amenity will change if we have to lock everything up. Locals have come here to escape more difficult areas. Geraldton known for crime, if it can't be curtailed lets contain it there are least.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Amenity Police Response Safety Security</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
54a 54b	<p>Objection Safety & security issues to be dealt with in relation to surrounding properties and people leaving the facility. Possibilities of theft of vehicles, goods and cash as well as violence in the case of resistance.</p> <p>Visitors may cause similar problems. Many vulnerable people live in the area.</p> <p>No apparent fire plan.</p> <p>Will rates increase to cover extra costs with rubbish, waste etc.</p> <p>Changing the use of Special Rural land in this way appears to be too great a leap.</p> <p>Findings of the Geraldton Independent Planners report are valid.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Safety Security Visitors Fire Rates Zoning/Land Use</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p>
55	<p>Objection It doesn't add value to the Shire and only cost to rate payers.</p> <p>Not in keeping with local character.</p> <p>Perceived increased risk of fire, theft and anti-social behaviour.</p> <p>Zoning changes could potentially open the doors to other undesirable developments.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Rates Amenity Fire Subsequent expansion</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
56	<p>Objection Chosen to invest in the area for its seclusion from crime and anti-social behaviour.</p>	<p>The submission raises issues concerning the following matters:</p>

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	<p>The devaluation and difficulty of selling my property would be great. No one would choose to buy near a DrugARM facility. Sure that property insurance will increase. Will DrugARM compensate me for my loss of property value, by my unsellable home, pay my increase in insurance, pay my extra medical bills?</p> <p>My sense of security and safety would be diminished impacting my health and wellbeing.</p> <p>Getting drugs into the proposed facility would be easy.</p>	<p>Safety Amenity Property Values Security</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
57	<p><i>Objection</i> We already have enough vandalism and traffic problems now without adding to the daily issues. Concerns regarding if people desire to escape they will not consider who they take from or the consequences.</p> <p>We have chosen to live and work in this peaceful region and by allowing this type of activity to be within our area it will destroy what we have sought to achieve. Not in keeping with the vision of Chapman Valley.</p> <p>Security and safety concerns.</p> <p>Property values will decrease.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Safety Traffic Amenity Property Values Security</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
58	<p><i>Objection</i> Security concern with clients allowed to leave premises. There is no public transport out here only family homes with family cars.</p> <p>Being not for profit what will they bring to the Shire. 20 year plan for Chapman Valley; facility won't encourage growth, tourism safety, etc.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Rates Tourism</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
59	<p><i>Objection</i> Geraldton drug scene will be at least partly transferred to Chapman Valley with increased criminal activities (procurement criminality).</p> <p>Additional housing on property and parking places with chance of further development in the future will destroy the rural character of the region.</p> <p>Traffic will increase.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Safety Amenity Subsequent expansion Traffic</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
60	<p><i>Objection</i> Enjoy the peaceful secure environment I live in. Have worked with chemical abusers for many years and understand rehabilitation is problematic. Do not believe isolated nature of Chapman Valley is appropriate. Residents safety should be paramount.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Safety Amenity</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>

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61	<p><i>Objection</i> Location is a concern in relation to safety of those who are effectively single parent families with partners away (FIFO). One of the beauties of the area in the feeling of safety and security. Facility will change this perception.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Safety Amenity</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
62	<p><i>Objection</i> Husband works away. Anyone could walk over day and night and help themselves to our house and sheds, not just clients but their visitors.</p> <p>Did not buy out here to be near a rehabilitation facility.</p> <p>Would not feel safe.</p> <p>If this is allowed what will follow?</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Safety Amenity Subsequent expansion</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
63	<p><i>Objection</i> Security and safety.</p> <p>Rehab centre will not do anything for the tourist aim of the area.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Safety Tourism</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
64	<p><i>Objection</i> I am a widow and had to move out of my home of 30 years after a break in. My son made me a home in the Valley so that I could feel safe. I don't think with this proposed rehab so close I will feel secure and safe.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Safety</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
65	<p><i>Objection</i> I purchased my land believing that the Special Rural zone meant it would stay within that. The facility will do nothing for the community. If it goes ahead, what next? Vote no and keep our community simple, friendly safe and a great place to live.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Zoning/Land Use Security Safety Amenity Subsequent expansion</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
66	<p><i>Objection</i> Insufficient prior documentation particularly on security.</p> <p>The number of people on the property will exceed those of adjoining properties.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Density</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>In relation to the suggestion that there has been insufficient information the applicant was provided with the opportunity to respond and have advised as follows: "Since lodging the application DrugARM has been</p>

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		<p>actively engaged with the community and responding to requests for information. This engagement has included:</p> <ol style="list-style-type: none"> 1 Attendance at a community meeting organised by the Shire. 2 The timely response to questions asked by the community (published on the Shire's website). 3 An information sheet on the proposed facility prepared and distributed to the community. 4 Two media releases prepared and distributed to the Mid West Times. 5 A full page response to community concerns in the Valley Vibes. 6 Direct conversations with residents. <p>In all communications with the community, DrugARM has promoted its contact details and encouraged residents to make direct contact or participate in the Community Reference Group."</p>
67	<p><i>Objection</i> Weren't asked about how we would feel about this farm being sold for a drug and alcohol rehab.</p> <p>Who will be watching over these people?</p> <p>They are capable of committing crimes such as stealing.</p>	<p>The applicant has not purchased the subject property at this time, they have made application for a Therapeutic Rehabilitation Facility and it is understood that their offer upon the property is subject to the outcome of this application.</p> <p>The respondent and all surrounding landowners were written to directly and asked for their comments as part of this application process.</p> <p>The submission raises issues concerning the following matters:</p> <p>Security Safety</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
68	<p><i>Objection</i> I would not like to bring up my children around such a facility.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Safety</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
69	<p><i>Objection</i> I think this proposal will bring unnecessary people/cars to the region making residents worry and feel unsafe.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Security Safety Traffic</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
70	<p><i>Objection</i> This is just another unjustified expense to the Shire where money would be more justified on some of our nearly unusable roads and river crossings.</p>	<p>The respondent appears to be under the misconception that the application would be undertaken at some financial cost to the Shire that would divert funds away from other Shire operations. Were the development to proceed the direct financial cost for the application would be borne by the applicant.</p> <p>If the respondent is able to provide the names and</p>

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		locations of the alleged "unusable roads and river crossings" they can be incorporated into the annual Council Road Inspection tour and subsequent consideration in the Council budget allocation for 2013/2014.
71	<i>Objection</i> No comment.	Note submission.
72	<i>Objection</i> I am very disappointed that I only received this information on 11 February. As a ratepayer I should have been informed of the meeting. I feel that DrugARM would place me and my family in danger by being so close to our property. Having a drug problem in our family I know what they are capable of when they are trying to give up.	<p>The respondent lives 7.6km directly from the subject property (8.7km by road).</p> <p>The application was widely advertised for public comment from 21 December 2012 until 15 February 2013 (this being greatly in excess of the minimum requirement of 21 days) and included the following consultation and notification actions:</p> <ul style="list-style-type: none"> • Placement of a notice in the Geraldton Guardian on 21 December 2012; • Erection of an advisory sign on-site; • Direct notification of the landowners of the 37 lots within a 2km radius of Lot 11; and • Direct notification of the following government agencies and stakeholders; Department of Health, Department of Water, Fire and Emergency Services Authority, WA Police Service; • Placement of a copy of the application on the Shire website; • Placement of a notice in the Shire E-News (mailing list 217); • Display of the application at the Shire office/library; • Front page article in the Mid West Times on 31 January 2013; • Notice in the February 2013 Valley Vibes; • Holding of a public meeting at the Nabawa Community Centre on 4 February 2013 attended by representatives from DrugARM, all Shire Councillors, Shire staff and 77 members of the public, at which the applicant made a presentation and fielded questions from those in attendance.
73	<i>Objection</i> There is no police or medical help readily available and security is also a concern with residents able to come and go as they want and only a caretaker at night does not make me feel safe. I am a single parent close to the facility and work late at times, does not sit easy with me knowing the facility in unsecure.	<p>The submission raises issues concerning the following matters:</p> <p>Police and Medical Response Security Safety Traffic</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
74	<i>Objection</i> With a very young family and living on a main road towards this area I do not wish to jeopardise my family's security with the possible impact of recovering individuals or their visiting parties. We wish to protect our property, security and most of all our kids and family safety.	<p>The submission raises issues concerning the following matters:</p> <p>Security Safety</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>

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75	<i>Objection</i> Lack of police support. Lack of professional staff on hand dealing with people with serious problems. This is an elderly community who does not need this stress or worries of these people's problems. It would be better off in an area with more support and policing.	The submission raises issues concerning the following matters: Security Safety Police Response These issues have been commented upon in relation to Submission 1 previously.
76	<i>Objection</i> What if there are funding cuts? How will the facility function, first cutback will be staff. Participants enter voluntarily, fear they can voluntarily wander off, real threat to community. Security issues when visitors get lost and call in on neighbouring properties.	The submission raises issues concerning the following matters: Security Safety These issues have been commented upon in relation to Submission 1 previously.
77	<i>Objection</i> People choose to live out here to have a quiet, peaceful and safe lifestyle, not to have this on their doorstep. Look at Geraldton where it is not safe to walk down the streets at night.	The submission raises issues concerning the following matters: Amenity Security Safety These issues have been commented upon in relation to Submission 1 previously.
78	<i>Objection</i> I object to this proposal in our Chapman Valley.	Note submission.
79	<i>Objection</i> It will impact negatively on surrounding residents.	Note submission.
80	<i>Objection</i> Why should Council support the introduction of a group of drug addicts into the Shire.	Note submission.
81	<i>Objection</i> A facility like this should be away from a residential/rural area.	The submission raises issues concerning the following matters: Zoning/Land Use These issues have been commented upon in relation to Submission 1 previously.
82	<i>Objection</i> Owners of surrounding properties did not envisage such a neighbour and it's unfair to spring it on them now. DrugARM people did not fully answer some of the questions and were a bit evasive with others.	Note submission.
83	<i>Objection</i> It is not in keeping with the 'vision' of the Shire as a hobby farm/lifestyle/tourism destination and this will damage the perception of the area as a whole.	The submission raises issues concerning the following matters: Zoning/Land Use Amenity These issues have been commented upon in relation to Submission 1 previously.
84	<i>Objection</i> The CEO of DrugARM stated that their clients would be getting life skills such as market gardening skills. Very limited employment area as many don't hire outside help. If facility was put on a bigger property the skills learned would give them far more employment opportunities. i.e. fencing, machinery, livestock.	Note submission.

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85	<p><i>Objection</i> Why Chapman Valley? Greenough Prison has excess land where a facility could be built. Greenough is close to potential 'customers'.</p> <p>We live out here to get away from people who 'choose' to live outside the law.</p> <p>I am also concerned about more traffic using Oakajee Road as a shortcut to proposed site.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Amenity Traffic</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>Whilst travelling to the site via Oakajee Road might be 2km shorter this alignment is unsealed as opposed to Nanson-Howatharra Road which is sealed.</p>
86	<p><i>Objection</i> We transport various farming equipment between properties which is often oversized and requires escort. Our concern is increased traffic on the road will make this difficult and dangerous.</p> <p>Concerned about the impact of general farming practices on a large group of people with non-rural background or understanding.</p> <p>Concerned with security of unoccupied sheds and equipment. Being zoned for general farming this bests fits our practices and uses for the area where as a rehabilitation facility is not suitable.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Traffic Security Zoning/Land Use</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
87	<p><i>Objection</i> Moved here to be left alone not to have the stress of institutions being built nearby. I moved here to be away from people and not to have to worry about security of possessions. More people means more traffic which is what I dislike.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Amenity Security Traffic</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
88	<p><i>Objection</i> A couple of years ago we had someone living up the road and was coming to our place all hours of the day and night wanting a lift to town and money. It was not a good feeling and don't want that to happen here.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Safety</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
89	<p><i>Objection</i> Not fair to landowner's to have a facility like this close by as people choose to live here for the relaxed lifestyle.</p> <p>The fact it is hard to get police out here is an even bigger issue.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Amenity Police Response</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
90	<p><i>Objection</i> Brought our property in Nanson to get away from City problems. Proposed facility would be our biggest nightmare with all the things that can go wrong with druggies and visiting mates entering our peaceful area.</p> <p>Land values would drop, police response on problems would be too slow.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Safety Property values Police Response</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>

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91	<p><i>Objection</i> With insufficient security and staff we feel that there could be a threat as many farms have fire arms. There are many elderly and single residents. Came to this area to get away from Perth which its high crime and violence.</p> <p>Concerned about property values going down.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Safety Property values</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
92	<p><i>Objection</i> Would not like to see the safety of the place put in jeopardy.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Safety</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
93	<p><i>Objection</i> This project would certainly change our lifestyle.</p>	Note submission.
94	<p><i>Objection</i> As taxpayers yourselves it is the wrong business decision to be so far away from support groups that are needed on a daily basis. There is already enough taxpayers' money ill-spent.</p> <p>Potential for increased crime.</p> <p>Devalued land prices.</p> <p>Exempt from rates and costs to the Shire.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Distance from Geraldton Safety Security Property values Rates</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
95	<p><i>Objection</i> Too far away from services that support rehabilitation. Risk of escape by patients who would find the nearest car to drive back to town. At times I work away leaving my partner and 2 young children alone.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Distance from Geraldton Safety Security</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
96	<p><i>Objection</i> Brought our block to bring up our kids and grandkids in a rural no town environment. Husband is a FIFO worker which leaves me here 6 months of the year alone like many others in the area. This area is rural, hobby farm and residential. They want to buy the land for drug rehabilitation not to solely grow veggies.</p> <p>To have the facility this far from town seems silly as it would be better closer to town if need emergency services.</p> <p>Property values will go down will our rates and insurance premiums go down too?</p>	<p>The submission raises issues concerning the following matters:</p> <p>Distance from Geraldton Safety Security Property values Zoning/Land Use Rates</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>

Proposed Therapeutic Rehabilitation Facility – Lot 11 (No.1) Nabawa-Yetna Road, Nabawa Schedule of Submissions		
No.	Nature of Submission	Comment
97	<p><i>Objection</i> Contrary to what DrugARM say about their clients family and friends visits being strictly controlled the 2010/2011 annual report for Rosella House states that it has adopted an 'open door policy' that along with residents welcomes their families and carers. In other words unlimited access to all and this presumable includes drug dealers. We don't want known drug addicts placed in a remote location where they will need to steal cars to travel back to town.</p> <p>Councillors should take notice of the Geraldton Independent Planners report.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Visitors Distance from Geraldton Safety Security</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p> <p>See Submission 1 comments in relation to the report prepared by Geraldton Independent Planners as commissioned by a selection of objectors at their expense.</p>
98	<p><i>Objection</i> Too close to Nanson and existing homes. They are dealing with troubled people who may be hard to control and it would not be fair to existing residents.</p>	<p>The submission raises issues concerning the following matters:</p> <p>Safety Security</p> <p>These issues have been commented upon in relation to Submission 1 previously.</p>
99	<p><i>Objection</i> Why built in our beautiful peaceful Shire. Why not build in the Greenough Shire where you know it should be built. Is Geraldton passing on their problems to the Shire?</p>	Note submission.
100	<p><i>Objection</i> We object to the approval of the application.</p>	Note submission.
101	<p><i>Objection</i> No comment.</p>	Note submission.
102	<p><i>Objection</i> No comment.</p>	Note submission.
103	<p><i>Objection</i> No comment.</p>	Note submission.
104	<p><i>Objection</i> No comment.</p>	Note submission.
105	<p><i>Objection</i> Object to the Rehabilitation Centre 100%.</p>	Note submission.
106	<p><i>Objection</i> Object to the Rehabilitation Centre 100%.</p>	Note submission.
107	<p><i>Objection</i> Object to the Rehabilitation Centre 100%.</p>	Note submission.
108	<p><i>Objection</i> Object to the Rehabilitation Centre 100%.</p>	Note submission.
109	<p><i>Objection</i> Object to the Rehabilitation Centre 100%.</p>	Note submission.
110	<p><i>Objection</i> Object to the Rehabilitation Centre 100%.</p>	Note submission.
111	<p><i>Objection</i> Object to the Rehabilitation Centre 100%.</p>	Note submission.
112	<p><i>Objection</i> No absolutely.</p>	Note submission.
113	<p><i>Objection</i> Absolutely No.</p>	Note submission.
114	<p><i>Government Authority – Department of Health</i> Waste Water disposal to be undertaken in accordance with <i>Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste)</i></p>	<p>Note submission.</p> <p>All development in this locality is required to be connected to an on-site wastewater and effluent</p>

Proposed Therapeutic Rehabilitation Facility – Lot 11 (No.1) Nabawa-Yetna Road, Nabawa Schedule of Submissions		
No.	Nature of Submission	Comment
	<p><i>Regulations 1974.</i> Measures to be taken to prevent mosquito breeding and protection of staff, clients and visitors to the facility. Education packages to be provided to all staff, clients and visitors. May also wish to consider incorporating Health Impact Assessment or Public Health Assessment principles into your decision making process.</p>	disposal system that is located, designed, installed and operated to the requirements of the Department of Health and the approval of the Local Government.
115	Government Authority – Department of Water No objection.	Note submission.
116	<p><i>Support</i> Worked with DrugARM for many years as a volunteer and have found them to be a well organised and professional organisation. I had a cooking class to teach residents to cook a simple meal.</p> <p>Most of the residents do not come from the area they are people who have succumbed to the rigor of alcohol.</p> <p>Although comments for this are negative there are already drugs, alcohol, drug suppliers and child and family abuse in the Valley.</p>	Note submission.
117	<p><i>Support</i> I support this project with maybe a few more assurances from DrugARM to appease some of the issues raised by the community. I feel a facility is needed like this.</p> <p>Maybe the community could be more positive in looking at this as something which one of their own family members or friends may need to use one day.</p> <p>Not everyone with an addiction is a criminal</p>	Note submission.
118	<p><i>Support</i> This facility is definitely needed in our society today where drug and alcohol addictions can affect so many people from all walks of life.</p>	Note submission.
119	<p><i>Support</i> Drugs both legal and illegal are prominent in our society.</p> <p>Drugs affect all families and have a rippling effect on the community.</p> <p>Important that we are part of the solution. Need to be a caring empathetic society, burying our head in the sand will not make the problem go away. The country and working outdoors has a beautiful healing effect on people.</p> <p>As a teacher I see the effects of drugs and alcohol in families and the effects on children but I have also seen the effects of rehabilitation of parents and the positive changes it makes in their life and their families.</p>	Note submission.
120	<p><i>Support</i> I support people trying to make a positive change in their lives and we as a community should show compassion.</p>	Note submission.

Proposed Therapeutic Rehabilitation Facility – Lot 11 (No.1) Nabawa-Yetna Road, Nabawa Schedule of Submissions		
No.	Nature of Submission	Comment
	<p>DrugARM has adequate experience in the implementation of their programs and staffing to run such a facility.</p> <p>Working outdoors producing food and working on the land creates a positive frame of mind.</p> <p>We already have people with alcohol and drug abuse problems, how well do you really know your neighbours?</p> <p>Facility will be well supervised and clientele closely assessed.</p> <p>Would prefer the facility remain small with minimal impact on the community.</p> <p>Grew up in immediate vicinity of Rosella House and have never felt threatened.</p> <p>DrugARM should drop the word drug from their name as it is sending messages of fear into people's minds.</p> <p>It is necessary for peace of mind for the direct neighbours that the facility always has adequate supervision.</p> <p>Whoever is managing the property will need outside labour whom we will not know the background who will be working in our community.</p>	
121	<p><i>Indifferent</i></p> <p>Great concept, unfortunate it has to be so close to neighbours.</p> <p>Don't object personally, just feel for those on the boundary losing some of the privacy we are so fortunate to have in the Valley.</p>	Note submission.
122	<p><i>Support</i></p> <p>With increased stresses on families in our modern society with FIFO, increased financial and work stress many families or family members fall to inappropriate crutches such as alcohol or drugs. My experience as a School Principal has allowed me to see many parents seek or require rehabilitation. Many have to go to Perth for this support and we experience first-hand the impact this has on young children. Some of these people I have often known for many years and they are good people but off track and need support.</p>	Note submission.
123	<p><i>Support</i></p> <p>The main benefit would be a great respect for the people of Chapman Valley for being caring and accepting of people in need. The respect will come from afar and I believe people would be attracted to come and be part and for this reason we may see property value effected positively. Majority of people will be from other towns and states and have come to facility to improve health both physically and mentally.</p> <p>The surroundings of Chapman Valley are perfect</p>	Note submission.

Proposed Therapeutic Rehabilitation Facility – Lot 11 (No.1) Nabawa-Yetna Road, Nabawa
Schedule of Submissions

No.	Nature of Submission	Comment
	<p>from the healing process. The clients are there on their own free will, should they choose to leave they would only need to notify their supervisor and arrangements would be made for their departure. There is no need to flee in the middle of the night. They are professional people, business people, wives and husbands, old and young, rich and poor the only difference is they have an addition illness and are willing to accept help to overcome it.</p>	
124	<p><i>Support</i></p> <p>Our rural lifestyle is threatened by substance abuse as much as any other community therefore we need to show consideration as much as anyone else and give people who voluntarily put their hand up for treatment a fair go. In my involvement with therapeutic facilities I have many people change their lives around for the good of their families.</p> <p>Alcohol is abused by members of our community at our taverns and licenced facilities. The alcohol abuse problem among our young people alone bares testimony to the need for more facilities of this nature.</p> <p>We will benefit from employment provided.</p> <p>The value of one person changing for the good is worth it.</p>	Note submission.
125	<p><i>Support</i></p> <p>The proposal is comprehensive and sets out a plan which looks to be very well run and a worthwhile programme.</p> <p>I was taken aback by the fear campaign against the proposal set out in anonymous, unsolicited mail put into our mailbox. The authors of this document refer to an unnamed town planner and provide little substantive evidence for their objections.</p> <p>There is a real stigma attached to people with addiction issues. Chapman Valley has the opportunity to show itself as a progressive forward thinking community rather than one locked into prejudice and unsubstantiated fear.</p> <p>I look to Council to provide leadership with decision making that rejects intolerance and uses wisdom and good judgement.</p>	Note submission.
126	<p><i>Support</i></p> <p>The character of Chapman Valley is changing with larger farms being broken up and new people moving into the district. Different types of businesses and land use must happen.</p> <p>The clients will be carefully screened. The purpose of the facility is to give strongly motivated clients the opportunity to change the course of their lives. Potentially high risk clients would be precluded from the programme.</p> <p>Project will operate as a discrete centre with emphasis on privacy for clients. Security should be</p>	Note submission.

