

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
1 (13-06-2014)	MLC, Member for the Agriculture Region	<p>Support.</p> <p>The Mount Hill Community Farm will allow residents to re-gain their life and work skills through a supportive, labour intensive farm environment.</p> <p>The Mount Hill Community Farm will be based on social enterprise principles that actively support the local community. As a social enterprise initiative the Mount Hill Community Farm will be of benefit to both the residents and the local Walkaway community, based on mutual respect for the residents, the community and the environment.</p>	Noted.
2 (17-06-2014)	Private Landowner	<p>Objection.</p> <p>Concern regarding security and being so far away from the nearest Police and Medical services if something was to go wrong.</p>	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
		The fact that farmers have firearms on their properties and this could be a considerable risk if they were to end up in the wrong hands.	Refer to 'Social Issues' section of the Council Report.
		Continuous streams of unknown people and the problems that it will attract to our area which may contribute to crime	The use and storage of firearms is regulated by State and Commonwealth statute. HCS has advised that they will not permit firearms on the farm.
			Refer to 'Social Issues' section of the Council Report.

<b>City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough)</b> <b>Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions</b>			
<b>Number &amp; Date</b>	<b>Submitter</b>	<b>Nature of Submission</b>	<b>Comment</b>

2 continued		How it will affect the value of properties that have all been worked so hard for.	<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 will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.</p> <p>The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.</p>
		The affect it will have on tourism for our area including the towns of Walkaway and also Mingenew as many tourists drive through the area because of its beauty and peaceful surrounds.	<p>The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.</p> <p>The sites location (i.e. on a gravel cul-de-sac and not on a sealed district road) makes it unlikely that the development will be seen by passing tourists.</p>
		The affect it will have on our quiet and peaceful lifestyle which is the main reason we chose to live here in the first place.	<p>The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.</p> <p>The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.</p>
		It is felt that not enough research has been done considering the use of tax payers money which is being used to fund this proposed project.	The funding of the development is not a relevant planning matter, however it is noted that proposed community farm were subject to assessment as a part of the Royalties for Regions and Department of Local Government and Communities funding programs, which are the primary funding sources for the development.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment

2 continued		Concern regarding inadequate community consultation in that no one had been notified about the proposal when it is right in the middle of our Walkaway/Mount Hill community.	Refer to 'Community/Councillor Consultation' section of the Council Report.
		Do not want it in our neighbourhood and feel that our rights to feel safe in our own homes and our peace and quiet and freedom of choice about how we live is being taken away from us.	Refer to 'Social Issues' section of the Council Report.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
3 17-06-2014	Private Landowner	Objection.	Refer to 'Social Issues' section of the Council Report.
		Concern regarding safety of residents given the type of people it will attract to the area.	
		Concern regarding possessions being stolen.	Refer to 'Social Issues' section of the Council Report.
		Concern regarding the loss of property value given people won't want to buy property if there is a rehabilitation farm next door.	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.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.
		Concern that there are no police services at hand if something was to happen.	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
		Concern regarding the number of people on-site.	The scale of development proposed is commensurate with what can be approved in the zone.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
3 continued		Concern regarding the water usage (underground and spring water).	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. Any request for 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 had no objection to the proposed development.
4 18-06-2014	Private Landowner	<p>Objection.</p> <p>Plans for future lifestyle have been compromised with regard to:</p> <ul style="list-style-type: none"> <li>• Peace and quiet will be disturbed;</li> <li>• Traffic flow to this area will increase;</li> <li>• Security of property;</li> <li>• Children will need to be supervised at all times.</li> </ul>	<p>Refer to 'Social Issues' section of the Council Report.</p> <p>The amount of traffic likely to be generated by the proposal is considered minimal. Residents are not expected to come and go daily and traffic will be limited to staff movements (with the exception of an initial increase of traffic related to construction activities).</p>
5 20-06-2014	Private Landowner	Objection.	Refer to 'Social Issues' section of the Council Report.
		Concerned about the safety of the people in the area of the facility and the Walkaway area.	
		If patients of the facility wander out of the facility it could endanger people and lead to theft in the area.	Refer to 'Social Issues' section of the Council Report.
		It will devalue properties.	<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 will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.</p> <p>The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.</p>

