

**City of Greater Geraldton – Local Planning Scheme No. 1
Proposed Community Purpose (Residential Facility for RUAH Community Services) – Schedule of Submissions**

Number & Date	Submitter	Nature of Submission	Comment
1 17-04-2018	Geraldton Resorts Pty Ltd	Support. The property is well suited to the supported accommodation services provided by RUAH and the intended use will not cause any disruption to us.	Noted.
2 16-04-2018	Private Landowner	Objection. Council has failed to provide detailed information regarding the development. This would have allowed residents affected by the proposal to base comments on factual details.	Refer to 'Community/Councillor Consultation' section of the Council report. During the advertising period all the plans and the 'Development Proposal' section of the application were available on the City's website and displayed at the City offices. The letter sent provided information on where the entire application could be viewed and the contact details of the officer in the City who could assist.
		The residents affected by such conditions need to have immediate access to nearby medical or other services.	The facility does not cater for residents who require acute medical or other services. There is no requirement for, or expectation of, a greater need for medical or emergency services than would otherwise be expected for residents in a residential area.
		Other locations are available in Geraldton for such facilities away from residential areas.	Noted, however the local government must assess and make a determination upon the application as lodged by the proponent. The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.
3 19-04-2018	Private Landowner	Objection. Concern regarding safety of residents in the area particularly younger children.	Refer to 'Community Issues' section of the Council report.
		Concern regarding the effect on the amenity of the area with the type of people coming and going.	The proposal does not involve any change to the external appearance of the existing residential buildings and is small-scale (catering for a maximum of 4 residents and 1 staff member at any one time). The 'type of people' are those who do not require acute medical or other services and have been assessed by trained professionals as suitable for a residential program. It is therefore considered that the proposal will not compromise the character and amenity of the area.

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3 continued		At present there is no crime and very little traffic.	<p>Refer to 'Community Issues' section of the Council report.</p> <p>The proposal will not generate additional traffic beyond what could be expected for a 4 unit grouped dwelling currently approved for short term tourist accommodation. As the proposal will only cater for a maximum of 4 residents and 1 staff member at any one time, the number of vehicle movements is likely to be less than experienced at present.</p>
		Concern regarding the loss of property value with this type of facility in the area.	<p>Property value is not a relevant planning matter in itself. In essence, the issue for consideration by a local government is not whether a proposed development will adversely impact on the value of an adjoining property but whether the proposed development will have an adverse impact on the amenity of the locality overall.</p> <p>The proposal does not involve any change to the external appearance of the existing residential buildings and is small-scale (catering for a maximum of 4 residents and 1 staff member at any one time).</p> <p>It is therefore considered that the proposal will not compromise the character and amenity of the area.</p>
4 23-04-2018	Private Landowner	<p>Objection.</p> <p>The proposal is not consistent with the intent of the area. It is not compatible nor appropriate and would adversely affect the amenity of the area which has a strong tourism component.</p>	<p>The proposal does not involve any change to the external appearance of the existing residential buildings and is small-scale (catering for a maximum of 4 residents and 1 staff member at any one time).</p> <p>It is therefore considered that the proposal will not compromise the character and amenity of the area.</p>
		Concern regarding undesirable element.	<p>Refer to 'Community Issues' section of the Council report.</p> <p>The 'undesirable element' are those who do not require acute medical or other services and have been assessed by trained professionals as suitable for a residential program.</p>

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5 25-04-2018	Private Landowner	<p>Objection.</p> <p>Object to residential building being used by clients who are selected by mental health services and or psychiatrists suggesting they are persons with very complex/dangerous mental issues and/or drug addictions.</p>	<p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p>
		<p>Object to residential building being used as a 'halfway' house with new clients regularly changing over every few days or up to three months.</p>	<p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p> <p>The length of stay may vary according to the needs of the resident however this will be no different to the present use of the property for short term tourist accommodation in which the length of stay of people using the accommodation varies between a few days and a few weeks with a regular changeover.</p>
		<p>Object to residential building being converted to a quasi-mental health detention centre where clients will have medications administered where necessary to ensure they are not a risk to themselves, others or the public if they leave the facility.</p>	<p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p> <p>RUAH Community Services have comprehensive management plans in place with regard to the administering of medication in accordance with the applicable Occupational Health and Safety requirements.</p>
		<p>It is strongly recommended that the use be located away from residential zoned areas and families. These types of mental health detention activities are better placed in either:</p> <ul style="list-style-type: none"> • Regional Centre zone • Mixed Use zone • Tourism zone 	<p>Noted, however the local government must assess and make a determination upon the application as lodged by the proponent.</p> <p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p>