Proposed Therapeutic Rehabilitation Facility – Lot 11 (No.1) Nabawa-Yetna Road, Nabawa Schedule of Submissions		
No.	Nature of Submission	Comment
	<p>anymore that for any other neighbour. Shire has used the services of the prisoners for building and maintenance throughout the region and as far as I'm aware this has not impacted the Valley.</p> <p>The impact of traffic will not be significant. The opponents of the proposal stated an extra 3,000 cars per years, this equates to an extra 8.2 cars a day, hardly a traffic hazard.</p> <p>The proposal is consistent with the Shire's Local Planning Strategy as the clients will engage in hobby farming and with plans to include a wildlife care facility, local seed collection and small scale agricultural production.</p> <p>The facility will complement and enhance Chapman Valley. Grounds will be kept neat and tidy and discretely signed.</p> <p>Disappointed to read an anonymous letter that came through our mailbox as it contained vague sweeping statements which are not supported by real facts. Its tone is aggressive and has served only to create disharmony and division amongst residents and foster ill will towards the Shire and Councillors.</p>	
127	<p><i>Support</i></p> <p>As a registered nurse I cared for several patients in the acute detoxification phase before becoming clients of DrugARM with majority of patients recovering from alcohol and prescription drugs addition, not hard drugs. People suffering from addiction often use substance to mask feelings of sadness and unworthiness. The DrugARM model uses cognitive behavioural therapy to promote feelings of self-esteem and achievement. A farm setting is ideal for teaching people new skills, how to work cooperatively with others and set goals. The proposed farm model is in keeping with the special rural zoning.</p> <p>Clients are there by choice and carefully screened for suitability. Clients are in final stages of recovery and therefore would have little interest in antisocial behaviours.</p> <p>This facility will benefit the community through employment and through its programs and produce. The farm will not be a prison it will look like any other small farm from the road.</p>	Note submission.
128	<p><i>Support</i></p> <p>The facility is in keeping with the nature of Chapman Valley as the facility will be a small hobby farm.</p> <p>I cannot see that clients would be a threat given their entry is voluntary and therefore strongly motivated. DrugARM has a corporate reputation to protect in order to gain and maintain funding and it would not risk this by placing unsuited clients there.</p> <p>Shouldn't reduce the value of surrounding properties as from the road it will look like any other farm and</p>	Note submission.

Proposed Therapeutic Rehabilitation Facility – Lot 11 (No.1) Nabawa-Yetna Road, Nabawa
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No.	Nature of Submission	Comment
	<p>would be kept in a neat and tidy state. Generally institutions make good neighbours as they legally have to provide a safe environment for staff clients and visitors.</p> <p>Local Employment and beneficial projects such as a wildlife rescue and local seed collection.</p> <p>Treatment programmes will not operate 24 hours a day like suggested at night they will be relaxing and sleeping just like their neighbours.</p> <p>Any changes to the application in the future will need to go back to the Shire for determination.</p> <p>Chapman Valley's ambulance centre is staffed by committed and well trained volunteers. The people will be at no more risk of 'crisis' than any other person.</p> <p>The facility will be staffed at night, staffing levels will always be adequate.</p>	
129	<p><i>Support</i></p> <p>We have witnessed first-hand how people who are given practical support, mutual respect and meaning to their lives can turn their situations around, the subject property has the seclusion and opportunities to help people who want to do this.</p> <p>The horticulture and poultry business will be a wonderful vehicle to help people gain meaning and direction in their lives.</p> <p>Neighbouring schools and businesses do not seem to any problems being close to Rosella House.</p> <p>This puts our minds at rest that the subject property would also be well run and have no adverse impacts on our neighbours.</p> <p>Have investigated the philosophy and practical applications used by the San Patrignano community in Italy and were impressed by the information provided and can see this program being very effective on the subject property.</p> <p>We have no doubt that DrugARM will implement and run a safe and successful facility.</p>	Note submission.
130	<p><i>Support</i></p> <p>I know a young woman who hung herself two weeks before she was due out of prison as it seems she couldn't face what waited for her on the outside. Maybe if she (or others) had other possibilities it could make a difference. She was the daughter of a good friend of mine. I know this is emotive but this type of thing can happen to any family. Same with alcoholism. So this 'country clinic' is a good idea. We might even learn something from them?</p>	Note submission.
131	<p><i>Support</i></p> <p>We have a lot of house guests who have felt refreshed and healed of anxieties as they enjoy the surrounding landscape. I recently had close relative</p>	Note submission.

Proposed Therapeutic Rehabilitation Facility – Lot 11 (No.1) Nabawa-Yetna Road, Nabawa Schedule of Submissions		
No.	Nature of Submission	Comment
	who did a 14 week course at Rosella House. This is a wonderfully structured course and I couldn't fault anything. We hosted a BBQ lunch here for all the residents. They were a diverse group but all were courteous and respectful, lovely people trying to beat their addiction.	
132	<i>Support</i> I know that those who live nearby are worried about their security but I think as it is a voluntary facility and with numbers kept at the amount applied it should be no worries. The farm they would like to set up on has all the infrastructure already and seems ideal for the purpose.	Note submission.
133	<i>Object</i> Rehabilitation facility should not be in such close proximity to so many properties. Nobody can be absolutely sure that there will be no trouble. Our ratepayers should not have to live with fear of the unknown. These people have to live there 24/7 not knowing when and if something will go wrong. The rubbish tip will not be able to cope with all these extras. The roads will need more maintenance and as a non-profit organisation they can apply to have their rates waived. Then who pays for the extra costs, we the ratepayers who don't even want the place here. I cannot think of any way they will contribute to this community, they will only cost us money. Funds that are much needed to be spent elsewhere in this Shire.	The submission raises issues concerning the following matters: Safety Security Traffic Rates These issues have been commented upon in relation to Submission 1 previously.



Our Ref: 12135
Your Ref: A485

08 March 2013

Chief Executive Officer
Shire of Chapman Valley
PO Box 1
NABAWA WA 6532

Attention: Mr Simon Lancaster, Manager Planning

Dear Sir

**DEVELOPMENT APPLICATION LOT 11 ON PLAN 21887 NABAWA-YETNA ROAD, NABAWA
THERAPEUTIC REHABILITATION FACILITY**

I refer to your previous correspondence in this matter. Thank you for the opportunity to review the submissions received by the Council during the extended advertising period for the proposal.

Please find enclosed, DrugARM schedule of responses to the submissions received. We understand all submissions and the response contained herein will be provided to the Elected Members of the Council for their information and further consideration.

We reiterate that continuance with implementation of the objectives of the special rural zone over the subject land is paramount to the success of the proposed therapeutic facility. This does ensure that the existing high level of land management will continue over the landholding, and can be further enhanced. DrugARM continue to be motivated of the philosophy of San Patrignano and other therapeutic rehabilitation communities, and aim to replicate the success of these programs. They are motivated to create a legacy of success not only with rehabilitation of community members, but also a legacy of positive, responsible and sustainable land management.

DrugARM are confident that the opportunities afforded by the subject land and proposed therapeutic rehabilitation facility, to both participants and the greater community in which it is located, will assist them to achieve their vision.

We look forward to your determination in due course. Please do not hesitate to contact our office or DrugARM directly, for provision of additional information.

Yours faithfully

A handwritten signature in cursive script, appearing to read "G. Bermingham".

Gail Bermingham

enc

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DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

Submission Overview

A total of 143 submissions were provided to DrugARM by the Shire of Chapman Valley. Of these submissions, 122 submissions objected to the proposal. Of the 122 that objected, 65% (80 submissions) contained original content. The remaining 35% of objecting submissions used materials prepared by others campaigning against the proposal or did not include comments. Only two submissions (1.6%) opposed the proposal on the basis that they believed the proposed rehabilitation model would be ineffectual.

In an environment where individuals have campaigned against the proposal, the receipt of supporting submissions is both welcome and courageous. We believe this expression of support reflects a wider level of support for the application in the community. A total of 16 supporting submissions were received. One submission was indifferent to the proposal.

While many of the opposing submissions claim the proposal will have a detrimental impact on nearby farming and other land uses, the submissions fails to demonstrate specifically and with clarity how this could occur. There is no guarantee that if the property was sold to another party, or retained by the current owner in the event it is not on-sold, that the existing intensive agricultural uses and value adding activities would continue. The current proposal however ensures that these uses will continue and potentially be enhanced, which is specifically in keeping with the desired rural based use and character for the landholding and greater locality.

Local agitation against the proposal has sought to link the facility with unsavoury activities that some local residents believe are prevalent in Geraldton (see submissions 53, 59, 77, 85, 97 & 99 as examples).

This attempt to link the proposal to undesirable elements ignores DrugARM's public statements that the facility is not a refuge for criminals or hardened drug addicts. Approximately 90% of the clients are likely to be recovering from alcohol or prescription drug use as opposed to illicit drugs. They have not committed or been convicted of a crime, but, they have made a mistake in their life journey which they are attempting to correct by voluntarily attending the proposed facility.

In our statements to the local community we have attempted to reinforce that the application is not a veiled attempt to bring unsavoury activities into the Chapman Valley. Having carefully reviewed the submissions we are confident that the proposed facility will be a great asset to the local community and the Mid West region.

Response to Objections

The following table responds to the objections raised by residents in their submissions, including the report of Geraldton Independent Planners which is outlined from page 7 to page 16.

This response was prepared by DrugARM with the assistance of Landwest Urban and Rural Planning Consultants and 361 Degrees Stakeholder Engagement Services.

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

Submission No	Name/Address	Submission & Content	Comment	Action
11b, 44, 45, 46, 55, 117, 118, 119, 122, 124, 127 & 130		<u>Objection</u> Need & Location	<p>Up to 70% of DrugARM clients are seeking assistance with alcohol related addiction. The recent ABC Four Corners investigation (25 February 2013) demonstrated that the abuse of alcohol is not limited to the Mid West, it is a major national issue. Scott Weber, President, Police Association of NSW when asked is the country facing a crisis responded <i>"We are not facing a crisis, we're in a crisis. It's occurring right now."</i></p> <p>In the context of a national crisis of alcohol abuse, it is of critical importance that there is a diversity of quality rehabilitation facilities available in the Mid West.</p> <p>Issues of alcohol and drug abuse in the Mid West are local issues and we need local solutions to solve them. This proposal is a part of the local solution to a significant national crisis that is increasingly impacting on all Australian communities and families. The recent addition of two transitional houses to complement DrugARM's existing facility at Rosella House in Geraldton and the application to establish this facility the Mid West respond to this national crisis.</p> <p>The choice of this property in the Chapman Valley is influenced by the proximity of other DrugARM services in Geraldton and the desire to integrate rehabilitation programs into an established rural property with a viable business enterprise model. The maintenance of the rural character and rural living opportunities in the Chapman Valley are intrinsic to the proposal and further support the suitability of the property.</p>	

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

1a, 11a, 12, 13, 14, 15, 16, 17, 18, 19b, 20a, 32, 33, 38, 39, 40, 41, 43, 52, 53, 57, 58, 59, 60, 61, 62, 63, 64, 67, 69, 72, 74, 75, 77, 85, 86, 87, 92, 95, & 97	<u>Objection</u> Community Safety	<p>The proposal is not a proposal to introduce a criminal element into the area. The proposed facility is a community health facility, not a corrective services institutional facility and the clients of the proposed facility attend voluntarily. <u>The presence of the centre should not change the community risk profile in relation to existing and future criminal activity.</u></p> <p>All prospective clients go through a rigorous assessment process before they enter the centre. By enforcing this assessment process, we set ourselves a very high standard. This is a standard that is unlikely to be matched by any other organisation operating in the Chapman Valley.</p> <p>The facility will be staffed 24 hours a day, seven days a week, 365 days a year. On site management will be responsible for the safety and security of the facility and building local community confidence in the facility's management.</p> <p>Community concerns regarding the operations of the facility will be brought to the attention of the facility's management through a community reference group that will act to advise the facility management on matters relating to the facility's impact in the local community. We welcome and encourage the communities direct input to the facility's management plans through the community reference group.</p> <p>As the application states, visitors to the centre are discouraged and where visits do occur they are strictly controlled and limited. There is no evidence to support the assertion that the family members or friends visiting the facility are any more or less desirable than other visitors</p>	
1A, 22, 23, 24, 25, 26, 27, & 52	<u>Objection</u> Visitors		

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

			that pass through Chapman Valley on a daily basis. The facility will be staffed 24 hours a day, seven days a week, 365 days a year. On site management will be responsible for the safety and security of the facility and building local community confidence in the facility's management. Community concerns regarding the operations of the facility will be brought to the attention of the Facility's management through a community reference group that will act to advise the facility management on matters relating to the facility's impact in the local community. The community will have direct input in the facility's management plans through the community reference group.	
1c, 10, 22, 23, 24, 25, 26, 27, 28, 29, 31a, 31b, 36, 44, 45, 46, 48b, 49, 90, 91, 94, & 96		<u>Objection</u> Property Values	The proposed facility will ensure the continuation and enhancement of the existing land use which will maintain the rural character of the property and the surrounds. It is not proposed, nor is it foreseeable, that the facility in would become an institutionalised facility. Drug Arm does not offer institutional based programs and the philosophy behind selecting the location reflects DrugARM's commitment to delivering programs in a rural farm setting. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal. Signage for the centre will be discreet and additional signage (where required) will be subject to application to and approval by the Shire of Chapman Valley. It is DrugARM's intention to maintain and use the existing name of the property.	

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

			<p>The proposal will not detract from the ability of those residing in the immediate vicinity, in the greater locality or the Shire as a whole, to enjoy the rural character or lifestyle opportunities afforded by the Shire of Chapman Valley.</p> <p>The facility will be maintained to a high standard in accordance with a management plan that is developed in consultation with the local authority and community reference group. We anticipate community expectations will match our expectations that the external grounds will be well presented and maintained, and enhance the natural environment in which it sits.</p> <p>There is no quantifiable evidence in the submissions to support the assertion that the presence of the facility will impact property values.</p> <p>The property will be maintained as a functioning farm and the associated buildings and fencing will be maintained to a standard appropriate to support these activities and as required by the local authority.</p> <p>As a good neighbour, where enhanced screening may be required by the local authority, we will consult with impacted neighbours, and the Shire of Chapman Valley as required.</p> <p>The provision of enhanced screening measures will be balanced by the desire to maintain the rural character of the area and the suitability of the proposed screening.</p> <p>The proposal does not include an application for a reduction or exemption from paying rates to the Shire of Chapman Valley based on DrugARMs not for profit</p>	
11a, 12, 13, 14, 15, 16, 17, 18, 19b, 19a, 20a & 121		<u>Objection</u> Privacy		
2, 37, 44, 45, 46, 49, 55, 58 & 94		<u>Objection</u> Rates & local contribution		

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

			status. Reductions or exemptions for rate payments do not occur automatically, nor are they guaranteed. The Shire of Chapman Valley is required to assess applications from any not for profit organisation in accordance with the relevant legislation. DrugARM has publically stated its desire to contribute to the local economy by creating new local employment opportunities, purchasing goods and services locally and partnering with the local community to make the resources of the facility available to support the growth of the Chapman Valley community. In other locations around the world the presence of similar facilities has resulted in increased investment, new employment opportunities and opened new markets for local produce. Moreover, these centres have become valuable contributors to the local economy.	
1c, 28, 29, 34, 35, 42, 47, 56, 58, 63, 83, 89 & 93		<u>Objection</u> <u>Vision & Lifestyle</u>	The proposal is not intended to, nor does the application suggest the proposal will jeopardise the rural character or distinctive rural lifestyle of the Shire. The facility has been publically described as a farm with a difference that will continue to function as a farm, which is in keeping with local character of the area. The application confirms that the rural lifestyle afforded to the property and greater locality is paramount to the philosophy and management of the facility. The additional traffic generated will not be significantly more than could be expected at present with a range of casual and permanent employees and service vehicles attending the property for work associated with current	
11a, 12, 13, 14, 15, 16, 17, 18, 19b, 20a, 22, 23, 24, 25, 26,		<u>Objection</u> <u>Traffic</u>		

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

27, 28, 29, 30, 41, 49, 69, 85 & 86			<p>Clients will not come and go daily and do not have the ability to retain vehicles at site; staff will be rostered over a period of time, and some service vehicles will attend site on an as-needs basis. It is unfounded to suggest there will be 27 vehicle movements per day.</p> <p>The existing and immediate road network provides good connectivity for the wider region (as opposed to more local roads) and the level of construction standard required by the proposal is no greater than at present.</p> <p>However, as with any application, where Council considers that a subdivision or development will generate an increase in traffic, they have the ability to require upgrading of, or contributions to future road upgrading requirements, as a condition of approval.</p> <p>There are no changes proposed to the access/egress to the property that will prevent the adjoining road reserve to continue to be utilised for school bus pick/set down.</p> <p>Community concerns regarding the operations of the facility, including traffic management can be brought to the attention of the facility's management through a community reference group that will act to advise the facility management on matters relating to the facility's impact in the local community. The community will have direct input in the facility's management plans through the community reference group.</p> <p>The proposal is not intended to, nor does the application suggest the proposal will jeopardise the rural character or distinctive rural lifestyle of the Shire. The application</p>	
1B, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11c, 19a, 21b, 48a &	Geraldton Independent Planners	<u>Objection</u> LPS Aims		

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

54b	Report		confirms that the rural lifestyle afforded to the property and greater locality is paramount to the philosophy and management of the facility.	
		LPS Precinct Vision	Continuation of the current diversified range of rural uses; application demonstrates current and further opportunities to promote diversification of agricultural uses currently undertaken on site. Level of current and potential intensification commensurate with expectation for landholding of this size as prescribed by scheme provisions for types of intensive agricultural supported and stocking rates (both TPS No 1 and Draft TPS No 2)	
		LPS Precinct Overview	<p>The application is supported by the LPS overview wherein the proposal will utilise existing infrastructure contained in site. Further, no additional service or infrastructure demands will be placed on the local authority. The facility will continue the established intensive agricultural uses.</p> <p>The property has existing Department of Water licenses for extraction of ground water supplies, volume based on approved intensive agricultural, viticulture and horticulture plantings. Additional licenses will be required to be applied for the proposed non-domestic use and assessed by the Department in accordance with legislative requirements. This would include a determination of impact of additional draw on current reserves and impact on existing bore use, on this property and in the greater locality. The assertion that increased water usage will automatically impact on adjoining property/ies bores, is unfounded. The Department of Water would could this matter fully when required applications for extraction are made.</p> <p>The Department of Water did not object to the proposal, or offer comment in relation to management of water</p>	

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

			courses or underground reserves.	
			The application demonstrates the facility has the capacity to offer farm produce and on-site value added products for sale to the community and visitors/tourists to the locality, as is already the case.	
	LPS Objectives		Not relevant – land previously rezoned and subdivided.	
			The property already demonstrates capacity for diversification and intensification. Value adding opportunities already exist, and can be further enhanced. No additional servicing or infrastructure demands will be placed on the local authority or other service providers.	
	LPS Strategies		The land uses currently undertaken on site, and proposed to be continued are all defined as appropriate uses – Intensive agriculture Rural smallholdings Cottage industry (potential)	
	LPS Definitions		Amenity – the application demonstrates that the proposal will not detrimentally affect the amenity of the locality. There will be no significant increase in development, noise, light spill, or change from existing use of the land for rural based activities. No external signage will be required over and beyond what is normally expected. All existing and proposed development on the lot is positioned in the lower portions of the lot, and visible to adjoining properties and adjoining road reserves only by virtue of looking into or over the property. Screening and vegetation planting requirements can be required by the local authority to assist with further screening of development where required. The character of the greater locality will be enhanced by ensuring the rural based activities continue at the scale that is appropriate given	

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

		<p>the size of the landholding. Re-vegetation and land management programs on site will continue and potentially be enhanced by increased capabilities. There is no requirement to implement fencing for the proposal (beyond normal requirements) or other external measures to manage the property that will affect the visual amenity of the property or locality.</p> <p>The application demonstrates that impacts of development can all be contained on site by effective management practices in consultation with the local authority and/or community reference group.</p> <p>Hobby Farm – proposal sits within definition of hobby farm in the LPS.</p> <p>Rural/Residential – not relevant. Land not zoned R/R.</p> <p>Rural Smallholdings – land zoned accordingly. Does not propose uses or activities that do not comply with this definition or will detract from landscape quality, environmental or conservation attributes. The application demonstrates how these will be continued and enhanced.</p>	
	LPS Comment	<p>Council has not yet considered the proposal fully. The initial resolution related <u>only</u> to consent to advertise the proposal.</p> <p>The application does not propose any use or activity on the landholding that does not meet with the desired rural character or rural lifestyle of the locality or Shire as whole. The land uses and opportunities referenced as being "appropriate" by the LPS are in fact undertaken on site at present, and the application demonstrates explicitly, they will continue. This is the very foundation of the proposal.</p>	

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

1B, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11c, 19a, 21b, 48a & 54b			<p>There is no question that the term "therapeutic rehabilitation facility" is not agricultural in nature. However, this term is applied to the name of the development, not to the underlying land use around which the centre will be based. The land use is irrevocably agricultural rural smallholding in nature. The land use is what is used to assist in rehabilitation programs. Rehabilitation is the product of the continued land use.</p> <p>It cannot be reasonably contended that support for the proposal would be contrary to the aims, objectives and philosophy of the LPS. There is no aspect of the planning application that could lead to this conclusion.</p> <p>There is no change to the existing land use proposed, nor a change to the intensity of development that can be physically supported on a suitably zoned property of this size, if developed by any other landowner.</p> <p>The application does not plan to introduce or expand land uses that do not meet with the objectives of the LPS, either currently, or within the period until the LPS document may be reviewed.</p> <p>The application highlights a number of areas where management plans may be beneficial to be implemented and monitored by the local authority (to be prepared in conjunction with the local authority/community reference group) which would potentially address many of the site specific concerns raised by the community during the consultation period.</p>	
		TPS Objective	<p>The application does not demonstrate that the amenity, health or convenience of the scheme area or inhabitants will be compromised.</p> <p>The land does not have further subdivision potential.</p>	

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

Clause 1.8	Application has been made to Council in accordance with scheme provisions.	
Clause 2.24	Application made in accordance with this clause.	
TPS Zoning Objectives	<p>Land not zoned rural/residential. No departure from hobby farm lifestyle is proposed. Rather this will be enhanced as the application demonstrates. The proposal will not have a detrimental impact on nearby farming or other land uses. This cannot be reasonably deducted from the application. The submission fails to demonstrate specifically and with clarity how this could occur.</p> <p>The landholding was offered for sale to the open market. There is no guarantee that if the property was sold to another party, or retained by the current owner in the event it is not on-sold, that the existing intensive agricultural uses and value adding activities would in fact continue. This cannot be guaranteed</p> <p>The current proposal ensures that these uses will continue and potentially be enhanced, which is specifically in keeping with the desired rural based use and character for the landholding and greater locality.</p> <p>Application has been made to Council in accordance with scheme provisions. Council determination accordingly.</p>	
Clause 5.3.2		
TPS Zoning Table	Application is made for a use not listed in the Zoning and Development Table, not an additional residential dwelling/s.	

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

	TPS Comment	
		<p>The specific objectives stated in the policy statement in the zoning and development table are not compromised. Continuation of existing land use will maintain rural character.</p> <p>There is nothing that can be deducted from the application to assume "....it will be more closely linked to an institutional use....". There is no basis for this assumption. Drug Arm do not offer, nor do they intend to offer institutional based programs (either in the Midwest or elsewhere) which was explicitly clarified in both the application and at public meeting.</p> <p>The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.</p> <p>The proposal will not detract from the ability of those residing in immediate vicinity, in the greater locality or the Shire as a whole, to enjoy the rural character or lifestyle opportunities afforded by the Shire of Chapman Valley. The submission does not specifically detail how this could be perceived to potentially occur.</p> <p>Clause 1.8 is intended to mean that work or development should not occur that does not conform to the scheme, including without necessary approvals. The proposal has not commenced. Application has been made to Council for due consideration in accordance with scheme provisions. A determination of conformance with the scheme has not yet been made by the Council.</p> <p>There is no legal question. The scheme provides opportunity for Council to consider a use not listed in the zoning table. The Model Scheme Text which forms part of</p>

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

		<p>the Town Planning Regulations 1967 (and on which SoCV Draft TPS No2 is based) similarly provides this opportunity.</p> <p>It is not reasonable, even in a planning context, to expect that every possible use for a particular zone will be included in the ZDT, especially in the instance of a TPS that has had an extended life. This is the specific reason such clause/s are included in town planning schemes - to enable a Council to consider a use/s not listed in the ZDT.</p> <p>It is remiss of the submission to contend that the elected members of the Council are not conscious of the need for proper and orderly planning, by considering an application that their TPS allows them to contemplate. The extensive and extended consultation period offered and facilitation of public meeting clearly demonstrates the Council's commitment to consideration of all matters related to proper and orderly planning as they relate to this application.</p> <p>Ad-hoc development or the creation of an undesirable precedent can only be suggested where similar situations and/or proposals exist, or adequate public consultation is not undertaken/provided.</p> <p>Relevance. Application is not made for additional residential dwellings. Application is made for accommodation units as a part of a total development proposal.</p> <p>Scheme provisions allow Council to consider applications for uses not listed in ZDT.</p>	
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DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

		<p>Modification to the defined building envelope for this landholding has previously been granted by the local authority to better accommodate the existing on ground situation. If Council does not consider that further modification to the building envelope is justified, variance may not be supported and proposed development can be clustered within the existing building envelope.</p> <p>The assumption that the proposed accommodation units will be two storey as they will be the same height as the existing shed is incorrect and comes from inaccurate interpretation of plans and information provided in the report. The finished level of the accommodation units would be no higher than the existing shed due to the FGL of proposed location of the accommodation being higher than the existing shed.</p> <p>This application is not a building permit application. Matters related to the FGL and FFL of all proposed development would be considered at that stage by the local authority, including specifically addressing visual aesthetic matters (building materials, type and colour), screening, orientation of openings and outdoor spaces).</p> <p>Given the current and proposed scheme provisions which relate to specific development on lots, and the controls available to the Council, it cannot be reasonably concluded that the additional development would be visually intrusive, or unresponsive to the physical environment in which it sits.</p> <p>In addition, effluent disposal would be required to meet local authority requirements in relation to size and capacity and vertical and horizontal separation distance to</p>	
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DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

		<p>water courses and/or known water table. Where considered the necessary the local authority has opportunity to require onsite testing to ensure soil conditions are suitable for the continuation of this method of disposal with increased capacity.</p> <p>In relation to the impact of the development on water courses and the water table, we note the Department of Water had no objection to the proposal.</p> <p>The application does not directly compare the proposed facility to the San Patrignano facility in size or scope. The application clearly states that the proposed facility and the program it will offer are based on the philosophy and overarching principles of the San Patrignano community only.</p> <p>The proposal is for a significantly smaller facility and does not propose intensive services for a number of reasons – it would not be appropriate for either the size of this landholding or the wider community in which it sits; and it is not necessary as the facility does not propose to run programs for high-dependency clients requiring intensive medical intervention, as the application demonstrates.</p> <p>No direct comparison can be made.</p> <p>The additional traffic generated will not be significantly more than could be expected at present with a range of casual and permanent employees and service vehicles attending the property for work associated with current intensive agricultural pursuits.</p> <p>Clients will not come and go daily and will not retain vehicles at site; staff will be rostered over a period of time, and some service vehicles will attend site on an as-needs</p>	
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DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

			<p>basis. It is unfounded to suggest there will be 27 vehicle movements per day.</p> <p>The existing road network provides good connectivity for the wider region (as opposed to more local roads) and a level of construction standard required is no greater than at present.</p> <p>There are no changes proposed to the access/egress to the property that will prevent the adjoining road reserve to be utilised for school bus pick/set down as intimated in the submission.</p> <p>As with any application, where Council considers that a subdivision or development will generate an increase in traffic, they have the ability to require upgrading of, or contributions to future road upgrading requirements, as a condition of approval.</p> <p>Fire risk and management of same, including identification of risk increase are matters required to be addressed by the relevant legislation at building permit stage. The property has a local authority endorsed Fire Management Plan in place.</p> <p>There is no greater expectation of need for any emergency services to attend site, than would be expected in any other part of the rural small holdings zone. It is more likely that increased emergency management procedures and requirements would be required to be implemented on site by the proponents over and beyond what is in place at present. This will also serve to benefit the wider community.</p>
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DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

			<p>Potential light spill will be negligible. External lighting required by legislation will be ambient only. However, any impact can be effectively managed on site, and would be addressed by the local authority in considering the application, as is normal requirement.</p> <p>There is no expectation of or requirement for significant high density intense lighting towers.</p> <p>With the exception of additional accommodation units, no additional development is proposed. The scale of the units is no more than could be expected for a rural retreat, farm stay, or small scale tourist accommodation use. The size of the parent landholding ensures all <u>reasonably</u> expected impacts can be contained on site.</p> <p>Other uses of a similar scale that can be contemplated in the zone (as above), do not offer the same level of expected management, either on site or externally, and with little scope for ongoing community engagement as proposed by DrugARM.</p>	
1B, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11c, 19a, 21b, 48a & 54b	Geraldton Independent Planners Report		<p>The submission does not address Draft TPS No 2 which can be considered an entertained planning document due to its advanced stage.</p>	
51		<u>Objection</u> Lighting	<p>Potential light spill will be negligible. External lighting required by legislation will be ambient only. However, any impact can be effectively managed on site, and would be addressed by the local authority in considering the application, as is a normal requirement.</p> <p>There is no expectation of significant high density intense lighting towers.</p>	
48b & 54a		<u>Objection</u> Fire planning	<p>The facility will be staffed 24 hours a day, seven days a week, 365 days a year. On site management will be responsible for the safety and security of the facility and</p>	

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

			building local community confidence in the facilities management.	
66			<p>A fire management and disaster evacuation plan will be developed and implemented prior to the arrival of the first resident and included in the induction of all new staff and residents. Existing buildings and new buildings will meet statutory fire control requirements.</p> <p>Since lodging the application DrugARM has been actively engaged with the community and responding to requests for information. This engagement has included:</p> <ol style="list-style-type: none"> 1. Attendance at a community meeting organised by the Shire. 2. The timely response to questions asked by the community (published on the Shire's website). 3. An information sheet on the proposed facility prepared and distributed to the community. 4. Two media releases prepared and distributed to the Mid West Times. 5. A full page response to community concerns in the Valley Vibes. 6. Direct conversations with residents. <p>In all communications with the community, DrugARM has promoted its contact details and encouraged residents to make direct contact or participate in the Community Reference Group.</p>	
19a & 76			<p><u>Objection</u> Sustainability</p> <p>The facility has been proposed and funded on the basis that it has a sustainable business model and multiple sources of ongoing funding. The facility will be managed by DrugARM, a long established provider of community support services in Western Australia and the Mid West, drawing on 100 years of active service in the Western Australian community. Reflecting the effectiveness of DrugARM's rehabilitation programs, the current success</p>	

DrugARM Response to Submissions on the Proposed Therapeutic Rehabilitation Centre

			ate for clients completing existing programs is 90%.	
73		<u>Objection</u> Medical Facilities	<p>The facility is not a sobering up centre or a place for regular users of drugs in need of medical intervention. These monitored services are already provided in other facilities in the Mid West and in Perth. The proximity of the property to Geraldton's health services is sufficient for the facility's programs and the client profile of the proposed facility. The risk profile associated with farming activities is shared with the greater Mid West region.</p> <p>The facility's clients will be carefully screened to assess their suitability and to confirm that they do not require medical or other services to support their rehabilitation while at the facility.</p> <p>The application is to support 18 residents with a staffing complement. There are no short to medium term plans to expand the capacity of the facility beyond the levels described in the application. In any event, application would be required to be made to the Shire of Chapman Valley as a part of its development application process.</p>	
20b, 51 & 52		<u>Objection</u> Expansion	<p>Locating rehabilitation facilities in rural settings is a long and well established practice in Australia and overseas. The proposed Centre will draw on the key aspects of one of the world's finest drug rehabilitation programs; the highly successful <i>San Patrignano Community</i> in rural Italy.</p> <p>Our goal is to create a self sufficient facility - a working farm that will blend in with the rural based activities of neighbouring properties and deliver rehabilitation programs using farm/rural based activities.</p>	
34 & 84		<u>Objection</u> Rehabilitation Model		

AGENDA ITEM:	9.1.2
SUBJECT:	CHAPMAN VALLEY MEN'S SHED LEASE
PROPONENT:	CHAPMAN VALLEY MEN'S SHED INC.
SITE:	LOT 29 CHAPMAN VALLEY ROAD, NABAWA
FILE REFERENCE:	A1338
PREVIOUS REFERENCE:	N/A
DATE:	12 FEBRUARY 2013
AUTHOR:	KATHRYN JACKSON

DISCLOSURE OF INTEREST

Nil.

BACKGROUND

The Chapman Valley Men's Shed Inc. (CVMS) has approached the Shire seeking assistance to find a suitable location upon which a shed could be constructed for the use of their group. Through these discussions a preferred site has now been established and this matter has now been brought before Council for consideration as the owner of this parcel of land. Other related matters concerning lease arrangements, the temporary siting of a sea container and potential in-kind and financial support are also discussed in this report.

COMMENT

The CVMS has had a series of meetings and nominated a Chairperson, Mr Ralf Mulks from Nabawa. The group are meeting every second Wednesday of every month with 10 men paying their inaugural membership. Planning staff have been in discussion with the group and provided several options for a location in the Nabawa and Nanson localities, while the Community Development Officer has discussed the incorporation process and researched other Men's Shed ideas.

The CVMS are seeking permission from Council to build their shed on the old tennis courts located to the west of the existing Nabawa Tennis Club courts in the north-west corner of Lot 29 Chapman Valley Road, Nabawa as demonstrated in Figure 1 below. A copy of the letter received from the CVMS has been included as **Attachment 1** to this report.

Figure 1 – Proposed site upon which the Men's Shed could be located



Lot 29 is a free hold parcel of land under the ownership and control of the Shire of Chapman Valley which currently contains the Shire Works Depot and storage yards, Nabawa tennis courts and community crop land. The Shire's Works Supervisor has advised that the proposed site for the shed is not required for Shire works purposes. Should Council consider that the proposed location is appropriate an agreement would be required to be drafted for the lease of this portion of land to the CVMS which would define the lease footprint, terms and conditions and lease fee. It is suggested that this lease could be granted at a peppercorn rate for a maximum term of up to 21 years.

The CVMS will be investigating opportunities to gain grant funding and other forms of assistance for the construction of the shed in which they intend to carry out the organisation's activities and to store equipment and materials. For the meantime the tools and materials that have been donated require a more immediate storage solution and the CVMS therefore also seeks Council approval for the temporary siting of a sea container upon the same site until such time as a new building can be constructed. It is considered that the siting of the sea container in this location will not be detrimental to the appearance or amenity of the area and will assist the CVMS in collecting and storing the donated equipment in a timely and secure manner.

The CVMS has also sought within their correspondence for Council to give consideration of any contributions it may like to make to this project. Shire staff suggest that in-kind assistance could be rendered where Shire experience and resources permits and could consist of, but not necessarily be limited to assistance with preparatory site works and the Shire Community Development Officer assisting the CVMS to prepare grant applications. It is also suggested that Council wish to consider financially contributing to the project which could be used in the construction of the building or coupled with other monies to support a potential grant application.

Figure 2 – Photograph of proposed location for the Chapman Valley Men's Shed



STATUTORY ENVIRONMENT

Lot 29 Chapman Valley Road, Nabawa is zoned 'Recreation' under Shire of Chapman Valley Town Planning Scheme No.1 ('the Scheme'). Section 2.3 of the Scheme states:

"2.3.1 Except as otherwise provided in this Clause, a person shall not carry out any development on land within the Recreation Zone, other than the

erection of a boundary fence, without first applying for and obtaining the written approval of the Council.

- 2.3.2 *In considering whether to grant its approval, the Council shall have regard to the ultimate purpose intended for the land and, where that purpose is or includes the purposes of a public authority, the Council shall confer with that public authority before granting its approval."*

The current uses undertaken upon Lot 29 are a mixture of 'Civic Purposes' in the case of the Shire depot and storage yard, and 'Community Purposes' in the case of the tennis courts and the southern portion of Lot 29 which is used to grow a community crop each year by various user groups. It is considered that the use of a portion of Lot 29 as shown in Figure 1 as a location for the Men's Shed is in keeping with the existing and intended uses for the lot and that approving such a use upon the land will not set an undesirable precedent nor raise amenity or land use conflict in this locality.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

As the CVMS is a community group and will be responsible for the construction and maintenance of the building it is considered that the small portion of Lot 29 that they require be leased at a peppercorn rate as set by Council. The CVMS would be responsible for insuring the contents of the building, however as the building will be located upon land under the ownership of the Shire the building is ultimately owned by the Shire and would therefore be required to be added to the Shire's Insurance Policy.

It is suggested that the Shire make wish to consider making an allocation of \$5,000 in its Draft 2013/2014 budget for contribution towards the CVMS building.

Other in-kind contributions that the Shire may be able to assist with in relation to minor site works (levelling, gravel spreading etc.) and grant preparation would be covered within normal budget allocations.

STRATEGIC IMPLICATIONS

The Australian Men's Shed Association website elaborates on 'What is a Men's Shed?' as follows:

"The modern Men's Shed is an updated version of the shed in the backyard that has long been a part of Australian culture. Men's Sheds are springing up all around Australia. If you looked inside one you might see a number of men restoring furniture, perhaps restoring bicycles for a local school, maybe making Mynah bird traps or fixing lawn mowers or making a kids cubby house for Camp Quality to raffle. You might also see a few young men working with the older men learning new skills and maybe also learning something about life from the men they work with. You will see tea-bags, coffee cups and a comfortable area where men can sit and talk. You will probably also see an area where men can learn to cook for themselves or they can learn how to contact their families by computer.

So what is so special about this new type of Men's Shed? Most men have learned from our culture that they don't talk about feelings and emotions. There has been little encouragement for men to take an interest in their own health and well-being. Unlike women, most men are reluctant to talk about their emotions and that means that they usually don't ask for help. Probably because of this many men are less healthy than women, they drink more, take more risks and they suffer more from isolation, loneliness and depression. Relationship breakdown, retrenchment or early retirement from a job, loss of children following divorce, physical or mental illness are just some of the problems that men find it hard to deal with on their own.

Good health is based on many factors including feeling good about yourself, being productive and valuable to your community, connecting to friends and maintaining an

active body and an active mind. Becoming a member of a Men's Shed gives a man that safe and busy environment where he can find many of these things in an atmosphere of old-fashioned mateship. And, importantly, there is no pressure. Men can just come and have a yarn and a cuppa if that is all they're looking for.

Members of Men's Sheds come from all walks of life - the bond that unites them is that they are men with time on their hands and they would like something meaningful to do with that time.

A good Men's Shed has a co-ordinator who has both the technical and social skills to develop a safe and happy environment where men are welcome to work a project of their choice in their own time and where the only 'must' is to observe safe working practices. All in a spirit of mateship.

Because men don't make a fuss about their problems, these problems have consistently been either ignored or swept under the mat by both our health system and our modern society. It's time for a change and the Men's Shed movement is one of the most powerful tools we have in helping men to once again become valued and valuable members of our community."

The activities most generally associated with a Men's Shed operation include woodwork, metalwork, and repairwork and it is considered that these forms of activities are compatible, and even complementary with the proposed location. The site's proximity to the school, playground and various recreational grounds would enable the Men's Shed to become involved in projects that benefit the community.

VOTING REQUIREMENTS

Simple Majority.

STAFF RECOMMENDATION

The Council:

- 1 Approve for the Chapman Valley Men's Shed building to be located upon Lot 29 Chapman Valley Road, Nabawa as indicated in Figure 1 of this report.
- 2 Delegate authority to the Shire Chief Executive Officer to negotiate a lease with the Chapman Valley Men's Shed Inc. for a term of up to 21 years on a peppercorn basis.
- 3 List for later Council consideration in the draft 2013/2014 budget an amount of \$5,000 to contribute towards the Chapman Valley Men's Shed building.
- 4 Approve for the temporary siting of a sea container upon the lease area until such time as a new building is constructed, after which time the sea container must be removed.
- 5 Advise the applicant that the plans for the new building are required to be approved by Council and a building approval issued for the development.
- 6 Instruct the Shire Community Development Officer to work with the Chapman Valley Men's Shed to explore funding opportunities.

COUNCIL RESOLUTION

MOVED: CR ROYCE

SECONDED: CR BATTEN

That Agenda Item 9.1.2 is laid on the table to allow councillors to consider the site.

**Voting 7/0
CARRIED
Minute Reference 13/3-3**

After consideration of Item 9.4.5 Council resolved to return to Item 9.1.2

COUNCIL RESOLUTION

MOVED: CR BATTEN

SECONDED: CR ROYCE

That Item 9.1.2 be raised from the table for further discussion.

**Voting 7/0
CARRIED
Minute Reference 13/3-4**

COUNCIL RESOLUTION

MOVED: CR BATTEN

SECONDED: CR ROYCE

The Council:

- 1 Approve for the Chapman Valley Men's Shed building to be located upon Lot 29 Chapman Valley Road, Nabawa in the North West corner of the area as indicated in Figure 1 of this report.**
- 2 Delegate authority to the Shire Chief Executive Officer to negotiate a lease with the Chapman Valley Men's Shed Inc. for a term of up to 21 years.**
- 3 List for later Council consideration in the draft 2013/2014 budget an amount of \$5,000 to contribute towards the Chapman Valley Men's Shed building.**
- 4 Approve for the temporary siting of a sea container upon the lease area until such time as a new building is constructed, after which time the sea container must be removed.**
- 5 Advise the applicant that the plans for the new building are required to be approved by Council and a building approval issued for the development.**
- 6 Request the Shire Community Development Officer to work with the Chapman Valley Men's Shed to explore funding opportunities.**

**Voting 7/0
CARRIED
Minute Reference 13/3-5**



A1338
Record No PA131465

Chapman Valley Menshed
c/o Ralf E. Mulks
Po Box 52
Nabawa 6532

Chapman Valley Shire
Nabawa 6532

Nabawa 25.02.2013

Hi Kathryn,

Thankyou for your email regarding the Chapman Valley Menshed (the 'CVMS').
We (CVMS) have placed an advertisement in the Midwest Times on the 21/02/2013 under
Public Notices declaring our intend to apply for incorporation.

Could you please report to the Council following considerations?

- Term of lease
- Cost of lease
- Further Shire Assistance
- Monetary Contribution
- In Kind Contribution

Thank you very much for your valuable suggestions.

Regards
Ralf E. Mulks
Vize president CVMS

AGENDA ITEM:	9.1.3
SUBJECT:	PROPOSED ROAD CLOSURE
PROPONENT:	SHIRE OF CHAPMAN VALLEY
SITE:	LOTS 7, 893 & 1829 HOTEL ROAD, NABAWA
FILE REFERENCE:	1001.600, A367 & A677
PREVIOUS REFERENCE:	10/12-3 & 12/12-3
DATE:	5 MARCH 2013
AUTHOR:	SIMON LANCASTER

DISCLOSURE OF INTEREST

Nil.

BACKGROUND

The Shire is in the process of realigning a section of the Hotel Road reserve in the Nabawa townsite to ensure that the cadastral boundaries align with the on-ground carriageway and fencing and includes recently undertaken drainage improvements at the intersection with Chapman Valley Road. In order to undertake this action a subdivision application has been lodged by the Shire and the two affected landowners with the Western Australian Planning Commission ('WAPC') to cede portions of their properties into the road reserve. The road realignment also requires a section of road reserve to be closed and amalgamated into the neighbouring lot. The necessary advertising of the road closure has concluded and Council resolved at the 12 December 2012 meeting to request the Minister of Regional Development and Lands to close the subject portion of road reserve. The Department of Regional Development and Lands have advised that a minor amendment is required to be made to the wording of the resolution in order for the road realignment to be finalised.

COMMENT

The on-ground alignment of Hotel Road presently strays into privately owned land and the road widening application lodged by the Shire, with the agreeance of the two effected landowners, will ensure that the constructed road is located within the road reserve. The road widening action will not require road construction works or additional fencing to be undertaken as it merely seeks to ensure the cadastral boundaries correlate to the existing on-ground carriageway, drainage, services and fencing.

The existing cadastral alignment for the Hotel Road reserve presently strays into land that appears on-ground to be privately owned. A section of the former Mining Arms Hotel (renamed to Nabawa Hotel in 1911) which operated as a hotel from 1889 until 1973 and is now a private residence upon Lot 7 is located within the Hotel Road reserve.

An aerial photograph of the relevant section of Hotel Road with the cadastral information overlaid has been included as **Attachment 1** to this report to illustrate this matter.