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Number & Date	Submitter	Nature of Submission	Comment
5 continued		<p>Whilst it is acknowledged that a 'Community Purpose' is typically assessed as an 'A' use in the residential zone, the actual nature of the proposed mental health detention activities places an unacceptable level of risk on the community and adjoining residents if these mentally unstable/dangerous clients were to leave the buildings.</p> <p>Based on this rational the proposal is inconsistent with the intent of Local Planning Scheme No. 1. As such it is strongly recommended that in accordance with Local Planning Scheme No. 1 the local government not exercise its discretion to approve the facility as it poses an unacceptable risk to residents at this location and should be located to an alternative zoned site.</p>	<p>Refer to 'Community Issues' section of the Council report.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p> <p>RUAH Community Services have comprehensive management plans in place with regard to the administering of medication in accordance with the applicable Occupational Health and Safety requirements.</p> <p>The proposal does not involve any change to the external appearance of the existing residential buildings and is small-scale (catering for a maximum of 4 residents and 1 staff member at any one time).</p> <p>It is therefore considered that the proposal will not compromise the character and amenity of the area.</p> <p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p>
6 26-04-2018	Private Landowner	<p>Objection.</p> <p>Object to residential building being used as a 'halfway' house with new clients regularly changing.</p> <p>Object to residential building being used by clients who are selected by mental health services and or psychiatrists suggesting they are persons with complex mental issues.</p>	<p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p> <p>The length of stay may vary according to the needs of the resident however this will be no different to the present use of the property for short term tourist accommodation in which the length of stay of people using the accommodation varies between a few days and a few weeks with a regular changeover.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p>

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6 continued		<p>Object to residential building being converted to a quasi-mental health centre.</p> <hr/> <p>This kind of residential facility will place an unacceptable level of risk on the community and adjoining residents. Based on this rational it is inconsistent with the intent of Local Planning Scheme No. 1.</p>	<p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p> <p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p> <hr/> <p>Refer to 'Community Issues' section of the Council report.</p> <p>The proposal does not involve any change to the external appearance of the existing residential buildings and is small-scale (catering for a maximum of 4 residents and 1 staff member at any one time).</p> <p>It is therefore considered that the proposal will not compromise the character and amenity of the area.</p> <p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p>
7 27-04-2018	Private Landowner (on behalf of 7 strata owners)	<p>Objection.</p> <p>Neighbourhood Safety – Hadda Way families have chosen this street as it has minimal traffic given it is a no through road. This is safe for our children, surf lifesaving kids and daily walkers along the footpath. With the proposal of introducing homeless and mentally ill persons to this street it is believed safety will be compromised.</p>	<p>Refer to 'Community Issues' section of the Council report.</p> <p>The proposal will not generate additional traffic beyond what could be expected for a 4 unit grouped dwelling currently approved for short term tourist accommodation. As the proposal will only cater for a maximum of 4 residents and 1 staff member at any one time, the number of vehicle movements is likely to be less than experienced at present.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p>

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7 continued		<p>Neighbourhood Stability – Hadda Way is made up of single family residences that have chosen this area as it is quiet, no crime, limited traffic and very little change in residential persons. This may change if homeless and mentally ill people occupy the dwellings.</p>	<p>Refer to ‘Community Issues’ section of the Council report.</p> <p>The proposal will not generate additional traffic beyond what could be expected for a 4 unit grouped dwelling currently approved for short term tourist accommodation. As the proposal will only cater for a maximum of 4 residents and 1 staff member at any one time, the number of vehicle movements is likely to be less than experienced at present.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p>
		<p>Concern regarding the loss of property value with this type of facility in the area.</p>	<p>Property value is not a relevant planning matter in itself. In essence, the issue for consideration by a local government is not whether a proposed development will adversely impact on the value of an adjoining property but whether the proposed development will have an adverse impact on the amenity of the locality overall.</p> <p>The proposal does not involve any change to the external appearance of the existing residential buildings and is small-scale (catering for a maximum of 4 residents and 1 staff member at any one time).</p> <p>It is therefore considered that the proposal will not compromise the character and amenity of the area.</p>
8 28-04-2018	Private Landowner	<p>Objection.</p> <p>Concern regarding safety of residents in the area. Currently enjoy a stress free walk along the beach and with having to walk past the proposed facility to get to the beach there is now fear of feeling unsafe.</p> <p>The area proposed for this facility is situated in an area with lots of children, near major beaches for families to enjoy, popular playground for children and the surf club. It is currently a very safe family location.</p>	<p>Refer to ‘Community Issues’ section of the Council report.</p>