The Shire initially undertook road drainage works on behalf of Main Roads WA at the intersection of Hotel Road and Chapman Valley Road in 2009 that require the road reserve to be widened to accommodate the additional drainage infrastructure. The effected landowner (S & DM Kupsch Nominees Pty Ltd) was in agreeance to the additional land being ceded from their Lot 1829 providing that the survey and settlement actions were not at their expense and that the unformed and unnamed road reserve that ran north-east off Hotel Road and across Lot 1829 was closed.

Given that the unformed, unnamed road reserve was not required by any other lot or the Shire for access purposes, and that its closure would alleviate concerns for the landowner of Lot 1829 as the road reserve was over their existing residence and an outbuilding then this was considered to be a reasonable request.

The Department of Regional Development and Lands have in the process of finalising this matter found that the area of land previously thought to be an unformed and unnamed road reserve that spurred off Hotel Road is a freehold title (Lot 6787) owned by S & DM Kupsch Nominees Pty Ltd. Lot 6787 dates back to 1931 and it is unclear from research as to why the lot has an unusual and unusable configuration, more commonly associated with a reserve for a

road, accessway, rail line or water pipeline, and its origins may lie with any of these potential original purposes.

As Hotel Road is required to be widened on both the eastern and western intersection truncations with Chapman Valley Road to accommodate the existing service and drainage infrastructure this would involve the two landowners whose properties are also impacted by the Hotel Road alignment deviating into their land. It was considered timely given that surveying is required on-site and the Certificates of Titles must be altered for the intersection widening, to attend to the realignment 80m to the north-west that effects the same two landowners.

The proposed Hotel Road realignment plan (Drawing No.12130LA02) has been revised to account for Lot 6787 and included as **Attachment 2** to this report, and illustrates the following proposed land area adjustments:

- Lot 893 (S & DM Kupsch Nominees Pty Ltd) would have 692m² excised from the property and amalgamated into the Hotel Road reserve;
- Lot 1829 (S & DM Kupsch Nominees Pty Ltd) would have 976m² excised from the property and amalgamated into the Hotel Road reserve;
- Lot 7 (K Tyrell) would have 764m² excised from the property and amalgamated into the Hotel Road reserve, and 1,096m² of Hotel Road reserve that appears on-ground to be part of Lot 7 would be closed and amalgamated into that property.

Council resolved at its 12 December 2012 meeting as follows:

"That Council pursuant to Sections 56 & 58 of the Land Administration Act 1997 request the Minister for Regional Development & Lands to approve the partial closure of a portion of Hotel Road reserve and amalgamate this land into Lot 7 Hotel Road, Nabawa, and the closure of the unnamed, unconstructed road reserve (6787) into Lot 1829 Hotel Road, Nabawa, and that a new portion of road be dedicated from a portion of Lots 7, 893 & 1829 (WAPC Reference: 146771) as shown upon Drawing No.12130LA01."

The staff recommendation provides the necessary modified resolution wording that removes reference to the need to close Lot 6787 that was previously identified as a 4,977m² unnamed, unconstructed spur road.

STATUTORY ENVIRONMENT

The 2,432m² road widening action was required to be undertaken through the WAPC under Part 10 of the *Planning and Development Act 2005* and was initiated by Shire staff and the two landowners as WAPC Application 146771.

The 1,096m² road closure action was required to be undertaken through the Department of Regional Development and Lands under Section 58 of the *Land Administration Act 1997* and required Council to resolve at its 17 October 2012 meeting to commence this process.

By running both processes concurrently the road widening and road closure actions can then be shown upon one Deposited Plan of Survey thereby reducing the total surveying and settlement expenses involved in the Hotel Road realignment, and disruption to landowners in amending their Certificates of Title.

The Shire advertised the road closure from 22 October 2012 until 26 November 2012 (a period of 35 days in accordance with the requirements of the *Land Administration Act 1997*) and undertook the following actions:

- Notice being placed in a locally circulating newspaper detailing the proposed closure;
- Letters being sent to surrounding landowners/occupiers;
- Letters being sent to relevant statutory authorities (in this instance being; Alinta Energy, Department of Indigenous Affairs, Department of Regional Development & Lands, Fire & Emergency Services Authority, Main Roads WA, Telstra, Water Corporation, and Western Power); &
- A sign detailing the proposed road closure being erected onsite.

At the conclusion of the advertising a total of six (6) submissions were received, all from government departments offering no objection to the proposed road closure. Copies of the received submissions can be provided to interested Councillors upon request to the Shire's Planning Department.

Listed below is a summation of the comments raised from the advertising period:

- Respondent: Telstra (received 23 October 2012)
Respondent Comment: No objections.
Shire Response: No additional comment
- Respondent: Water Corporation (received 31 October 2012)
Respondent Comment: No objections.
Shire Response: No additional comment.
- Respondent: Department of Indigenous Affairs (received 6 November 2012)
Respondent Comment: No Registered Aboriginal Heritage Sites within the subject area.
Shire Response: No additional comment.
- Respondent: Western Power (received 8 November 2012)
Respondent Comment: No objections.
Shire Response: No additional comment
- Respondent: Department of Regional Development & Lands (received 15 November 2012)
Respondent Comment: No objection, Shire will need to submit a formal request to the Minister for Lands in due course in support of the proposed road dedication and road closure proposals, providing copies of Council resolutions, referral to the utility service providers, details of how the Shire will acquire the sections of freehold land and details of the proposed disposal of the parcels of closed road.
Shire Response: The information as required by the Department for all road closures will be submitted in due course, subject to Council resolving to proceed with this matter.
- Respondent: Main Roads WA (received 16 November 2012)
Respondent Comment: No objections, the alterations at the intersection with Chapman Valley Road would accommodate the drainage improvements already carried out, previously agreed with Main Roads WA.
Shire Response: No additional comment

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

The Hotel Road realignment action will not incur costs relevant to road construction and fencing as it is seeking to correlate the cadastral boundaries to the existing on-ground alignment. The realignment will incur surveying costs of \$8,397 (GST exclusive) that includes the on-ground surveying work, preparation of the Deposited Plan of Survey and Landgate lodgement fees. The completion of the process will also incur settlement costs to amend the 3 effected Certificates of Title (typically approximately \$1,000).

Main Roads WA has previously advised on 24 May 2010 that they would fund the survey to the value of approximately \$4,000:

"Main Roads agrees to include the cost for survey and title transfer at the truncation at Chapman Valley Rd and Hotel Rd but the Shire should cover the cost of the other changes as these are their road reserves and responsibility."

It is considered reasonable that the Shire should cover the expense involved in the Hotel Road realignment action on a 50/50 shared basis with Main Roads WA and this cost is allowed for in Account 7052 'Surveying and Land Expenses' within the adopted 2012/2013 Council Budget.

STRATEGIC IMPLICATIONS

The Hotel Road realignment action will ensure the following:

- locate the existing on-ground carriageway, drainage and services within the road reserve;
- align the cadastral boundaries with the existing fencelines;
- will not create any additional lots;
- provide relief for a landowner who presently has their home located within a road reserve;
- provide a greater level of heritage protection to the Mining Arms Hotel/Nabawa Hotel which is partly located in a road reserve and for Gould's Residence which straddles a boundary line (both sites are listed in the Shire of Chapman Valley Municipal Inventory of Heritage Places); &
- resolve an unsatisfactory liability situation for the Shire and landowners whereby the carriageway is located within private property.

VOTING REQUIREMENTS

Simple majority required.

STAFF RECOMMENDATION

That Council pursuant to Sections 56 & 58 of the *Land Administration Act 1997* request the Minister for Regional Development & Lands to approve the partial closure of a portion of Hotel Road reserve and amalgamate this land into Lot 7 Hotel Road, Nabawa, and that a new portion of road be dedicated from a portion of Lots 7, 893 & 1829 (WAPC Reference: 146771) as shown upon Drawing No.12130LA02.

COUNCIL RESOLUTION

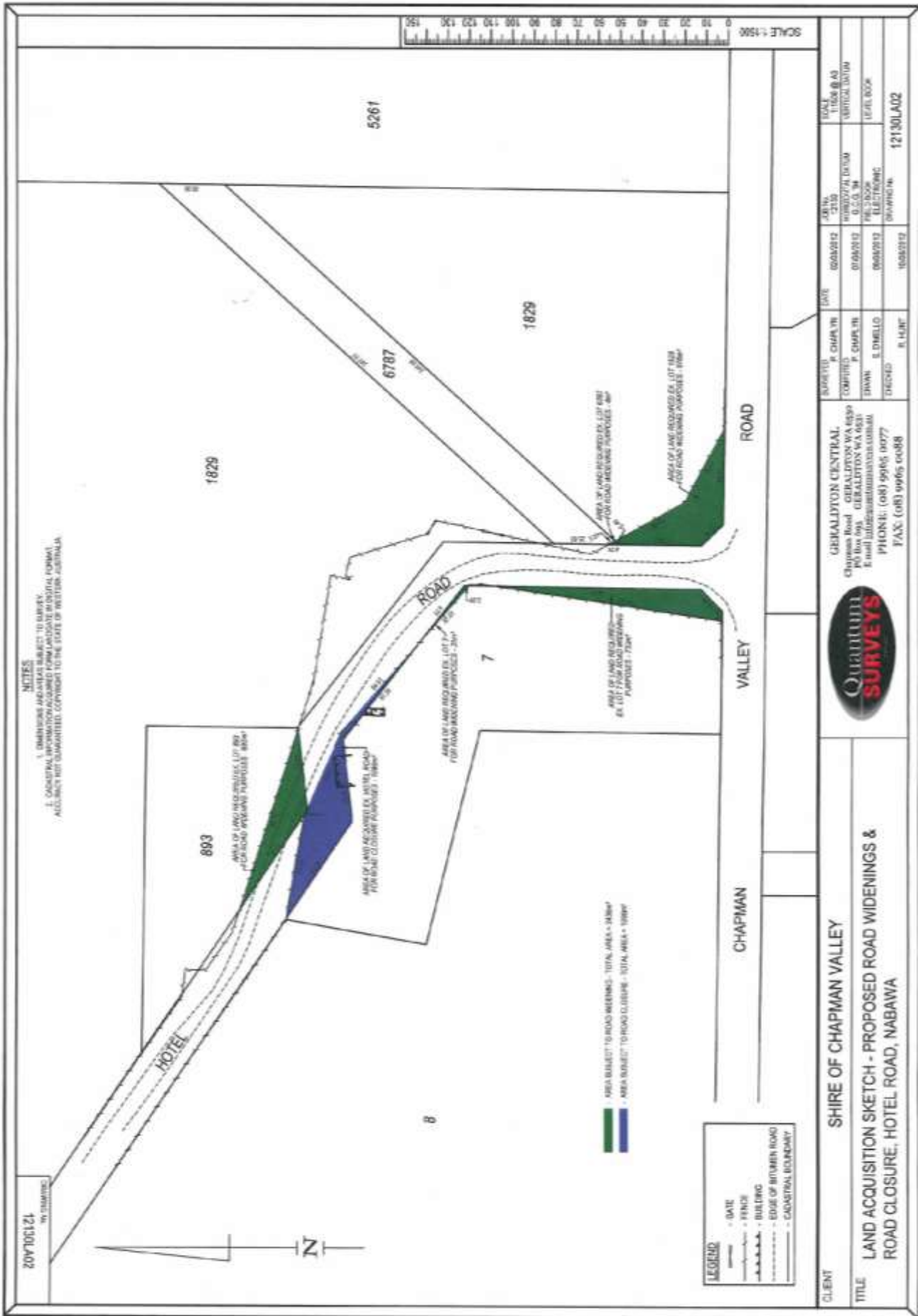
MOVED: CR BATTEN

SECONDED: CR FARRELL

That Council pursuant to Sections 56 & 58 of the *Land Administration Act 1997* request the Minister for Regional Development & Lands to approve the partial closure of a portion of Hotel Road reserve and amalgamate this land into Lot 7 Hotel Road, Nabawa, and that a new portion of road be dedicated from a portion of Lots 7, 893 & 1829 (WAPC Reference: 146771) as shown upon Drawing No.12130LA02.

**Voting 7/0
CARRIED
Minute Reference 13/3-6**





COUNCIL RECOMMENDATION

MOVED: CR FARRELL

SECONDED: CR BATTEN

That Agenda Item 9.4.2 be moved to precede Agenda Item 9.2.1.

Voting 7/0
CARRIED
Minute Reference 13/3-7

COUNCIL RECOMMENDATION

MOVED: CR BATTEN

SECONDED: CR FARRELL

That Council resolve to "Meet behind Closed Doors" to discuss Agenda Item 9.4.2 as it is considered to be a contract.

Voting 7/0
CARRIED
Minute Reference 13/3-8

Mr Maluish & Mr Hay left Chambers at 10.47am

Ms Siemon entered Chambers at 10.47am

AGENDA ITEM:	9.4.2
SUBJECT:	LANDCARE AND ENVIRONMENT COMMITTEE MINUTES
PROPONENT:	SHIRE OF CHAPMAN VALLEY
SITE:	N/A
FILE REFERENCE:	403.08
PREVIOUS REFERENCE:	
DATE:	12 MARCH 2013
AUTHOR:	STUART BILLINGHAM

DISCLOSURE OF INTEREST

Nil

BACKGROUND

The Shire of Chapman Valley Landcare and Environment Committee met on Tuesday 12 March 2013 in the Council Chambers Nabawa.

COMMENT

The minutes and recommendations from the Landcare and Environment Committee meeting date 12 March 2013 are presented for Council consideration as **Attachment 1**.

STATUTORY ENVIRONMENT

Local Government Act 1995

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATION

That Council

- 1 Receives the minutes of the Landcare and Environment Committee meeting of 12 March 2013.
- 2 Approves the transfer of \$30,060 from the Municipal Fund into the Landcare and Environment Account.

COMMITTEE RECOMMENDATION

That Council:

- 1 Authorise the Shire's Landcare & Environment Coordinator to write to the Department of Food & Agriculture WA seeking funding for the Invasive Species Program.
- 2 Authorise the Shire's Landcare Coordinator to write to the Geraldton Port Authority seeking funds for the viewing platform (longboarders) at Coronation Beach.
- 3 List \$50,000 in the 2013/2014 Draft budget for Landcare purposes.
- 4 Approve the transfer of \$4,500 from the Landcare Reserve to purchase a sea container.
- 5 Endorses the attached Terms of Reference for the Landcare and Environment Committee.

Mrs Barndon entered Chambers at 11.07am

Mrs Barndon left Chambers at 11.13am

COUNCIL RESOLUTION

MOVED: CR BATTEN

SECONDED: CR ROYCE

That Council:

- 1 **Receives the minutes of the Landcare and Environment Committee meeting of 12 March 2013.**
- 2 **Approves the transfer of \$30,060 from the Municipal Fund into the Landcare and Environment Account.**
- 3 **Authorise the Shire's Landcare & Environment Coordinator to write to the Department of Food & Agriculture WA seeking funding for the Invasive Species Program.**
- 4 **Authorise the Shire's Landcare Coordinator to write to the Geraldton Port Authority seeking funds for the viewing platform (longboarders) at Coronation Beach.**
- 5 **List \$50,000 in the 2013/2014 Draft budget for Landcare purposes.**
- 6 **Approve the transfer of \$4,500 from the Landcare Reserve to purchase a sea container.**
- 7 **Endorses the attached Terms of Reference for the Landcare and Environment Committee.**

**Voting 6/1
CARRIED
Minute Reference 13/3-9**

Ms Siemon left Chambers at 11.20am

COUNCIL RECOMMENDATION

MOVED: CR BATTEN SECONDED: CR FARRELL

That Council resolve to “Come out from behind Closed Doors”.

**Voting 7/0
CARRIED
Minute Reference 13/3-10**



Shire of
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UNCONFIRMED MINUTES

**LANDCARE & ENVIRONMENT COMMITTEE
TUESDAY 12 MARCH 2013
COUNCIL CHAMBERS NABAWA
9.30 AM**

The Landcare & Environment Committee is comprised of:-

Cr John Collingwood
Cr Peter Batten
Cr Trevor Royce
Cr Anthony Farrell

Chief Executive Officer	(Observer)
Landcare and Environmental Coordinator	(Observer)
Executive Assistant	(Minute Taker)

Landcare & Environment Committee - Unconfirmed Minutes 12 March 2013

DISCLAIMER



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No responsibility whatsoever is implied or accepted by the Shire of Chapman Valley for any act, omission or statement or intimation occurring during Council Meeting. The Shire of Chapman Valley disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council or Committee Meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council Meeting does so at that person's or legal entity's own risk.

The Shire of Chapman Valley warns that anyone who has any application or request with the Shire of Chapman Valley must obtain and should rely on

WRITTEN CONFIRMATION

Of the outcome of the application or request of the decision made by the Shire of Chapman Valley.

Stuart Billingham
CHIEF EXECUTIVE OFFICER

Landcare & Environment Committee - Unconfirmed Minutes 12 March 2013



Shire of
Chapman Valley
Love the Rural Life

**UNCONFIRMED MINUTES OF THE LANDCARE & ENVIRONMENT
COMMITTEE MEETING HELD IN THE COUNCIL CHAMBERS,
NABAWA ON TUESDAY 12 MARCH 2013 AT 9.43 AM**

ORDER OF BUSINESS

1.0 Declaration of Opening / Announcements of Visitors

The Chairman, Cr Collingwood welcomed Elected Members and Staff and declared the meeting open at 9.43 am.

2.0 Record of Attendance

2.1 Present

a. Councillors

Member	Ward
Cr John Collingwood - President	North East Ward
Cr Peter Batten - Deputy President	North East Ward
Cr Trevor Royce	North East Ward

b. Staff

Officer	Position
Mr Stuart Billingham	Chief Executive Officer
Ms Nicole Siemon	Landcare & Environment Coordinator
Mrs Karen McKay	Minute Taker
Mrs Dianne Raymond	Senior Finance Officer

2.2 Apologies

Councillor	Ward
Cr Anthony Farrell	North East Ward

3.0 Confirmation of Minutes from previous meetings

Landcare & Environment Committee Minutes

'Recommend that the minutes of the Landcare & Environment Committee of the Shire of Chapman Valley held on Tuesday 13 November 2012 be confirmed as a true and accurate record of proceedings.'

COMMITTEE RECOMMENDATION

MOVED: CR BATTEN

SECONDED: CR ROYCE

That the minutes of the Landcare & Environment Committee of the Shire of Chapman Valley held on Tuesday 13 November 2012 be confirmed as a true and accurate record of proceedings.

**Voting 3/0
CARRIED**

Landcare & Environment Committee - Unconfirmed Minutes 12 March 2013

4.0 Agenda Items

4.1 Discuss Grant Position - Acquittal of Grants (Summary of Landcare Projects for 2012/2013 – (Attachment 1)

The Landcare and Environment Coordinator provided an overview of progress since the last meeting.

Invasive species program – This document is three quarters of the way through and needs to go back to the Invasive Species Management Plan Committee for endorsement prior to being submitted to Council.

A letter be written to Viv Read (Director of Invasive Species DAFWA) for additional funds to investigate a model for the establishment of a recognised Biosecurity Group. NACC would be proposed as the secretariat services for that committee.

Questionnaires have been sent to growers and groups in Chapman Valley, Northampton and the City of Greater Geraldton. The LEC had been waiting on responses from farmers and to date, 40 farmers have responded. This is a difficult document to write but needs to be a usable document.

Northern Agricultural group should be able to pay for the work done within the municipal area of the Shire of Northampton – A \$5000 grant has been sought from NACC for NAG to pay the Shire for these services.

COMMITTEE RECOMMENDATION

MOVED: CR BATTEN

SECONDED: CR ROYCE

The Shire's Landcare and Environment Co-ordinator to write a letter to Department of Food & Agriculture WA seeking funding for the Invasive Species Program.

Voting 3/0
CARRIED

Moresby Stage 3 – Two landholders have been signed up for fencing. Seed collection was completed in December. 3000 tubestock have been allocated against this project and were purchased at a higher price as we did not get order in early enough.

The CEO advised the Landcare and Environment Co-ordinator to hold off on any payments in December due to cash flow. This has now been resolved.

There are opportunities for TAFE students doing Diploma courses to undertake mapping weed populations and monitoring of any control treatments, lead mine rehabilitation, groundwater quality monitoring and other various projects.

Moresby stage 2 (also had NRM component) – \$160,000 and \$50,000 grants – The main issue with the fencing contractor related to four sites that did not comply with NACC requirements. This resulted in the Council withholding some funds from the Contractor until he makes good. The balance of the grant should be sufficient to cover the contractor and plants.

Drummond Dunes

This grant was received in August 2012. It has been a slow process to acquit due to a need to meet GPA and LandCorp requirements, the need to obtain three quotes and to coordinate with other coastal grants.

Landcare & Environment Committee - Unconfirmed Minutes 12 March 2013

Money principally focused south of Buller River. These grants are also working to offer money to leverage against the Geraldton Port Authority and a NACC devolved grant with the intention of using this money for Coronation Beach (long board rider's area).

Upper Chapman Stage 3

Offers have been sent out to farmers to complete their fencing. The Shire has been late on ordering the plants due to cash flow issues. Deposits need to be paid at time of ordering. Money has been coming in late from the State Government. This grant has to be completed 30 June 2013.

Chapman River Weed mapping

A contractor has undertaken the fieldwork so far with the support of the Department of Water. It is targeted at high value (A and B rated foreshore condition assessment) river foreshores principally Unallocated Crown Land. The information gathered also meets the Council's NACC Rivers and Wetlands project and contributes to the invasive species mapping. The LEC will approach Nanson Action group to support this project.

This grant was paid in full upfront.

Senior Finance Officer will need to check the contractor's accounts to ensure the synergy tracking is up to date.

Coastwest – first \$8,100 instalment came in, in January 2013. It is being implemented in conjunction with the Drummond Dune system as it was deemed to be easier to get three quotes to cover all projects at the same time.

Geraldton Port Authority is happy to contribute funds for the coastal strip. The LEC is to write a letter to GPA to follow up what they would contribute.

The LEC advised that the first progress report for Coastwest is due imminently.

The Shire President queried the available funds – does Landcare have any funds that can be used to bank roll projects?

The CEO was happy that operational expenses are covered and that Landcare funds are now correct. Need to be mindful that all grants need to be acquitted by June. The Shire was low in funds in July-August 2012 during this time as it was waiting on budget to be adopted.

Cr Royce stated that the Shire should not be bankrolling Landcare projects.

East Bowes RDL Grant funding \$802,365 has now been received into the Shire Municipal account.

Cr Batten suggested a set allocation from the Council budget to provide baseline Landcare funds. The only way to do this is to double the rates or stop living beyond our means.

Regional Collaboration and the Rivers and Wetlands Projects are the milestones that historically would have been met by the NRMO position. The Regional Collaboration project covers the costs of the LEC going to YFIG, NAG, Nanson Action Group, Aboriginal groups etc.

Rivers and Wetlands second invoice has gone out.

Landcare & Environment Committee - Unconfirmed Minutes 12 March 2013

The LEC and SFO are working towards the tracking of all grants efficiently.

East Yuna and Blue Hills Rabbit Projects – July to Sept 2012 – some profit will be used towards invasive species and baiting. The LEC obtained approval to use this funding from the grant agency.

Water grant – has paid for three bores and a tank at Western Meander.

Cr Royce queried what is the procedure with the bore? The LEC advised that the 5th bore drilled has nine metres of excellent water bearing rocky rubble. It was thought that a 50 mm pipe was initially planned for.

Questions were raised about the size of the pump and casing? The LEC advised the details were in the original submission and it was thought it was going to be 6" casing but could not recall. The LEC wrote the submission based on advice and discussion with the Works Supervisor and CEO and once received, project management was handed to the Works Supervisor to complete the project.

DAFWA have requested access to the bore to flow test and check its sustainability. The LEC suggested that it may be possible to directly harvest from the bore when East Bowes Project commences.

The Committee requested information about the next step to investigate the feasibility of establishing a bore field to supply the Nabawa townsite supply. The LEC advised that the options can be investigated further once two years of data on water quality and quantity prove it to be suitable. – Water Corp or the Shire – The shire could become a licensed water supplier through the Department of Water, however would need to resolve the land purchase for the drinking water catchment (approx \$2 million). The Shire would still have to have an arrangement with Water Corporation to plumb into the existing reticulated water supply in town. Option two is to get Water Corporation to look at establishing the borefield etc but all is based on the need for two years hard data and variations to the Shire's existing groundwater operating strategy.

The CEO advised the Committee that he met with Water Corporations Chris Neretlis late last year and they advised informally that if the Shire can prove the supply quantity and quality then they would consider that.

Discussion was held about the NRMO income which expired on 31st December 2012. The shire allocated \$50,000 to cover Jan-Jun13 however, these funds have not yet been required as the LEC was to get \$37,000 funding to support the position.

The LEC advised that there is no funding around at the moment for the NRMO position. The CEO asked the Committee to consider approaching Council to cover the NRMO position to the value of \$50,000 for the period July to December 2013 until future directions and NACC are sorted out.

The LEC is coordinating a number of Hidden Treasures projects to the value of \$270,000. These grants are not coming through the Shire. This is going through NACC. The LEC to supply a summary for the Committee for their information.

The LEC was able to get another \$10,000 for long boarders by leveraging funding with the moving of the shade structures to Coronation Beach.

Cr Royce is keen to see a track realigned from the car park and to close the existing track south from Coronation Campground. The feasibility of doing this will depend on proximity to the foredune, the need to stabilise the dunes if we want to go down this path, a clearing application and then an application for funds which will require

matching Council funds. This will make for a friendlier environment at the camp ground.

Declared Species Group

The Shire Budget review allocated \$20,000 of its money to enable an application to be submitted. The LEC has established an agreement with DAFWA that any funds contributed by farmers can be offset from the Shire's contribution, making it smaller.

4.2 Financial Position (Attachment 2)

The Landcare account currently has a balance of \$181,069 .

Moresby Stage 2 coming out as a minus figure \$39,000 and the CEO advised that he believes that this is a timing issue.

The CEO & LEC to finalise a number of buckets and then funds can be transferred to the Landcare account.

Process now in place that CEO, LEC and SFO to meet monthly to keep an eye on the financial position of Landcare.

With the breakdown of processes with the paying and receiving of funds for Landcare the Committee are now confident that these are being addressed.

The CEO gave a breakdown on current working papers – these to be finalised shortly and signed off by CEO & Landcare & Environment Coordinator.

4.3 Grants Applied for in 2012 - 2013

The LEC has obtained an extra Hidden Treasures grant where the Shire gets \$7000 (ex GST) to get \$270,000 extra projects in District.

Caring for Our Country for projects under \$2 million closes imminently and the LEC is helping NACC to apply for their funding. Small community action grants are also closing and State NRM is likely to open in early April/May.

All grants are to be finalised by 30 June 2013. At this stage, no more funding is available for the NRMO position. NACC uncertain with all their funding.

3 & 4 April – Marieka to attend NACC Regional Team Meeting to be held at Guilderton. This is required under Council's contract.

Meeting adjourned at 11.55am for lunch

Meeting re-commenced at 12.10pm

4.4 Future Projects

COMMITTEE RECOMMENDATION

MOVED: CR BATTEN SECONDED: CR ROYCE

That the Landcare & Environment Committee recommend to Council that \$50,000 be relisted on the 2013/2014 Draft budget for Landcare purposes.

**Voting 3/0
CARRIED**

COMMITTEE RECOMMENDATION

MOVED: CR BATTEN SECONDED: CR ROYCE

That the Shire's Landcare & Environment Coordinator write to Geraldton Port Authority requesting funds for the viewing platform (Longboarders) at Coronation.

**Voting 3/0
CARRIED**

The Chairman raised the option of investigating / completing a project similar to the Upper Chapman River Catchment Action Plan for other areas in the Shire where no extension work has occurred. Project development of an access track South from Coronation camp ground could also be considered.

4.5 Transfer of funds to/from Reserve Account to Landcare

COMMITTEE RECOMMENDATION

MOVED: CR ROYCE SECONDED: CR COLLINGWOOD

That the Landcare & Environment Committee recommend to Council that \$4,500 be transferred from Landcare reserve funds for the purpose of purchasing a sea-container for storage of landcare equipment and seed.

**Voting 3/0
CARRIED**

5.0 General Business

Terms of Reference – (Attachment 3)

The Landcare & Environment Committee discussed the Draft Terms of Reference document.

COMMITTEE RECOMMENDATION

MOVED: CR ROYCE SECONDED: CR BATTEN

That the Terms of Reference as amended be presented to the March 2013 Council meeting for endorsement.

**Voting 3/0
CARRIED**

Landcare & Environment Committee - Unconfirmed Minutes 12 March 2013

Red card red fox – to be held this weekend Friday 15 & Saturday 16 March 2013 and Department Agriculture Food WA want to do tissue sampling. Good response towards sponsorship and RFDS recipient of donations from shoot. Breakfast will be held on Sunday 17 March at 7.00am to do the count.

6.0 Next Meeting Date

To be advised.

7.0 Closure

The Chairman thanked the Elected Members and Staff for their attendance. The meeting was declared closed at 1.15pm.

Summary of Jackson Projects for FY17/2013											
Name of Project	Agency	Granting Entity	Expended Funds	Grant Approved	Shr/2/13 Cash	Shr/2/13 Other	Shr/2/13 Total Project	Shr/2/13 Total Project	Shr/2/13 Total Project	Shr/2/13 Total Project	Shr/2/13 Total Project
			\$	\$	\$	\$	\$	\$	\$	\$	\$
Watershed Special Plan	WAC		0	12,300	13,000	0	43,450	31,040	4,500	6,000	29,540
Watershed Stage 1: Wadsworth Special Management & Implementation	WAC		0	58,000	0	0	58,000	58,000	25,000	25,000	33,000
Watershed Stage 2: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 3: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 4: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 5: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 6: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 7: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 8: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 9: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 10: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 11: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 12: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 13: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 14: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 15: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 16: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 17: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 18: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 19: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 20: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
Watershed Stage 21: WAC	WAC		130,000	130,000	0	0	130,000	130,000	0	0	130,000
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signed on 27th Feb 1987: issued on 5 March 2002

Chief Executive Officer

Mark
 signed
 Limestone Co-ordinator
 W. Stenson

Must return to DARTMOUTH for
\$20,000 matching all for all
students.

Abstract

Report Abuse: [Click here](#)



Shire of
Chapman Valley
Love the Rural Life

Terms of Reference

Landcare and Environmental Committee

Landcare & Environment Committee - Unconfirmed Minutes 12 March 2013

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<i>Document Status</i>		
Version	Committee Consideration	Council Adoption
V1	Landcare – 12 March 2013	General Meeting –
V2		
V3		

Landcare & Environment Committee - Unconfirmed Minutes 12 March 2013

1 Establishment

The Landcare and Environmental Committee ("The Committee") is established as a Standing Committee in accordance with section 5.8 of the *Local Government Act 1995*.

2 Objective

The objective of the Committee is to advise Council on matters within the scope of the Committee's duties and responsibilities and, where powers have been delegated to the Committee, make decisions about such matters.

3 Duties and Responsibilities

The duties and responsibilities of the Committee are:

1. Landcare and Environment

- a. Provide advice and recommendations to Council and Chief Executive Officer on matters pertaining to Landcare and the Environment.
- b. Strategic direction on Landcare and Environment matters.
- c. Regional Landcare initiatives and partnerships.
- d. Other matters that may be referred by the Chairman or Chief Executive Officer.

2. Finance

- a. Delegated Authority to apply for grant funding from third party sources to finance projects within the Shire of Chapman Valley. (ref Council Item 10.4.14 21 September 2011)
- b. Provide advice and assistance to the CEO and Shire staff in the managing of the Landcare Grant funds.
- c. Provide recommendations to Council on any Landcare Contracts and Consultancy agreements.
- d. Provide a Draft Annual Budget for Landcare to Council for consideration as part of the Annual Budget process.

3. Human Resources

- a. Provide a forum to assist the CEO for the advertising, selection and recruitment of the Natural Resource Management Officer (NRMO) position.

4. Composition

The Committee shall consist of the four (4) elected members.

NB: The Chief Executive Officer, NRM Officer and Landcare Consultant are only advisors/observers to the Committee.

5. Structure of Meetings

Meetings of the Committee will comprise of sessions relative to certain functions of Council business:

- 1 Updates on Projects
- 2 New Grants
- 3 Financials
- 4 General Business

The agenda for this meeting is prepared in line with the adopted session order.

6. Chairperson & Spokesperson

The Chairman of the Landcare and Environmental Committee meeting where a casting vote is required will have the casting vote.

In the absence of the Chairman from the meeting, another elected member from the Landcare and Environment Committee will be the Chairman.

7. Quorum

The quorum for this Committee is set by section 5.19 of the Local Government Act 1995 i.e. 50% of the number of offices (whether vacant or not) e.g. 2 out of 4 members must be present.

8. Meetings

The dates and times of regular meetings of this Committee will be fixed by resolution of Council and may be amended from time to time by resolution (meeting schedule is adopted for a twelve-month period). The Landcare and Environment Committee is to meet four (4) times per year.

9. Agenda Preparation

The Chief Executive Officer shall be responsible for the preparation of the Committee meeting agenda. Where considered necessary, the Chief Executive Officer, in conjunction with the NRM and Landcare Consultant, may liaise with the Shire President and/or Chairperson in relation to relevant matters.

10. Administrative Support

The Chief Executive Officer shall provide administrative support to the Landcare and Environment Committee.

This support shall include:

- 10.1 Preparation and distribution of the Notice of the meeting as well as the agenda, including supporting information, and other material to the Committee Members prior to the meeting.
- 10.2 The minutes of the Committee will be maintained for the Committee in accordance with the *Local Government Act 1995*, and the minutes along with any recommendation will be presented to the full Council for consideration of adoption.

Landcare & Environment Committee - Unconfirmed Minutes 12 March 2013

11. Access by Committee

- 11.1 The Committee shall be supplied with information it requires from the Chief Executive Officer / Chairman / Consultant & NRMO.

12. Reporting Requirements

The Committee must report to next Council as directed by section 5.22 of the *Local Government Act 1995*.

13. Legislation referenced in the Terms of Reference

Local Government Act 1995
Local Government various Regulations 1996
Shire of Chapman Valley - Standing Order Local Law

9.2 Community Development Officer March 2013

Contents

9.2 AGENDA ITEMS

9.2.1 Yuna Community Centre

Mr Maluish & Mr Hay re-entered Chambers at 11.20am

AGENDA ITEM:	9.2.1
SUBJECT:	YUNA COMMUNITY CENTRE
PROPONENT:	SHIRE OF CHAPMAN VALLEY
SITE:	LOT 10404 BAWDEN LANE, YUNA
FILE REFERENCE:	801.02
PREVIOUS REFERENCE:	04/11-28 & 09/12-23
DATE:	11 MARCH 2013
AUTHOR:	NICOLE BATTEN

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Shire staff has been working with Creating a Better Yuna (CABY) to develop the Yuna Community Centre project since April 2011 (Council minute reference 4/11-28). Council also committed \$10,000 to develop structural drawings and enable quotes to be sourced. **(Attachment 1 and 2)** CABY formally endorsed the below floor plan in June 2012 **(Attachment 3)** which was funded by Council.

The Community Development Officer (CDO) has consulted various funding organisations who have offered support and given guidance to their level of funds available to the project. Collaboration between all funding organisations is important as well as commitment from the proponent.

Upon Council request, and on recommendation by the Midwest Development Commission, Shire CDO has developed a Yuna Multipurpose Community Centre Business Plan **(Attachment 4)**. The plan brings together all research, investigations, and costs, building floor plan, stakeholders, funding strategy and maintenance plan.

COMMENT

The Midwest Development Commission (MWDC) has indicated the project is suited to become listed on the Midwest Investment Plan. CDO has submitted an Expression of Interest for consideration at the March MWDC Board meeting. The next step will be to present a Business Case to the Board. Listing the project on the MWDC Investment Plan will increase the likelihood of Council gaining Royalties for Regions funding.

Due to the large scale of the project, other funding organisations will also require a Business Plan to obtain funding.

To enable Shire staff to move forward and progress this project, the Draft Business Plan is required to be formally endorsed by Council. This will then allow the CDO to source funding for the project.

The building also requires structural drawings to give accurate quotes.

FINANCIAL IMPLICATIONS

Shire 2012/2013 Budget Allocation - At this stage there will be no financial implications as Council have already committed funds to cover the cost of structural drawings for the building.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATION

1. That Council formally endorse the Yuna Multipurpose Community Centre Business Plan.
2. That Council endorse final floor plan of the building and permit Shire Staff to acquire firm surveyed quotes and architect drawings using remaining funds allocated from Councils budget.
3. As per Council Grants Application Policy, the Chief Executive Officer and Community Development Officer be approved to apply for funding for the Yuna Community Centre where available. Should Council matching funds be required, the matter will be brought back to Council for further consideration.

COUNCIL RESOLUTION

MOVED: CR FARRELL

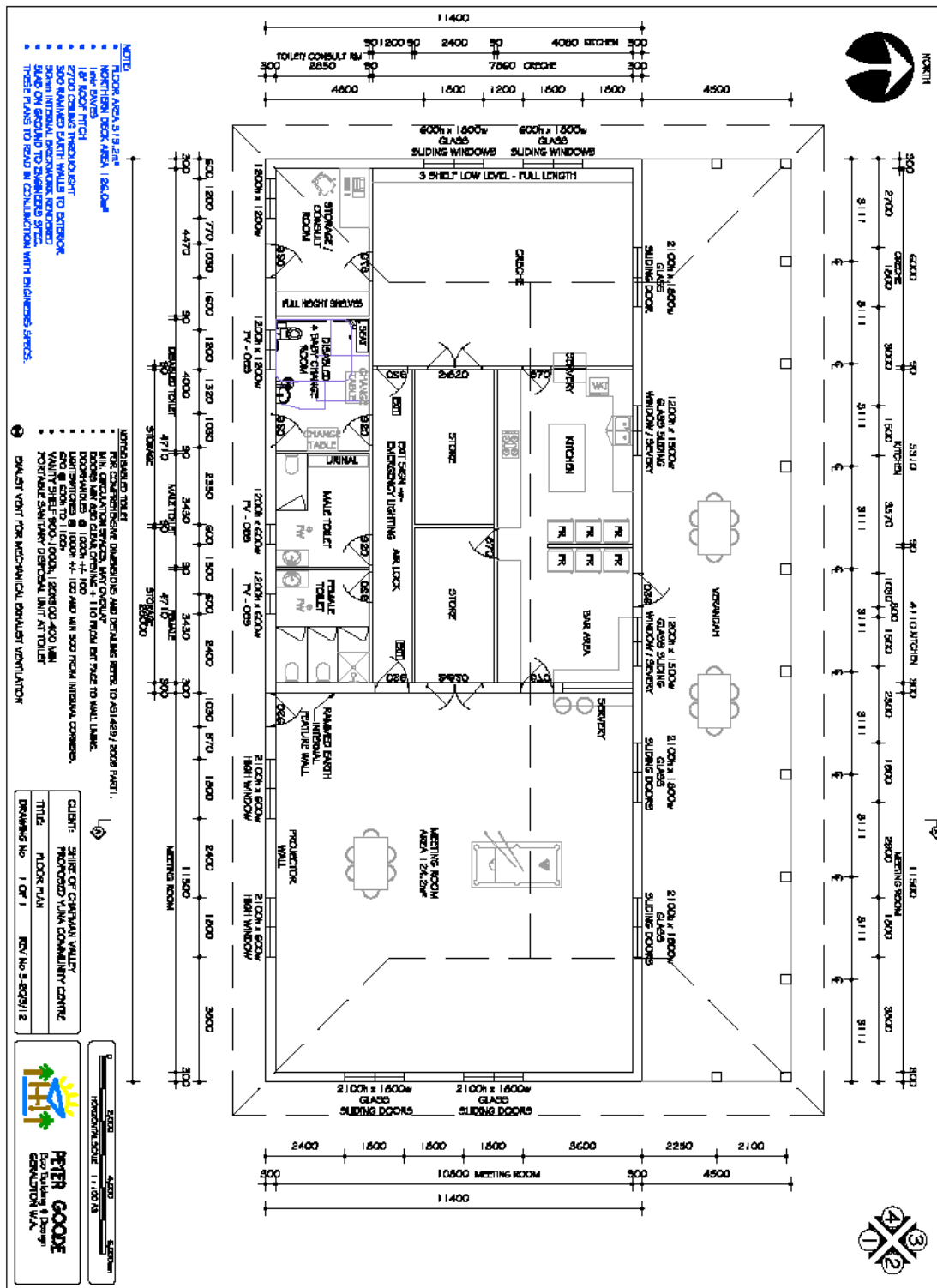
SECONDED: CR DAVIDSON

1. That Council formally endorse the Yuna Multipurpose Community Centre Business Plan.
2. That Council endorse final floor plan of the building and permit Shire Staff to acquire firm surveyed quotes and architect drawings using remaining funds allocated from Councils budget.
3. As per Council Grants Application Policy, the Chief Executive Officer and Community Development Officer be approved to apply for funding for the Yuna Community Centre where available. Should Council matching funds be required, the matter will be brought back to Council for further consideration.

Voting 7/0

CARRIED

Minute Reference 13/3- 11



The name to build with

■ Commercial ■ Civil and Industrial ■ Refurbishment ■ Project Management ■ Development

Crothers
CROTHERS CONSTRUCTION PTY LTD

Our Reference: Q12/068

Thursday, 16 August 2012

Project Officer
Shire of Chapman Valley
Lot 7 Chapman Valley Road
NABAWA WA 6532

DELIVERY METHOD
BY: Hand

Total Pages: 1

For the attention of Mr Anthony Abbott

Dear Anthony

CONSTRUCTION OF YUNA COMMUNITY CENTRE

We submit our following Budget Estimate for the construction of a proposed Yuna Community Centre in accordance with your supplied conceptual plans revision 4 dated 08/03/2012.

Budget Estimate: \$750,000.00 (Seven Hundred and Fifty Thousand Dollars) excluding GST.

The above budget estimate is for building works only is subject to the following clarifications.


- Construction of the main building (approx. 285sqm) and deck area (approx. 112.5sqm) including:
 - Exterior rammed earth walls;
 - Interior painted rendered brickwork;
 - Standard windows, doors and associated hardware;
 - Roof structure and roofing materials;
 - Floor slab;
 - Standard reverse cycled air conditioning units and exhaust ventilation;
 - Standard floor finishes;
 - Standard window coverings e.g. blinds;
 - Standard plumbing and electrical fittings and fixtures; and
 - Standard in-built furniture such as joinery units and toilet partitioning.

Our estimate does not make provision for the following items:

- Loose furniture;
- Siteworks, access roads, carparks or exterior lighting;
- Major upgrades to supply services to site including electrical mains power, water supply and drainage;
- Design and documentation services.

We trust the above information proves useful and wish you success in getting this project off the ground.

Please do not hesitate to contact our office if you require any further information.



Yours faithfully

DAVID BLAKEMORE
Project Manager

160 Chapman Road, PO Box 11
Geraldton 6531 Western Australia

T 08 9964 2700 admin@crothers.com.au
F 08 9964 2955 www.crothers.com.au

ABN 56 084 751 511 Builders Registration No. 10576

Creating A Better Yuna

678 Nolba Stock Route Road Yuna WA 6532
Ph 08 99203060 Fax 08 99203066

Mr Stuart Billingham
Shire of Chapman Valley
Chief Executive Officer
PO Box 1
Nabawa WA 6532

Dear Mr Billingham

On behalf of the Yuna community, and Creating A Better Yuna (CABY), I am writing to inform the shire council that majority of the community endorses the proposed community building draft plan.

CABY facilitated a community comment period during June 2012. The comments and feedback are attached in a small reported compiled by CABY acting Secretary, Kirrilee Warr and myself.

With this endorsement, CABY looks forward to working with the Shire of Chapman Valley to progress the plans.

If you have any queries, please contact me on ph: 9924 1141, mob: 0408 866 772 or email; deburton7@bigpond.com.

Yours sincerely

Liz Burton
President

28 June 2012

YUNA MULTIPURPOSE COMMUNITY CENTRE BUSINESS PLAN | 2012



SHIRE OF CHAPMAN VALLEY

YUNA MULTIPURPOSE COMMUNITY CENTRE BUSINESS PLAN

BUSINESS PLAN draft

Shire of Chapman Valley
November 2012

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1. EXECUTIVE SUMMARY

The Yuna community buildings were constructed between 35 and 85 years ago. The Yuna town site is a hub for relatively isolated farming families with some living up to 50 kms from the community. Over time community members identified the need for facility enhancements and commenced planning and consultation in around 2010. This included a series of forums, community consultation, surveys and local government and government agency liaison.

Investigations revealed the need to amalgamate facilities and after assessing all user groups and community needs, as well as examining alternatives, the preferred option to develop a new multipurpose community building with new change rooms, kitchen, open meeting and training space to accommodate 100 people, seminar/training facilities, playgroup/crèche room (includes kindy gym), umpires/consult room, storage, outdoor activities/tennis viewing area and other infrastructure. Preliminary designs were prepared and funded by the Shire of Chapman Valley. Initial costing's sourced showed a predicted cost of \$750 000 (May 2012) for a rammed earth finish.