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8 continued		Council has failed to provide detailed information regarding the development. This would have allowed residents affected by the proposal to base comments on factual details.	Refer to 'Community/Councillor Consultation' section of the Council report. During the advertising period all the plans and the 'Development Proposal' section of the application were available on the City's website and displayed at the City offices. The letter sent provided information on where the entire application could be viewed and the contact details of the officer in the City who could assist.
		The residents affected by such conditions need to have immediate access to nearby medical or other services.	The facility does not cater for residents who require acute medical or other services. There is no requirement for, or expectation of, a greater need for medical or emergency services than would otherwise be expected for residents in a residential area.
		Other locations are available in Geraldton for such facilities away from residential areas.	Noted, however the local government must assess and make a determination upon the application as lodged by the proponent. The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.
9 30-04-2018	Private Landowner	Objection. Concern regarding safety of residents in the area. Hadda Way is prime real estate in a beachside location which is a popular surf beach for children, walkers and families. There is also a popular family park and the local surf club that is frequently used for sporting events.	Refer to 'Community Issues' section of the Council report.
		Concern regarding the duty of care to the local residents and the community that visit the popular seaside location. What guarantee can RUAH and the City ensure that no harm will come to those who live in this area and visit?	Refer to 'Community Issues' section of the Council report. The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.

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9 continued		Are there residential areas in Geraldton that the City believe to be more appropriate, that are less populated with visitors and children. It is understood that services like these are vital for people in need but it is believed that RUAH has not considered any of the needs of this neighbourhood or its residences and visitors.	Noted, however the local government must assess and make a determination upon the application as lodged by the proponent. The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.
10 30-04-2018	Private Landowner	<p>Objection.</p> <p>Feel that having a facility such as this in such a tight knit community of units and houses will bring inappropriate behaviour and unwanted attention to Mahomets.</p> <p>Concern regarding the loss of property value with this type of facility in the area.</p>	<p>Refer to 'Community Issues' section of the Council report.</p> <p>Property value is not a relevant planning matter in itself. In essence, the issue for consideration by a local government is not whether a proposed development will adversely impact on the value of an adjoining property but whether the proposed development will have an adverse impact on the amenity of the locality overall.</p> <p>The proposal does not involve any change to the external appearance of the existing residential buildings and is small-scale (catering for a maximum of 4 residents and 1 staff member at any one time).</p> <p>It is therefore considered that the proposal will not compromise the character and amenity of the area.</p>
11 30-04-2018	Private Landowner	<p>Objection.</p> <p>Concern with the risk of mental health patients and how much 'free range' they may have to the surrounding public areas given it is near a popular beach and park. Just want to know who's moving into the area as need to be assured our kids are safe.</p>	<p>Refer to 'Community Issues' section of the Council report.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p>

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12 01-05-2018	Private Landowner	<p>Objection.</p> <p>Object to residential building being used by clients who are selected by mental health services and or psychiatrists suggesting they are persons with very complex/dangerous mental issues and/or drug addictions.</p>	<p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p> <p>RUAH Community Services have comprehensive management plans in place with regard to the administering of medication in accordance with the applicable Occupational Health and Safety requirements.</p>
		<p>Object to residential building being used as a 'halfway' house with new clients regularly changing over every few days or up to three months.</p>	<p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p> <p>The length of stay may vary according to the needs of the resident however this will be no different to the present use of the property for short term tourist accommodation in which the length of stay of people using the accommodation varies between a few days and a few weeks with a regular changeover.</p>
		<p>Object to residential building being converted to a quasi-mental health detention centre where clients will have medications administered where necessary to ensure they are not a risk to themselves, others or the public if they leave the facility.</p>	<p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p> <p>RUAH Community Services have comprehensive management plans in place with regard to the administering of medication in accordance with the applicable Occupational Health and Safety requirements.</p>