Benefits of a multipurpose facility for the Yuna community include:

1. Build capacity by providing the space for training, business and industry workshops;
2. Improved quality of life and increased participation from individuals by having a central building which is both functional and comfortable for business and recreation;
3. Increased usage of facilities by all user groups;
4. Potential increase in physical activity engaged by local residents;
5. Creating a sustainable rural community by reducing the pressure on volunteers ;
6. Increased services to the Yuna community and surrounding areas;
7. Provide shelter and ablution facilities for tourists.

This document collates findings from the Chapman Valley Shire and Yuna community's investigations and provides some guidance to complete the planning, design, development and management of the proposed facility. A range of supporting documents is provided and will assist the Shire with material necessary to support various applications for capital works funding.

2. PROJECT SCOPE AND EVALUATION

The proposed multipurpose community facility would be located on Lot 10404 owned by the Shire of Chapman Valley. Other location options were explored, and after research was undertaken into a suitable location that would maximise the use of the building, the location in the below aerial photograph was agreed upon via public vote. The building would replace the existing tennis club adjacent to the oval. The location is also documented in the Shire of Chapman Valley Plan for The Future objective 2.1, action 2.1.1. This document was put together with community consultation and adopted by Council in 2011.

Aerial Photo of Yuna town site and location of proposed Multipurpose Community Centre



2.1 Project Objective

The aim of this project is to enhance the quality of life for the community of Yuna by improving the town's basic ageing facilities and increasing access to services. This will involve building a multipurpose building that can be used by all community groups in Yuna.

The project objectives include:

- Bring the community facilities of Yuna together into one multipurpose building

- Create space for all local user groups
- Create space for corporate and business events, meetings and workshops
- Include technology and facilities to allow for health, business, education and industry services
- Potential to increase physical activity opportunities for all local residents
- Yuna gains a substantial new facility in one of the Midwest's central small communities
- Enable Yuna to be a central meeting hub for regional groups and businesses
- Build capacity and improve training and expertise for community members
- Reduce pressure on volunteers to upkeep ageing infrastructure and enable groups to share facilities

2.2 Background

Yuna is located 75km from the regional city of Geraldton, in the Shire of Chapman Valley. Yuna town site services a small community who travel up to 60km to access the its facilities, being: a primary school with basketball court and swimming pool, CBH grains storage facility, small tavern, town hall, CWA/playgroup, tennis facilities, golf club and oval. Appendix 3, Yuna Facilities Inventory, describes the facilities in more detail. There are no other commercial businesses and extremely limited visiting government services. All community organisations are run by volunteers and the majority of activities that occur in the town are organised and managed by these groups. Whilst the Yuna district is vast, the town is the hub of the community, and although the population is small, the participation and willingness to be involved is exceptional.

The demographics of the Yuna community are predominantly families with children at primary school or high school, with some younger farmers moving back to the farm. The majority of retirement aged people move to Geraldton. This indicates that the Yuna community is very active, therefore supporting and contributing to the wellbeing of the community is paramount, as is the focus on community engagement and participation. Council aims to build safe, strong and resilient communities with access to services, infrastructure and opportunities that will result in an increase in active participation and social cohesion.

Creating a Better Yuna (CABY) aims to enhance the quality of life of the residents by improving the town's facilities and increasing access to services. Over recent years it has become increasingly important to the community of Yuna to focus on improving the ageing community facilities which are under pressure and very basic. The most utilised buildings are merely sheds between 35 and 85 years old. Programs conducted from these facilities include community and industry meetings, playgroup, local functions, school sports days, tennis, fitness classes, coaching clinics,

various workshops, and education and training programs. Appendix 4, Yuna Facilities Level of Usage, shows the average annual usage of facilities. As Yuna is in a predominantly cropping district most of the industry workshops and meetings are held in the 'quieter' time of year which is summer. As Yuna has extreme temperatures over a long period of time, these meetings are extremely uncomfortable and although the content is pertinent to our businesses, attendance ultimately drops.

In conjunction with the Shire, CABY has established a working group with the role of consulting the community to determine current and future needs for facilities in Yuna and to progress actions to meet these needs. The group is made up of representatives from each user group including Shire officers. The working group has surveyed the community, investigated other community buildings from around the Mid West and held community meetings with local groups and industry bodies. The group's objectives are to:

- Ensure all individuals and community groups have been provided with the opportunity to put forward their needs for facility improvements in Yuna;
- Determine the best solutions to meet the needs of the community; &
- Work with key stakeholders to implement the facility improvements in Yuna.

Consultation to determine the needs of the community has been finalised with multiple plans developed and consulted with the user groups to determine the most appropriate design. Shire staff and working group members have worked through the design process, collated quotes and followed building guidelines and specifications to determine the most appropriate facility. Appendix 1 shows the Floor Plan and Appendix 2 describes the Quote from Crothers Construction.

A multipurpose community building in Yuna addresses the gaps in capacity building opportunities and bringing people together by providing suitable infrastructure which includes a cooler and more comfortable facility, using appropriate light, heating and cooling technology, insulation, solar energy and airflow. The project is now at the stage of sourcing funding to begin implementation.

Images of Current Facilities:

Proposed site of the Yuna Community Centre



East elevation - Yuna Tennis Club.



Court side BBQ area



Tennis Club inside view

Tennis Club inside floor – insect and white ant issues due to building seal problem



Yuna CWA Building and Playgroup



Yuna Hall

2.3 Policy and Strategic Framework

The Shire of Chapman Valley has a number of endorsed plans documenting future plans for Chapman Valley including the Yuna community. Each plan was put together using extensive community consultation. There are also other strategic documents which have assisted in documenting progress and collating important data. Below are references from these plans and documents. Entire plans are available on request.

Shire of Chapman Valley Future Plan and Cultural Plans

Both of these plans have been endorsed by Council with key recommendations relating to this project:

Cultural Plan - 'The Shire of Chapman Valley aim to work with the Yuna community on the possibility of amalgamating community facilities.... Build social capital and confidence in the community'

Future Plan – Objective 2.1 "Upgrade and establish new public meeting facilities to enhance community interaction and a feeling of belong and pride in the community"

Objective 2.2 "Maintain and upgrade recreational facilities"

Yuna Townscape Plan

Endorses tourism and an area for caravans to stop and use facilities. Beautification of the town site was the main focus, including a community park.

Community Survey Report

CABY put together a Yuna Community Facilities Survey in the very beginning to ascertain community member's view on current facilities and future needs. The results showed they majority of people use the facilities in Yuna 2 to 3 times per week, with the CWA/Playgroup Centre, Tennis facilities and Oval being the most regular utilised facilities. The Yuna Hall also is utilised for larger events. People were also asked to rate the condition of the facilities they regularly use. Rated lowest were the tennis club facilities and the Yuna Hall, whilst CWA centre was rated moderate. When asked how infrastructure in Yuna could be improved to increase participation, rated highest were air conditioning and a new community building.

To enable CABY to move forward, further questions were asked to obtain more detail. The majority of people rated recreation, social functions and business development as important to them. If there is to be a new community building air conditioning, showers, commercial kitchen, large meeting room, data projector and outside patio were high on the list of items to include. Lastly there was opportunity for people to comment which included potential opportunities for the community if an adequate facility was available.

Community Meeting Forum Report

The Shire of Chapman Valley facilitated a community meeting once initial research was completed, survey reports were collated, site and building assessments prepared. This meeting gave everyone an opportunity to speak and brainstorm opportunities. Various options were considered and a community vote on these options, in addition to the formation of a dedicated working group, enabled the concept to progress.

Progress Report

Some months into investigations the working group compiled a Progress Report to present to the community and Shire Council on findings, stakeholders, audit results and work achieved.

Yuna Community Building Endorsement Report

A letter and report compiled which is evidence that the community of Yuna endorses the proposed concept plan for the community building.

2.3.1 Building Capacity in regional communities

A new multipurpose community centre will enable health, business, industry and community meetings and programs to operate in this central Midwest rural community. Current facilities and technology are dated allowing only minimal events to take place. Programs are in high demand but currently there is no appropriate facility to run them. Engaging community and participating in events builds local and regional capacity.

2.3.2 Retaining benefits in regional communities

Attempts have been made in the past to host events and regional workshops in Yuna due to its central location between other rural centres, but due to lack of space, access to technology, crèche facilities, and air-conditioning, attracting these events is very difficult despite the enthusiastic potential participation.

Past events and workshops that attracted professional and industry bodies no longer prefer Yuna as a host location due to inadequate facilities. A community multipurpose building will offer the opportunity to re-establish these events and workshops with a new community hub.

National, State and Regional organisations are offering programs that benefit communities, individuals and businesses. This multipurpose community building

project offers the facility to allow these programs to happen here rather than another region or state.

2.3.3 Improving services to regional communities

Due to the lack of appropriate and adequate infrastructure, there are gaps in service provision to the Yuna district. The potential services this project will attract to this community are:

- Health – Visiting child health nurse for primary school and playgroup children, community mental and physical health sessions, speech therapists, hearing and skin checks.
- FESA – Satellite communications centre, fire control training
- First Aid – Central location for basic medical equipment for the Chapman Valley Ambulance Sub-centre.
- Sport – Coaching clinics (other sport facilities are in close proximity therefore complimenting this project, e.g. tennis courts, basketball court, netball court, oval, school sport cross country track), women's fitness group, community sport programs. Community members are only able to participate in these sessions while weather permits on the outside oval (only half the year).
- Business – Computer and office training courses, accounting and HR programs
- Industry – Grain marketing and grain delivery workshops, soil technology and GPS systems training, seasonal employee training, fire and emergency, OH&S, Skype in speakers and presenters on export marketing and new agricultural innovations.

2.3.4 Attaining sustainability

In small rural communities it is becoming increasingly important to share resources in both a physical and human capacity. This is vital in building sustainable communities.

Attracting the services mentioned above, as well as offering training, programs and activities, also contribute to a sustainable industry and sustainable community. A multipurpose facility that brings people together is vital in sustaining communities. Without people, there will be no industry to sustain.

2.3.5 Expanding opportunity

Introducing new services and expanding on existing services and programs, expands opportunity for the community and surrounding communities. The work of volunteers warrants stronger financial resourcing and supporting community based facilities has the potential to better utilise the diminishing volunteer base.

Yuna also has a townscape plan which includes providing facilities for tourists. This is in the form of a caravan stop over point, showers, and shelter and BBQ facilities. Yuna is already on the coast to inland route, which in the wildflower season is extremely busy. There is a tourism opportunity to hold tourists in the Midwest for longer given facilities are available.

2.3.6 Growing Prosperity

Whilst the community and agricultural industry is reliant on favourable weather conditions, farmers and businesses need to stay well informed and skilled, growing a prosperous economy and industry.

2.4 Key Deliverables

Outcome/output	Description	Performance measures
A new multipurpose community building	Provide adequate facilities for local user groups: Tennis Club, Farm Improvement Group, Creating A Better Yuna, Playgroup, CWA, P&C, women's fitness group	All user groups contribute to the project and utilise new building.
Improve access to services	Health, business, industry, education, community, sport & recreation.	Increase in number of training, workshops and health programs operating in Yuna and surrounding districts. Provide a trainers change room, office, and training and consult room.
Increase capacity of people and community	Appropriate facility with crèche, air-conditioning and technology to encourage participation in training and events.	Increase in participation in training, workshops and activities
Central meeting place for community groups	User groups can safely house documents, capital items and	Each user group has a designated area for document storage, memorabilia display

	memorabilia	and hold fundraising activities
Provide facility for tourists and caravans. Link into the coast to inland tourist route.	Implement townscape plan to provide campers with showers and a sheltered place to camp.	Public showers/change rooms, signage and shelter. Increase in number of tourists stopping and travelling through Midwest.

2.5 Stakeholder Identification

Local Groups

- Shire of Chapman Valley
- Volunteer Bush Fire Brigade
- Yuna Tennis Club
- Chapman Valley Playgroup
- Yuna Primary School P&C
- Yuna Farm Improvement Group
- Creating A Better Yuna (CABY)
- Yuna Country Women's Association

Regional Groups

- North East Farming Futures (NEFF)
- Northern Agricultural Catchments Council (NACC)
- Small Business Centre

State Groups

- Partners In Grain (State and National)
- Department for Sport and Recreation
- Telstra
- WAFF (Western Australian Farmers Federation)
- MLA (State and National, Meat and Livestock Australia)

Corporate Groups

- Cooperative Bulk Handling (CBH)
- Grain Marketers
- Agronomists

- Farm Business Advisers
- Machinery Dealerships

Funding Sponsors

- Lotterywest
- Department of Sport and Recreation
- MWDC Royalties For Regions
- Department for Regional Australia
- Department for Climate Change and Energy Efficiency
- Department Local Government
- FESA
- Shire of Chapman Valley loan
- Yuna Community contribution

2.6 Critical Assumptions

Although small, Yuna has an active community who have built almost all of their community facilities through raising their own funds. In more recent years (10 years) the Shire of Chapman Valley have worked closely with Yuna to develop a townscape plan which includes a park and oval. A large scheme water pipeline project was also implemented as a joint community and Shire project which brought scheme water to farmlands throughout the district. The age of current community buildings has been a concern for a number of years as they are under considerable pressure due to the age. They also don't have the capacity to cater for new technology. To reduce the burden of scattered aged facilities, the community of Yuna (represented largely by CABY) began investigations into the future of community infrastructure through needs analysis, surveys, current community facilities audit and inventory, as well as visiting other community centres and sourcing information from the locals that use them. All stakeholders were consulted and included in the needs analysis and design process.

To decide how to improve facilities in Yuna, the following occurred:

- A meeting of community members to establish ideas for upgrades.
- An audit of current facilities has been conducted by community members and officers of the Shire of Chapman Valley.
- Community Survey
- Community Meeting
- The establishment of a working group, who has met to review findings from consultation and develop and action a plan for upgrades. Refer to 2.2 for groups objectives.

- Working Group requested a report from each user group to determine the exact needs, space required, uses, services needed and requirements to suitably services their group activities.
- Working group visited similar size communities to inspect their facilities with a view to developing a suitable design for Yuna
- Working group met with Shire staff on design, materials, placement and funding.

The findings from audit and community surveys are collated in a Progress Report, which is available on request. In summary, most community members rated the facilities they use in Yuna poorly due to either lack of air conditioning, lack of crèche facilities in current buildings, age, space, lack of thermal efficiency, difficulty in community members to keep clean and rodent/insect proof, high maintenance, lack of technology for workshops and forums.

The community also identified uses that were important: recreation, sport, business development, corporate functions and social functions. The most prevalent items needed for the building were showers, data projector, commercial kitchen, cool room, air-conditioning, access to internet, crèche facilities, kitchen and servery facilities, community storage, large meeting room, outside patio and disabled access.

CABY and the Yuna community are working toward the future of their community with the Shire of Chapman Valley and wish to create a low maintenance, adequate facility for future generations.

2.7 Economic and Financial Analyses

The development of a multipurpose community building will include facilities that can be made available to the community, corporate businesses, industry bodies, training providers, among others. The internal open space will lend to multiuse and will provide the Shire with an income stream not previously available. Elements of the new facility that will benefit external users include the kitchen, meeting room including projectors and Wi-Fi access, storage, education and training area ablutions, change rooms, outside patios and viewing areas, BBQ facilities.

Currently some local community groups raise their own funds to operate and maintain their facilities. One of these groups is the Yuna CWA and Chapman Valley Playgroup. The running costs for Yuna CWA is around \$2000, plus annual repairs and maintenance of their 85 year old building. This figure is dramatically increasing each year, leaving a community organisation having to fundraise to exist, before they begin to raise funds for their chosen charities and organisations they offer assistance to year.

There is a definite cost benefit in small rural communities whose groups share facilities.

2.8 Summary of Options

After preliminary research, site investigations and community survey, a community meeting took place to look at options and ideas. The Community Meeting Report is available on request. The Shire Manager of Planning - Simon Lancaster and Shire Building Surveyor - Anthony Abbott briefed the meeting on projects from other communities before a facilitated group discussion. The group brainstormed current / future needs and considered a number of initial options as well as developing other ideas. The following options that were developed prior to the meeting in consultation with preliminary working group members were considered:

1. Each community group upgrade their own facilities as required.
2. Build a new multipurpose facility to meet all community needs.
3. Build a new facility with a design that can accommodate the addition of a hall area in the future when it is required.
4. Upgrade the existing community hall to meet all community needs

During discussions another option was also suggested by the community:

5. Renovate the existing hall with the addition of a large meeting room and multipurpose rooms and also to do some upgrades to the tennis club including a patio, community storage and other minor facilities.

Research and costing's tabled on upgrading the current hall (air conditioning, asbestos roof removal, ceiling replacement, extensions).

After brainstorming needs, options, future demographics, cost, future maintenance and opportunities, the community supported option two (20 1st votes and 8 2nd votes) followed by option three (7 1st votes and 17 2nd votes) and a working group was formed.

Once the working group went through many processes, investigation, design needs, more consultation, concept designs and feedback, a final concept design was agreed upon. This was a preferred option as it came the closest with aligning to all stakeholders needs and cost benefit based on size. The building materials and structural engineering will also allow for thermal efficiency, an essential component for Yuna's extreme weather conditions.

2.9 Preferred Option

The final concept floor plan has been attached as Appendix 1 and listing uses for each component of the building. This is the preferred option as demonstrated by community feedback during meetings and direct consultation with all user groups and stakeholders. It also comes recommended by Shire staff and fits all community building requirements. The initial quote (Appendix 2) based on the concept plan is \$750 000 using a rendered finish. The alternative brick veneer finish is approximately \$50 000 cheaper.

2.10 Budget and Funding Strategy

2.10.1 Project Budget

The total cost for the preparation and completion of the Yuna Multipurpose Community Centre is projected to be \$750 000 (GST excl.) which includes plumbing, electrical work and fit out of building. This also includes a cash component from the Shire and community, as well as in-kind labour and materials in site preparation. There is an allowance of and extra \$50 000 for landscape work and other items to assist in completing the project.

Item of Expenditure	Cost \$	Source of Funds
Building construction	\$200 000	Lotterywest
Sporting elements of building construction	\$185 000	Department Sport & Recreation
Approvals, site survey, Building construction, landscaping, machinery and staff	\$32 500	Shire of Chapman Valley
Building construction, sand, gravel, labour, landscaping	\$32 500	Yuna Community
Building construction	\$100 000	Royalties For Regions
Building construction	\$175 000	Department of Regional Australia
Rammed Earth & Solar	\$50 000	Department for Climate Change & Energy Efficiency
Building construction	\$25 000	Department of Local Government
Total Cost	\$800 000	

2.10.2 Royalties For Regions Funding Amount

Main Activity	2012/13 \$	2013/14 \$	2014/15 \$	Total 2012-15 \$
Building construction	\$50 000	\$50 000		\$100 000
Total	\$50 000	\$50 000		\$100 000

2.10.3 Drawdown of Royalties for Regions Funding

Deliverable	Payment details and timing	Amount \$
Successful tender – construction contract signed	Deposit on building construction	\$50 000
Building completion	Final payment on building completion	\$50 000

2.11 Project Timeframe and Key Milestones

Main Activities/Milestone	Milestone Date	Responsibility
Working Drawings	November 2012	Shire of Chapman Valley
Shire and Council approvals, Permits, insurance, energy efficiency rating	February 2013	Shire of Chapman Valley
Grant applications	December 2012 – June 2013	Shire of Chapman Valley
Call for Tenders	April 2013	Shire of Chapman Valley
Demolish existing shed	April 2013	Shire and Yuna community volunteers
Site Works – levelling, deliver sand	April 2013	Shire and Yuna community

Sand compaction	April 2013	Builder
Water connection & upgrade	April 2013	Shire, Yuna community & plumber
Temporary power connection	April 2013	Electrician & builder
Supply gravel	April/May 2013	Yuna community & Shire
Footings & concrete pad	June 2013	Builder
Construction – rammed earth exterior walls & interior, brick internals, truss roof, insulation, tin, electrical work, plumbing, render, gyprock, fit out & fit off, tiling	Feb 2014	Builder
Landscaping – concrete, local stone retainers, car park	Feb 2014	Yuna Community & Shire

2.12 Risk Analysis

Category	LOW RISK	MEDIUM RISK	HIGH RISK
The scope of the project is:	✓ Well-defined and understood	Somewhat defined, but subject to change	Poorly defined and/or likely to change
The business requirements of the project are:	✓ Understood and straightforward	Understood but very complex or straightforward but not well-defined	Very vague or very complex
Are the project's major milestones and operational dates:	✓ Flexible - may be established by the project team and recipient personnel	Firm - pre-established and missed dates may affect operations	Fixed - pre-established by a specific commitment or legal requirement beyond the Council's control

Project duration is estimated at:	Less than 3 months	3 to 12 months	✓ Greater than 12 months
The project budget is based upon use of a cost estimation process by personnel with estimation experience:	✓ Yes – estimation process with experienced personnel	Some experience or process	No – Estimates not established by personnel with any experience nor any proven process
Project funding security:	Funding is secured and/or is expected to be stable.	✓ Funding is marginally adequate and expected to remain relatively stable.	Funding is less than estimated need and/or its stability is highly uncertain.
This project's dependencies on linkage projects could best be described as:	Not dependant or slightly dependent, can be successful without linkage project deliverables	✓ Somewhat dependent, without linkage project deliverables, schedule delays possible	Highly dependent, cannot proceed without deliverables from linkage projects
The Project Manager's experience and training is:	Recent success in managing projects similar to this one	✓ Recent success in managing a project not similar to this one although is trained and experienced	No recent experience or project management training
The project participant(s) providing content knowledge on the project:	✓ Are not required on the project or are very knowledgeable	Are somewhat inexperienced	May not be available as needed or are unknown at this time
Describe the impact on procedure, process, or changes as a result of this project:	Either none or only minor changes of procedural, process, or organization	✓ Moderate procedural, process, or organizational changes	Major procedural, process, or organizational changes or unknown at this time
How would you rate the readiness level within the project recipient and stakeholder departments for changes this project will create?	✓ High readiness (Passionate and enthusiastic)	Moderate readiness	Low readiness (Passive and hard to engage)
The technical requirements are:	✓ Similar to others in the Shire	Somewhat similar to others in the Shire	New and complex

The subject matter is:	✓ Well-known by the project team	Somewhat known by the project team	Not well-known by the project team
The project has potential to cause injury to the project team members	✓ No risk, or little potential for injury or illness	Moderate potential for injury or illness	High potential for injury, illness or death
Financial overruns are:	Not anticipated, or minor cost overruns expected	✓ Somewhat anticipated, with moderate cost overruns expected	Highly anticipated, with large cost overruns expected

Conclusions

Risk	Level (low, med, high)	Mitigation
Decline funding application	high	Provide appropriate details and need for successful funding application. Source alternative funding or acquire local government loan
Increase in building material cost	med	Negotiate costs arrangement with suppliers and funding arrangement with sponsors
Lack of Shire cash contribution	Med	Timeframe of project is either extended, alternative funding sourced, sale of Shire assets to meet cost or local government loan.
Drought	Med	Project may be delayed or new drought funding sources become available.
Change of Shire Staff vital to project	Med	Ensure multiple staff are briefed on project
Lack of Shire Resources to support project	Low	Ensure contractors and community are available if needed

The purpose of risk management is to ensure levels of risk and uncertainty are properly managed so that the project is successfully completed. It would include a Risk Register which records details of all the risks identified at the beginning and during the life of the project, the likelihood of occurring and seriousness of impact on the project, the costs, the resources and

responsibility as well as a contingency plan. This risk assessment makes the project viable and not threatening.

2.12.1 Internal Risks

While internal risks would remain low, they may have an impact on the project timeline, e.g. Shire Staff turn-over and time associated with new staff and project familiarisation.

Funding allocations and budget are also a risk for the Shire of Chapman Valley as other projects may be scaled up to meet demand or a timeframe set by Council.

2.12.2 External Risks

These risks may be out of the hands of some stakeholders and relate to contractors and building materials.

The other external risk is poor seasonal conditions due to drought. This affects the community and their ability to contribute physically & financially.

3. IMPLEMENTATION STRATEGY

3.1 Communication Plan

The main project stakeholders who will be part of the communications plan will be:

- Council
- Shire Staff
- Building Professionals
- Sponsors
- Working Group
- User Groups

The purpose of the communication strategy for this project will be to raise awareness and understanding of the project throughout its development; in particular, how key messages and content of the project will be shared to identified stakeholders and the target audiences. It will also provide the Project Sponsors, Working Group and Shire staff with a documented framework detailing which communication mechanisms/tools would be most appropriate. Ultimately it aims to ensure the communication of issues, project updates as well as seeking feedback in decision making.

An example of the Communication Structure used is as follows:

Stakeholder	Aim	Communication Tool	Who To Action	By When	Cost
Council	Decision making, based on local govt law & regulations, cost & community benefit. Recommendations by shire staff	Monthly Council meetings	Shire staff	By the agreed or recommended timeframe	Cost analysis presented in Council agenda
Shire Staff	Progression of project tasks as per decisions made at Council meetings. Liaise with Working Group & sponsors on milestones & updates	Council minutes, email, staff meetings	Staff, building professional, sponsors, working group	Instructed and agreed timeframe	Within budget
Building Professionals	To design, quote, manage building process while liaising with Shire staff & working group	Email, site visit, direct communication with shire staff	Shire staff, building professional contractors	On agreed payment timeframes & contractor availability	Agreed quotation as per budget
Sponsors	Meet project aims, reporting requirements & funding criteria. Release funds to Council	Email, reporting & evaluation tools	Shire staff, Working Group	Agreed funding application timeframe	As per funding budget allocation & criteria
Working Group	To keep wider community & user groups informed, liaise with Shire staff, provide feedback to staff on request	Email, working group meetings	Working group chairperson	Project milestones or Shire staff direction	N/A
User Groups	Provide feedback to Working group if necessary	Email, working group meeting	Working group	Agreed timeframe by Shire staff direction	Nil

3.2 Procurement Strategy

The Shire of Chapman Valley will be responsible for all financial management including obtaining funds from all funding partners, in addition to purchasing, ordering and managing contract work.

3.3 Governance

The project will be managed and auspiced by the Shire of Chapman Valley aligning with local government law and regulations. As local government has regular monthly council meetings, decisions can be made democratically, with correct process and minutes. Community members are also permitted to enter meeting at appropriate times.

The management and maintenance of the building will be predominantly Council, however the Yuna community have historically performed minor maintenance tasks, clean-up and repairs. An MUO between Council and CABY, in addition to a lease agreement with user groups, could be an option to assist with running costs and maintenance. An example of Management and Maintenance is as follows:

3.3.1 Management

Shire Staff will manage this project and oversee the completion of the business plan, site plans, tendering process, approvals as well as manage all financial elements of the project. The land required for the new building is also vested in the Shire of Chapman Valley therefore the proposed community building will remain an asset of the Shire of Chapman Valley.

A joint management arrangement is recommended for the multi-use facility, allowing all user groups a say in future planning, management and funding. Building Committee minutes would be provided to the Shire of Chapman Valley for ratification and approval of recommendations and resolutions. There would be some cost sharing arrangements with ongoing maintenance and management between the Building Committee (CABY). A Building and Environmental Maintenance Plan is attached as Appendix 5.

All user groups should retain their own autonomy i.e. separate bank account, membership, equipment and program responsibilities. However, they would need to be represented on the Building Committee allowing input into usage and fee structures, etc. Groups based in the facility would contribute on an annual basis and casual user could pay on a daily or monthly basis. Time

tabling of usage by all groups would be under the control of the Building Committee.

It is recommended that a Club Manager be appointed to liaise with the Shire of Chapman Valley, with the Shire to oversee the day to day operations of the new facility, including control of casual bookings, larger maintenance, cleaning and inspections.

Keys should be issued to all members following payment of their annual subscription. Two types of keys would be provided:

- 'Y' to allow access to limited areas i.e. equipment storage only; and
- 'X' to all areas within the facility i.e. kiosk, training areas, office, etc. General membership would only be eligible to "Y" type keys.

The Shire of Chapman Valley should also consider a lease arrangement for the management of the facility.

Operational Costs and Maintenance

Large scale maintenance and asset replacement should be projected and budgeted for. To ensure the required funds are available to meet future replacement costs an appropriate amount should be set aside each year.

A building maintenance program should be implemented immediately once the facility is completed, which should be managed by the Shire of Chapman Valley. Each user group would pay an annual fee, with revenue from hire and casual fees also placed into the maintenance program.

3.4 Supporting Documents

The document listed below have all contributed to the project and can be supplied on request:

- Community Survey Report
- Community Meeting Report
- Playgroup Needs for Centre
- Progress Report
- Council Minutes
- Research plans and details from other Midwest community buildings
- Shire of Chapman Valley Future Plan
- Shire of Chapman Valley Community Cultural Plan
- Yuna Townscape Plan
- Yuna Community Building Endorsement Report
- CABY Endorsement letter

4. RECOMMENDATION OF PREFERRED OPTION

Recommendation and Forward Progression

1. Shire adopts this Business Plan Study;
2. Shire formalises a decision to redevelop the existing facilities as per Option 2 in section 2.8, consisting of a new multipurpose community building.
3. Acquire detailed formal building plans based on CABY and Yuna community endorsed final design
4. Formalises negotiations with current and potential user groups, with consideration to possible capital and ongoing contributions to the facility;
5. Establishes an MUO between local Building Committee to assist with management of the new facility, representative of the user groups;
6. Initiates fundraising efforts as outlined in sections 2.10.1, with immediate priority being discussions with Midwest Development Commissions Town Revitalisation and Royalties for Regions Programs, Lotterywest, DSR and Dept. Local Govt;
7. Introduces new fee structures, maintenance plans and sinking funds to help meet future capital requirements of redeveloped facility;
8. Confirms maintenance cost arrangements and obligations with the Shire of Chapman Valley;
9. Develops a marketing plan to maximise utilisation of the redeveloped facility (including corporate organisations);
10. Develops a new usage / hire agreement for the redeveloped facility.

APPENDICES

APPENDIX 1 – BUILDING FLOOR PLAN

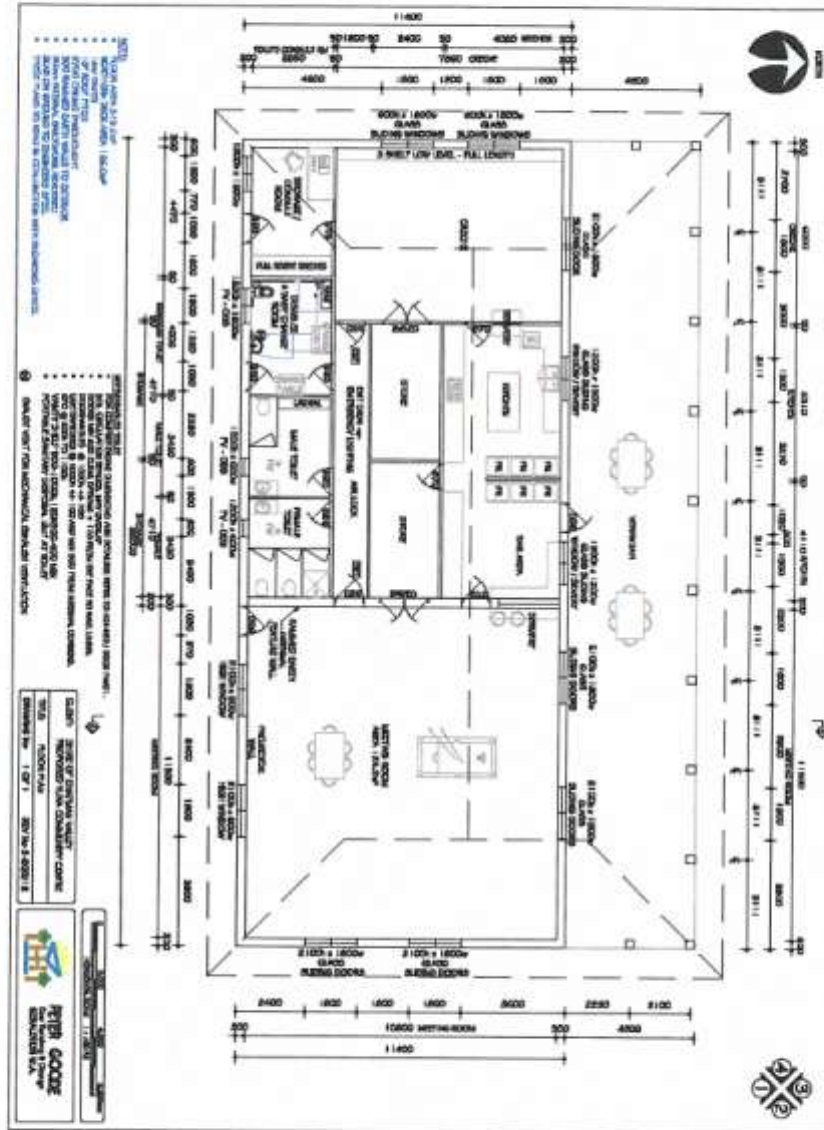
APPENDIX 2 – QUOTE ESTIMATE CROTHERS CONSTRUCTION

APPENDIX 3 – YUNA FACILITIES INVENTORY

APPENDIX 4 – YUNA FACILITIES LEVEL OF USAGE

APPENDIX 5 – BUILDING AND ENVIRONS MAINTENANCE PLAN AND CHECK LIST

APPENDIX 1 FLOOR PLAN



APPENDIX 2 FLOOR PLAN QUOTE ESTIMATE

Crothers
CROTHERS CONSTRUCTION PTY LTD

The name to build with

• Commercial • Civil and industrial • Refurbishment • Project Management • Development

Our Reference: Q12/068

Thursday, 16 August 2012

Project Officer
Shire of Chapman Valley
Lot 7 Chapman Valley Road
NABAWA WA 6532

DELIVERY METHOD
BY: Hand

Total Pages: 1

For the attention of Mr Anthony Abbott

Dear Anthony

CONSTRUCTION OF YUNA COMMUNITY CENTRE

We submit our following Budget Estimate for the construction of a proposed Yuna Community Centre in accordance with your supplied conceptual plans revision 4 dated 08/03/2012.

Budget Estimate: \$750,000.00 (Seven Hundred and Fifty Thousand Dollars) excluding GST

The above budget estimate is for building works only is subject to the following clarifications


- Construction of the main building (approx. 280sqm) and deck area (approx. 112 Sqm) including:
 - Exterior rammed earth walls.
 - Interior painted rendered brickwork.
 - Standard windows, doors and associated hardware.
 - Roof structure and roofing materials.
 - Floor slab.
 - Standard reverse cycled air conditioning units and exhaust ventilation.
 - Standard floor finishes.
 - Standard window coverings e.g. blinds.
 - Standard plumbing and electrical fittings and fixtures, and
 - Standard in-built furniture such as joinery units and toilet partitioning.

Our estimate does not make provision for the following items:

- Loose furniture.
- Site works, access roads, carparks or exterior lighting.
- Major upgrades to supply services to site including electrical mains power, water supply and drainage.
- Design and documentation services.

We trust the above information proves useful and wish you success in getting this project off the ground.

Please do not hesitate to contact our office if you require any further information.



Yours faithfully

DAVID BLAKEMORE
Project Manager

160 Chapman Road, PO Box 11
Geraldton 6731 Western Australia
T 08 9964 2790 admin@crothers.com.au
F 08 9964 2955 www.crothers.com.au

484 56 384 751 511 Builders Registration No. 10076

APPENDIX 3 YUNA FACILITIES INVENTORY

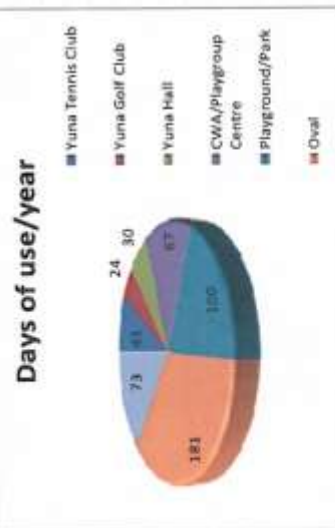
Facility	Amenities	Age	Ownership & maintenance responsibility	User Groups
Tennis club	Club house, kitchen & servery, showers/change room, courtside shelter, 4 tennis courts, court lighting, toilets, storage shed	Clubhouse 40 years old, veranda on clubhouse 5 yrs. old, courts 6 yrs. old	Yuna Tennis Club & Shire	Tennis Club, YFIG, School, community events
Oval	Lawn Oval, boundary posts, reticulation system, tanks and pipeline, pumps	4 years old	Shire & community/school	tennis, school, sports activities, community events interschool sports days
Swimming Pool	Pool, shelters, table/chairs, gardens, pool fencing, storage shed, water access	35 years old	Ed Dept. & Yuna Primary School P&C	School, tennis club, community
Yuna Hall	Main Hall, Lesser Hall, Kitchen, stage area, stage curtains, storage rooms, tables/chairs, outside toilets, car park, Shire Library, sound system	Built in 1960's	Community & Shire	Badminton club, school, community Christmas Tree, large fundraising events, YFIG Crop Update meetings, larger community training/meetings
Yuna CWA Hall	Main hall, storage room, kitchen, air-conditioned, fence, rear playgroup activity room, veranda, outside toilet, sandpit & play equipment	Approx. 90 yrs. old fence 4 years old veranda 7 years old	Yuna CWA, playgroup assist	Yuna CWA, CV Playgroup, houses smaller community meetings due to air-conditioned facility & fence for children
Yuna Community Playground	Sandpit, play equipment, shade, BBQ, gazebo, pathways and access ramps, limestone walls, plaques, public art, gardens	3 years old	Shire	community, visitors, tavern patrons
Yuna Golf Club	Clubhouse, 18 hole course with sand greens, equipment & BBQ shed, ablution/shower facility, kitchen, bar area, sand pit, security screens on windows Share bar and kitchen equipment with tennis club (chairs, microwave, fridges, freezers, BBQ etc.)	Built in 1970's	Yuna Golf Club	used for 5 months of year by golf club, huge security issues (club been broken into 3 times in 2 years stealing motorbike, alcohol, utensils & other equipment) Occasional community meeting

YUNA MULTIPURPOSE COMMUNITY CENTRE BUSINESS PLAN 2012

APPENDIX 4 YUNA FACILITIES LEVEL OF USAGE

Yuna Facilities Level of Usage

Facility	Days of use/year
Yuna Tennis Club	41
Yuna Golf Club	24
Yuna Hall	30
CWA/playgroup C	67
Playground/Park	100
Oval	181
Swimming Pool	73



Based on days of use over 1 year

Usage	Yuna Tennis Club	Yuna Golf Club	Yuna Hall	CWA/playgroup	Playground/Park	Oval	Swimming Pool
Daily			concert practise (10)		locals/visitors (100)	school (150)	summer at school (20)
Weekly	tennis season (25) tennis lessons (12)	golf season (23)	badly season (12)	playgroup days (40)		tennis season (25)	swimming lessons (8) tennis season (25) community use (20)
Monthly				CWA meetings (11)			
Annually	fundraising event (2) CABV/YFIG wind up (1) cricket (1)	local meeting (1)	school concerts (2) local meetings (4) fundraisers (2)	local meetings/events (6) Child Health Nurse visit (6) creche (4)		playgroup (4) school sports (2)	

() = days

APPENDIX 5 –BUILDING AND ENVIRONS MAINTENANCE PLAN AND CHECK LIST

ITEM	TASK	FREQUENCY	RESPONSIBILITY	COST
Exterior walls	Check for damage/fretting	Bi-annually	CABY	Est. Total \$500 In-Kind
Interior walls	Check for corrosion/defects	Bi-annually	CABY	
Roof – external	Check for corrosion/rust	Annually	CABY	
	Clean Guttering	Annually	CABY	
Windows and doors – external and internal	Check for corrosion & lock maintenance	Annually	CABY	Est. Total \$1,500 (Note: majority In-Kind)
Electrical	Residual current devices	6 Monthly		
	External lighting	6 monthly	CABY	
	Internally lighting	6 monthly	CABY	
	Portable appliances	Annually	CABY	Est. Total \$300
	Extraction fans	Annually		
	Main earth electrode	Annually		
	Emergency lighting RCD check	6 monthly	Electrician	
Plumbing/gas	Check all taps/fixtures etc. for leaks	6 monthly	CABY	Est. Total \$150
Air-conditioning	Service all hardware and appliances	Annually	Shire of Chapman Valley	
Public Health check	Shire –building risk assessment	Annually	Shire of Chapman Valley	
Fire Protection	Fire hydrant	Annually	Local contractor	
	Dry chemical extinguishers	Annually	Local contractor	Est. Total \$300
	Fire detection system	6 Monthly	Local contractor	
Pest control	Check all outside, paved/concrete	6 Monthly	CABY	

YUNA MULTIPURPOSE COMMUNITY CENTRE BUSINESS PLAN 2012

ITEM	TASK	FREQUENCY	RESPONSIBILITY	COST
Storm drainage	areas, pathways, car parks etc. Clean and maintain	Annually	CABY	In-Kind
			APPROXIMATE ANNUAL ROUTINE MAINTENANCE COSTS NB doesn't include asset replacement / life cycle costs	Est. Total \$150 (In-Kind)
			CABY responsibility	\$1300
			Shire responsibility	\$1300

The meeting was adjourned at 11.50am for lunch.

9.4

Chief Executive Officer

March 2013

Contents

9.4 AGENDA ITEMS

- 9.4.1 Chapman Valley Community Harvest Ball
- 9.4.2 Landcare & Environment Committee Minutes
- 9.4.3 Nabawa Cemetery Internment Wall
- 9.4.4 **Confidential Item** – Lease – G Garraway
- 9.4.5 **Confidential Item** – Lease – Nabawa Valley Tavern
- 9.4.6 **Confidential Item** – CEO Annual Performance Review

AGENDA ITEM:	9.4.1
SUBJECT:	CHAPMAN VALLEY COMMUNITY HARVEST BALL
PROPONENT:	CHAPMAN VALLEY PRIMARY SCHOOL P & C ASSOCIATION
SITE:	NABAWA COMMUNITY HALL
FILE REFERENCE:	1108.01
PREVIOUS REFERENCE:	N/A
DATE:	28 FEBRUARY 2013
AUTHOR:	STUART BILLINGHAM

DISCLOSURE OF INTEREST

Nil

BACKGROUND

The Shire of Chapman Valley has received correspondence dated 22 February 2013 (**Attachment 1**) from the Chapman Valley Primary School P & C Association to introduce a new event to the Shire's events calendar.

The 2012/13 Budget listed \$3,500 under Donations and Gifts GL 0212 and Year to date expended \$292.20 a balance remaining of \$3,207.80

COMMENT

The Chapman Valley Primary School P & C Association would like to hold the Inaugural Chapman Valley Community Harvest Ball on Saturday 5 October 2013 at the Nabawa Community Hall.

This event is being held to foster a stronger sense of community and belonging and also an opportunity to promote the local clubs and organisations.

A liquor license has been issued for this event by the Planning Department and CEO.

The Chapman Valley Primary School P & C Association is requesting a donation of \$2,500 towards the running costs of the Harvest Ball for 2013.

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Policy 5.30 Donations and Grants

Local Nature

Council shall consider requests for donations on their individual merit, however generally will decline appeals for donations:-

*Of a State or National nature, or
If they are not concerned or connected with Chapman Valley area*

Exceptions to the above will be disaster or emergency appeals.

The Chief Executive Officer be delegated authority to authorize donations with budget limitations up to a maximum of \$100 per application.

This delegation is to be in accordance with Councils policy in regards to "Local Nature" (See Delegation 3005)

All other donations in excess of miscellaneous budget allocations are to be brought back to Council for consideration in Accordance with Policy.

FINANCIAL IMPLICATIONS

Funds available under the current budget or this would require Council allocating funds for the 2013/2014 Draft Budget.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATION

That Council writes to the Chapman Valley Primary School P & C advising it supports the event and provides \$2,500 as a donation to the costs of the upcoming Harvest Ball in 2013.

Or

That Council agrees to list on the 2013/2014 Draft Budget an amount of \$2,500 under the donations account General Ledger Account 0212 Donations & Gifts.

And

That Council writes to the Chapman Valley Primary School P & C advising it supports the event and will advise in August 2013 if the funding has been approved in the final Shire Budget for 2013/14.

COUNCIL RESOLUTION

MOVED: CR FARRELL

SECONDED: CR DAVIDSON

That Council writes to the Chapman Valley Primary School P & C advising it supports the event and provides the Community Development Officer to supply in kind support to support grants before the upcoming Harvest Ball.

Voting 7/0

CARRIED

Minute Reference 13/3-12

1108-01
Record No A013568

26 FEB 2013

BY: _____

CHAPMAN VALLEY

Community Harvest Ball

EMAIL: CVCHARVESTBALL@WESTNET.COM.AU PHONE: 0899 313 866

22nd February, 2013

Chapman Valley Community Harvest Ball

Dear Chapman Valley Shire Council,

Chapman Valley Primary School P&C Association would like to introduce a new event to our yearly calendar. We would like to hold the Inaugural Chapman Valley Community Harvest Ball at the Nabawa Community Hall on Saturday 5th October, 2013.