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12 continued		<p>It is strongly recommended that the use be located away from residential zoned areas and families. These types of mental health detention activities are better placed in either:</p> <ul style="list-style-type: none"> • Regional Centre zone • Mixed Use zone • Tourism zone <p>Whilst it is acknowledged that a 'Community Purpose' is typically assessed as an 'A' use in the residential zone, the actual nature of the proposed mental health detention activities places an unacceptable level of risk on the community and adjoining residents if these mentally unstable/dangerous clients were to leave the buildings.</p> <p>Based on this rationale the proposal is inconsistent with the intent of Local Planning Scheme No. 1. As such it is strongly recommended that in accordance with Local Planning Scheme No. 1 the local government not exercise its discretion to approve the facility as it poses an unacceptable risk to residents at this location and should be located to an alternative zoned site.</p>	<p>Noted, however the local government must assess and make a determination upon the application as lodged by the proponent.</p> <p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p> <p>Refer to 'Community Issues' section of the Council report.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p> <p>RUAH Community Services have comprehensive management plans in place with regard to the administering of medication in accordance with the applicable Occupational Health and Safety requirements.</p> <p>The proposal does not involve any change to the external appearance of the existing residential buildings and is small-scale (catering for a maximum of 4 residents and 1 staff member at any one time).</p> <p>It is therefore considered that the proposal will not compromise the character and amenity of the area.</p> <p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p>
13 01-05-2018	Private Landowner	<p>Objection.</p> <p>Concern regarding the adverse effect this facility will have on the residents in the area and the escalation of anti-social behaviour and crime the facility will bring with it.</p>	<p>Refer to 'Community Issues' section of the Council report.</p>

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14 01-05-2018	Private Landowner	<p>Objection.</p> <p>Object to residential building being used by clients who are selected by mental health services and or psychiatrists suggesting they are persons with very complex/dangerous mental issues and/or drug addictions.</p> <p>This part of the coast attracts a lot of people including walkers, sports and other activities that attract children to the area. This is clearly not a good spot to house people with mental health issues and potentially patients affected from long term drug abuse. This will place a huge level of risk to the community.</p>	<p>Refer to 'Community Issues' section of the Council report.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p> <p>RUAH Community Services have comprehensive management plans in place with regard to the administering of medication in accordance with the applicable Occupational Health and Safety requirements.</p>
		<p>Object to residential building being converted to a quasi-mental health detention centre where clients will have medications administered where necessary to ensure they are not a risk to themselves, others or the public if they leave the facility.</p>	<p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p> <p>RUAH Community Services have comprehensive management plans in place with regard to the administering of medication in accordance with the applicable Occupational Health and Safety requirements.</p>

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14 continued		<p>Whilst it is acknowledged that a 'Community Purpose' is typically assessed as an 'A' use in the residential zone, the actual nature of the proposed mental health detention activities places an unacceptable level of risk on the community and adjoining residents if these mentally unstable/dangerous clients were to leave the buildings.</p> <p>Based on this rationale the proposal is inconsistent with the intent of Local Planning Scheme No. 1. As such it is strongly recommended that in accordance with Local Planning Scheme No. 1 the local government not exercise its discretion to approve the facility as it poses an unacceptable risk to residents at this location and should be located to an alternative zoned site.</p> <p>It is strongly recommended that the use be located away from residential zoned areas and families. These types of mental health detention activities are better placed in either:</p> <ul style="list-style-type: none"> • Regional Centre zone • Mixed Use zone • Tourism zone 	<p>Refer to 'Community Issues' section of the Council report.</p> <p>The facility does not cater for residents who require acute medical or other services but rather those who have been assessed by trained professionals as suitable for a residential program.</p> <p>RUAH Community Services have comprehensive management plans in place with regard to the administering of medication in accordance with the applicable Occupational Health and Safety requirements.</p> <p>The proposal does not involve any change to the external appearance of the existing residential buildings and is small-scale (catering for a maximum of 4 residents and 1 staff member at any one time).</p> <p>It is therefore considered that the proposal will not compromise the character and amenity of the area.</p> <p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p> <p>Noted, however the local government must assess and make a determination upon the application as lodged by the proponent.</p> <p>The proposed use has been reasonably defined as 'Community Purpose' (refer to 'Legislative/Policy Implications' section of the Council report) which is a use that the local government can use its discretion to approve.</p>

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15 07-05-2018	Private Landowner	Indifferent. Would like more information of what RUAH stands for and what the building is for.	RUAH is not an acronym and is a Hebrew word meaning “breath, spirit”. Refer to ‘Community/Councillor Consultation’ section of the Council report. During the advertising period all the plans and the ‘Development Proposal’ section of the application were available on the City’s website and displayed at the City offices. The letter sent provided information on where the entire application could be viewed and the contact details of the officer in the City who could assist.