Our aim in holding this special event is to bring our small community closer together for a night of music, fun, food and friends. We hope to attract not only the families who have lived in the Valley for years, but also the relative newcomers – the people who have chosen to move out to Chapman Valley in pursuit of the more relaxed life style our wonderful shire offers. This is our chance to remind anyone who lives, works or plays in the Valley that they are a valuable and welcome part of our community.

As well as being a chance to foster a stronger sense of community and belonging, it is also an opportunity to promote our fantastic local clubs and organizations. We are in the process of inviting our local clubs to provide, on the night, some information on what each club does, their triumphs in the past, their aims in the future, and most importantly when and where they meet and how to join up.

Chapman Valley Primary School P&C would like to request that Council grants permission for us to run a bar at the Chapman Valley Community Harvest Ball on October 5th 2013, from which alcohol will be sold. In order to avoid any anti-social behavior linked with the consumption of alcohol, we will also have available non-alcoholic beverages, and light supper will be available to all guests. Our advertising campaign leading up to the Ball also encourages guests to avoid drink-driving by planning ahead of time how they will get home safely when they leave the event. We are in the process of fulfilling the legal requirements relating to sale of alcohol, but we also need Council's permission.



CHAPMAN VALLEY
Community Harvest Ball

EMAIL: CVCHARVESTBALL@WESTNET.COM.AU PHONE: 0499 515 966

Of course, any event intended to promote the wider Chapman Valley Community would benefit greatly by the endorsement of the Chapman Valley Shire Council. I will be approaching other potential sponsors over the months leading up to the Ball, and I would be extremely proud to be able to display the Chapman Valley Shire's logo on all of our sponsorship material and advertising alongside our own.

On behalf of the Chapman Valley Primary School Parent's and Citizen's Association I would like to request that the Shire Council donate \$2500 towards the running costs of the first Chapman Valley Community Harvest Ball. In return for your support, we would be very pleased to name the Shire as one of our Platinum Sponsors, and would happily give the Shire's logo pride of place on all of our Ball related material.

If it is not possible for this amount to be donated but Council still wishes to contribute, I would be more than happy to meet with Council's representative and discuss the matter.

I would like to take this opportunity to cordially invite all Chapman Valley Shire Councilors to attend the Inaugural Chapman Valley Community Harvest Ball. This is a family friendly event, and we would love to see all our Councilors and their families attend for what promises to be a memorable night, celebrating the amazing place where we live and the equally amazing, wonderful and inspiring people who live here.

If Council has any queries or concerns regarding the Chapman Valley Community Harvest Ball, please do not hesitate to contact me.

I look forward to hearing from you on this matter.

Yours Sincerely,

Jane Barndon,

CVPS P&C Secretary.

INVITATION

CHAPMAN VALLEY

Community Harvest Ball

SATURDAY, 5 OCTOBER 2013

NABAWA HALL

7PM UNTIL MIDNIGHT

DRESS: FORMAL

...

TICKETS \$50 PER ADULT

CHILDREN 16 & UNDER FREE

TICKETS AVAILABLE FOR PURCHASE, APRIL 2013

NO DOOR SALES

CONTACT JANE: 0499 515 966

CVCHARVESTBALL@WESTNET.COM.AU

ENTERTAINMENT AND LIGHT SUPPER PROVIDED

STRICTLY NO BYO

DRINKS AVAILABLE FROM THE BAR

WATCH THIS SPACE!

CHILDREN ARE MORE THAN WELCOME, AT THEIR PARENTS RESPONSIBILITY.

WE WANT YOU TO HAVE A GREAT TIME AND STILL BE AROUND TO ENJOY THE NEXT BALL ...
SO PLEASE PLAN IN ADVANCE HOW YOU WILL BE GETTING YOURSELVES HOME SAFELY
AT THE END OF THE NIGHT.

THIS IS A SMOKE FREE EVENT. SMOKING IS ONLY PERMITTED OUTSIDE THE VENUE.

PROUDLY HOSTED BY CHAPMAN VALLEY PRIMARY SCHOOL P&C

AGENDA ITEM:	9.4.3
SUBJECT:	NABAWA CEMETERY INTERNMENT WALL
PROPONENT:	SHIRE OF CHAPMAN VALLEY
SITE:	NABAWA CEMETERY
FILE REFERENCE:	206.01 & R15203
PREVIOUS REFERENCE:	06/09-13 & 13/2-23
DATE:	1 MARCH 2013
AUTHOR:	STUART BILLINGHAM

DISCLOSURE OF INTEREST

Nil

BACKGROUND

The Shire of Chapman Valley was successful in obtaining funding from the Mid West Development Commission to the value of \$10,000 to undertake improvements at the Nabawa Cemetery entrance.

The Mid West Development Commission advised that the grant is required to be acquitted by June 2013 and the contractor be engaged and works commenced by February 2013.

COMMENT

Council at its 18 February 2013 meeting resolved:

“That Council ratify the actions of the CEO and President in relation to the signing of the Mid West Development Commission Nabawa Cemetery Internment Wall grant funding application.”

Council has received \$9,000 for the Internment Wall with the balance of \$1,000 to be paid upon completion of the project.

A series of draft concept plans were presented for discussion at the 16 May and 12 December 2012 Forum Sessions that utilised solid Besa concrete blocks to gain the correct course sizes for the internment niches with external cladding to be added in a natural stone finish. The Toodyay stone has been priced as the best and most aesthetically pleasing product. The completed Nabawa Entry Statement design is included at **Attachment 1**.

The Community Development Officer has advised that Council is able to access up to \$4,000 from Department of Veteran Affairs to enhance access to the War Memorial at the Nabawa Cemetery.

STATUTORY ENVIRONMENT

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIREMENTS

Simple Majority

STAFF RECOMMENDATIONS

- 1 That Council approves the designs / drawings of the Interment Wall for the Nabawa Cemetery as provided as Attachment 1; and
- 2 The Community Development Officer as per Council Policy be authorised to apply for \$4,000 from Department of Veteran Affairs to progress cemetery enhancements to improve access for veterans to visit the memorial.

COUNCIL RESOLUTION

MOVED: CR BATTEN

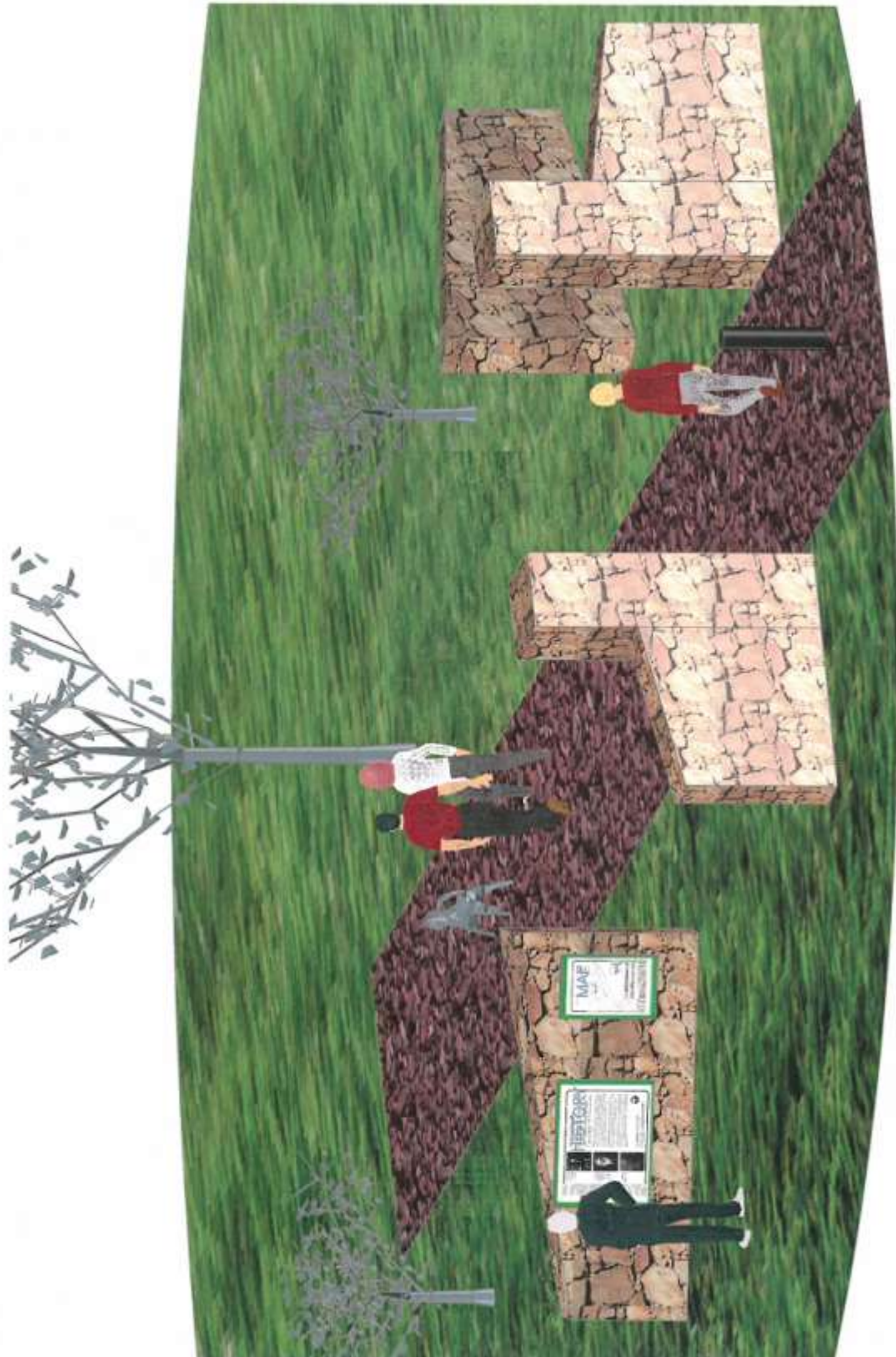
SECONDED: CR DAVIDSON

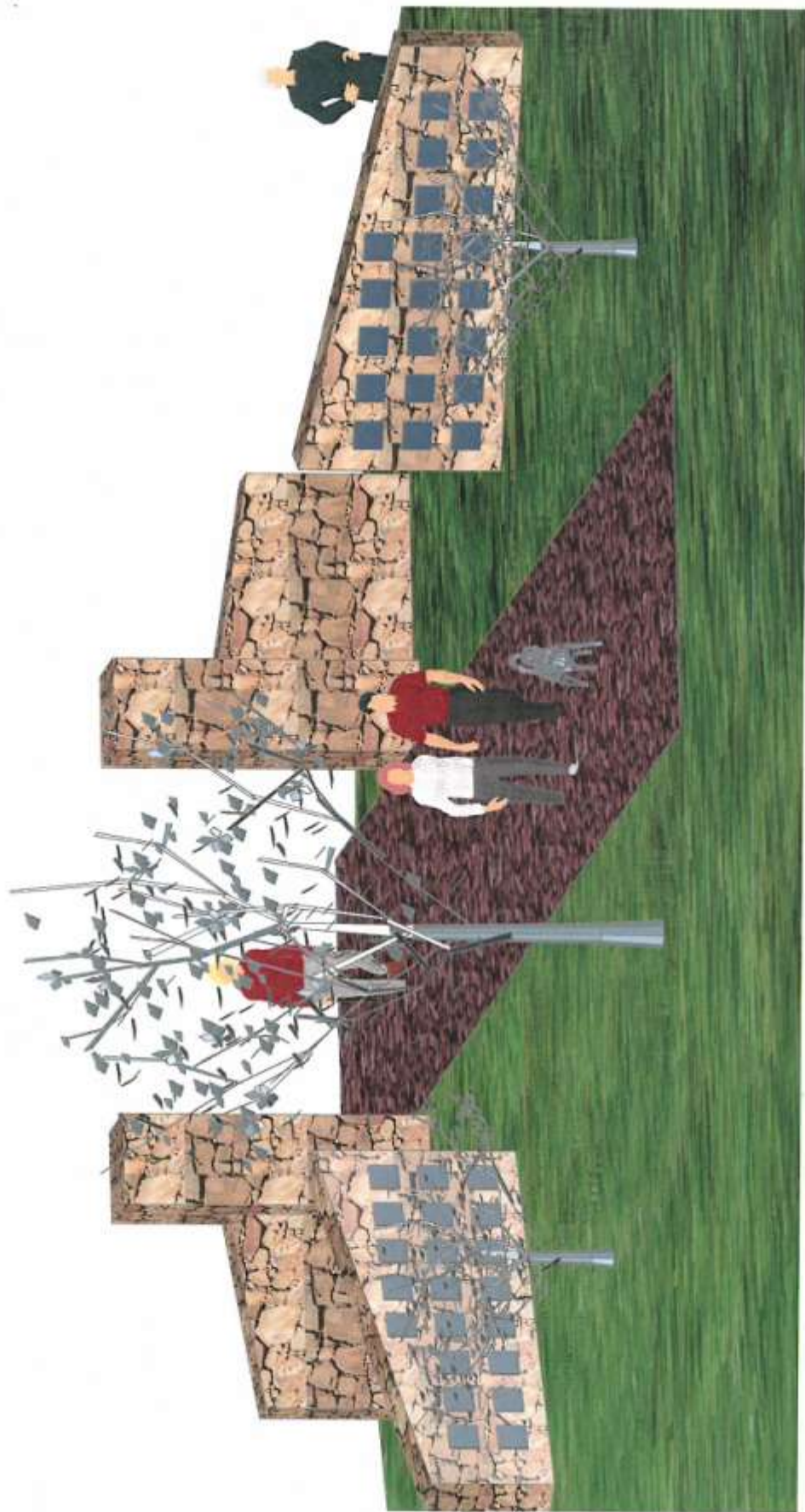
- 1 That Council approves the designs / drawings of the Interment Wall for the Nabawa Cemetery as provided as Attachment 1; and
- 2 The Community Development Officer as per Council Policy be authorised to apply for \$4,000 from Department of Veteran Affairs to progress cemetery enhancements to improve access for veterans to visit the memorial.

Voting 5/2

CARRIED

Minute Reference 13/3-13





**** CONFIDENTIAL ITEMS ****

COMMENT

In accordance with the *Local Government Act 1995* Section 5.23(2)(b) it is appropriate for Council to resolve, by procedural motion, to “Meet Behind Closed Doors” where Agenda Items should be considered as being matters affecting the personal affairs of any person.

It is a requirement of the *Freedom of Information Act 1992* that all information is returned to the Chief Executive Officer at the completion of these items for appropriate filing to maintain confidentiality.

Once all negotiations have been completed these will be considered “exempt documents” in accordance with Schedule 1 of the *Freedom of Information Act 1992*, denying public access.

STAFF RECOMMENDATION

That Council:

- 1 Resolve to “Meet Behind Closed Doors” to discuss Agenda Item 9.4.4, 9.4.5 & 9.4.6 as they are considered to be matters that affect personal affairs; &
- 2 Reopen the meeting once discussion and voting on Item 9.4.6 is complete.

COUNCIL RESOLUTION

MOVED: CR FARRELL

SECONDED: CR BELL

That Council:

- 2 Resolve to “Meet Behind Closed Doors” to discuss Agenda Item 9.4.4 & 9.4.5 as they are considered to be matters that affect personal affairs; &
- 2 Reopen the meeting once discussion and voting on Item 9.4.5 is complete.

Voting 7/0

CARRIED

Minute Reference 13/3-9

AGENDA ITEM:	9.4.4
SUBJECT:	CONFIDENTIAL ITEM – LEASE
PROPONENT:	MR GRAEME GARRAWAY
SITE:	LOT 23 CHAPMAN VALLEY ROAD, YUNA
FILE REFERENCE:	A1345
PREVIOUS REFERENCE:	NIL
AUTHOR:	STUART BILLINGHAM

COUNCIL RESOLUTION

MOVED: CR FARRELL

SECONDED: CR HUMPHREY

The motion behind closed doors was put and carried.

Voting 7/0

CARRIED

Minute Reference 13/3-14

AGENDA ITEM:	9.4.5
SUBJECT:	CONFIDENTIAL ITEM – LEASE
PROPONENT:	NABAWA VALLEY TAVERN – RS & WS NEVILLE
SITE:	LOT 1 (3354) CHAPMAN VALLEY ROAD NABAWA
FILE REFERENCE:	708.00
PREVIOUS REFERENCE:	NIL
AUTHOR:	STUART BILLINGHAM

COUNCIL RESOLUTION

MOVED: CR DAVIDSON

SECONDED: CR FARRELL

The motion behind closed doors was put and carried.

**Voting 7/0
CARRIED
Minute Reference 13/3-15**

9.3

Manager of Finance & Administration

March 2013

Contents

9.3 AGENDA ITEMS

9.3.1 Financial Reports for February 2013

COUNCIL RESOLUTION

MOVED: CR FARRELL SECONDED: CR DAVIDSON

That Agenda Item 9.3.1 is moved to precede Agenda Item 9.4.6.

**Voting 7/0
CARRIED
Minute Reference 13/3-**

Mrs Barndon entered Chambers at 1.28pm.

AGENDA ITEM:	9.3.1
SUBJECT:	FINANCIAL REPORTS FOR FEBRUARY 2013
PROPONENT:	MANAGER OF FINANCE AND ADMINISTRATION
SITE:	SHIRE OF CHAPMAN VALLEY
FILE REFERENCE:	307.04
PREVIOUS REFERENCE:	N/A
DATE:	13 MARCH 2013
AUTHOR:	DEBBY BARNDON

DISCLOSURE OF INTEREST

Nil

BACKGROUND

Financial Regulations require a monthly statement of financial activity report to be presented to Council.

COMMENT

Attached to this report are the monthly financial statements for February 2013 for Council's review.

STATUTORY ENVIRONMENT

Local Government Act 1995 Section 6.4

Local Government (Financial Management) Regulations 1996 Section 34

POLICY IMPLICATIONS

Policy 5.70 Significant Accounting Policies

Extract:

"2. Monthly Reporting

In accordance with Section 6.4 of the Local Government Act 1995 and Regulation 34 of the Financial Management Regulations 1996, monthly reporting will be provided as follows:

- 1. Statement of Financial Activity*
 - 2. Balance Sheet and statement of changes in equity*
 - 3. Schedule of Investments*
 - 4. Operating Schedules 3 – 16*
 - 5. Acquisition of Assets*
 - 6. Trust Account*
 - 7. Reserve Account*
 - 8. Loan Repayments Schedule*
 - 9. Restricted Assets*
 - 10. Disposal of Assets*
- A value of 5 percent is set for reporting of all material variances."*

FINANCIAL IMPLICATIONS

As presented in February 2013 financial statement.

STRATEGIC IMPLICATIONS

Nil

VOTING REQUIRMENTS

Simple Majority required.

STAFF RECOMMENDATION

That Council receive the financial report for the months of February 2013 comprising the following:

- Summary of Payments
- Summary of Financial Activity,
- Net Current Assets
- Detailed Statement of Financial Activity,
- Details of Cash and Investments,
- Statement of Significant Variations,
- Summary of Outstanding Debts
- Reserve Funds
- Information on Borrowings
- Disposal of Assets
- Acquisition of Assets
- Rating Information
- Trust Fund Reconciliations
- Bank Reconciliation
- Credit Card Statements

Mr Lancaster left Chambers at 1.55pm

Mr Lancaster re-entered Chambers at 1.57pm

COUNCIL RESOLUTION

MOVED: CR FARRELL

SECONDED: CR BATTEN

That the item be laid on the table and be bought back to the April Council meeting.

**Voting 7/0
CARRIED
Minute Reference 13/3-16**

Mrs Barndon left Chambers at 2.10pm

Council meeting adjourned at 2.22pm to discuss the Staff Information Reports and Forum Session.

Council meeting recommenced at 4.23pm

10.0 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

11.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Elected Member Reports – Nil

**12.0 GENERAL BUSINESS
(of an urgent nature introduced by decision of meeting)**

COUNCIL RESOLUTION

MOVED: CR ROYCE

SECONDED: CR FARRELL

That Council ratify the appointment of Councillors Royce and Batten as representatives to the Parkfalls Management Committee.

Voting 7/0

CARRIED

Minute Reference 13/3-17

**** CONFIDENTIAL ITEM ****

COMMENT

In accordance with the *Local Government Act 1995* Section 5.23(2)(b) it is appropriate for Council to resolve, by procedural motion, to “Meet Behind Closed Doors” where Agenda Items should be considered as being matters affecting the personal affairs of any person.

It is a requirement of the *Freedom of Information Act 1992* that all information is returned to the Chief Executive Officer at the completion of these items for appropriate filing to maintain confidentiality.

Once all negotiations have been completed these will be considered “exempt documents” in accordance with Schedule 1 of the *Freedom of Information Act 1992*, denying public access.

STAFF RECOMMENDATION

That Council:

- 3 Resolve to “Meet Behind Closed Doors” to discuss Agenda Item 9.4.4, 9.4.5 & 9.4.6 as they are considered to be matters that affect personal affairs; &
- 2 Reopen the meeting once discussion and voting on Item 9.4.6 is complete.

COUNCIL RESOLUTION

MOVED: CR FARRELL

SECONDED: CR DAVIDSON

That Council:

- 4 Resolve to “Meet Behind Closed Doors” to discuss Agenda Item 9.4.6 as it is are considered to be a matter that affects personal affairs; &
- 2 Reopen the meeting once discussion and voting on Item 9.4.6 is complete.

Voting 7/0

CARRIED

Minute Reference 13/3-18

Mr Lancaster and Mrs McKay left Chambers at 4.45pm

Mr Billingham declared a financial interest in Item 9.4.6 and left chambers at 5.00pm

AGENDA ITEM	9.4.6
SUBJECT:	CHIEF EXECUTIVE OFFICER – 12 MONTH REVIEW
PROPOSER:	CHIEF EXECUTIVE OFFICER
SITE:	NOT APPLICABLE
FILE REFERENCE:	908.130
PREVIOUS REFERENCE	NOT APPLICABLE
AUTHOR:	STUART BILLINGHAM

COUNCIL RESOLUTION

MOVED: CR ROYCE

SECONDED: CR BATTEN

The motion behind closed doors was put and carried.

Voting 7/0

CARRIED

Minute Reference 13/3-19

Mr Billingham re-entered Chambers at 6.25pm

13.0 CLOSURE

The Chairman thanked the Elected members and Staff for their attendance. The meeting was declared closed at 6.34pm