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment

5 continued		It is too far from police and medical services	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
		This is a farming area and not meant for a facility like this one.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
6 20-06-2014	Private Landowner	Objection.  Loss of property value.	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.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.
		Loss of safety which is something we bought properties out here for.	Refer to 'Social Issues' section of the Council Report.
		Something like this should be a lot further out of town.	Noted, however the local government must accept, assess and make a determination upon the application as lodged by the proponent.
7 20-06-2014	Private Landowner	Objection.  This proposal will affect the local residents security and lifestyle.	Refer to 'Social Issues' section of the Council Report.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
		The response time for emergency services will be too long.	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
7 continued		If the proposal was going to be good for the area, then the proposal would tell the City their true proposal and not a white wash submission.	The local government must accept, assess and make a determination upon the application as lodged by the proponent.
8 20-06-2014	Private Landowner	Objection.  Don't agree with having so many people and dwellings in a small area in our community.	The scale of development proposed is commensurate with what can be approved in the zone.
		Concerned for the safety and security of family.	Refer to 'Social Issues' section of the Council Report.
9 20-06-2014	Private Landowner	Objection.  It is very hard to put stats on drug rehabilitation as most don't follow up long enough to be accurate, but all information found on the internet suggests that 40 – 60% will relapse. Therein lies a problem with the facility's location.	The proponent has advised that drug and alcohol use is forbidden and residents are tested.
		The property is surrounded by properties with families that have moved into this area for its safety and peace of mind. It cannot be 100% guaranteed that the safety, privacy, equipment and families will not be affected by this proposal.	Refer to 'Social Issues' section of the Council Report.
		Development will impact negatively on property values in the area.	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.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment

9 continued		The high concentration of activity on one lot and such high traffic numbers coming and going from the lot will impede on the lifestyle and amenity of the surrounding areas.	<p>The scale of development proposed is commensurate with what can be approved in the zone.</p> <p>The amount of traffic likely to be generated by the proposal is considered minimal. Residents are not expected to come and go daily and traffic will be limited to staff movements (with the exception of an initial increase of traffic related to construction activities).</p> <p>The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.</p>
		Predatory people that become aware of the rehabilitation centre and its farming style of fencing, will have easy access to these recovering addicts and subsequently to all surrounding properties.	Refer to 'Social Issues' section of the Council Report.
		Why should the community who have worked hard and made the right choices in life have to pay the price of losing the peaceful, safe and secure environment in which they live. One cannot predict the actions of recovering addicts or their visitors. It cannot be guaranteed that properties and families will be safe.	<p>Refer to 'Social Issues' section of the Council Report.</p> <p>Visitors are limited, organised in advance and structured to ensure minimal disruption to the operation of the program.</p>
		Moved to the area for the freedom to raise children in an environment that is safe and peaceful. Should this proposal be accepted by Council they are in effect changing the character of the area that we paid good money to live in.	<p>Refer to 'Social Issues' section of the Council Report.</p> <p>The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.</p>
		Potential damage to sealed and unsealed roads by the increase in everyday traffic and the danger of drivers not driving to road/traffic conditions. Particularly drivers that are not used to country roads.	The amount of traffic likely to be generated by the proposal is considered minimal. Residents are not expected to come and go daily and traffic will be limited to staff movements (with the exception of an initial increase of traffic related to construction activities).

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
9 continued		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 the individuals with substance abuse problems.	The proposed use has been reasonably defined as “community purpose” (refer to ‘Legislative/Policy Implications’ section of the Council Report.
		As this facility grows in its establishment it will grow in clients, carers, visitors etc. Again not in keeping with the character of this area.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  Visitors are limited, organised in advance and structured to ensure minimal disruption to the operation of the program.
		Due to the distance the response time from ambulance and police is increased, again a safety issue.	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
10 20-06-2014	Private Landowner	Objection.  Have concern for the unwanted visitors who can access the property and recovering addicts easily. These same people will also have access to all the surrounding property, equipment and their families.	Refer to ‘Social Issues’ section of the Council Report.  Visitors are limited, organised in advance and structured to ensure minimal disruption to the operation of the program.
		The facility is too far away from ambulance should it be needed.	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
11 23-06-2014	Private Landowner	Objection.  Not against the need for rehabilitation but do not think the rural community is the suitable location.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
12 23-06-2014	Private Landowner	Objection.  The site is unsuitable near families with young children.	Refer to ‘Social Issues’ section of the Council Report.



City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
12 continued		Traffic associated with support personnel may prove dangerous near families with young children and farm traffic.	The amount of traffic likely to be generated by the proposal is considered minimal. Residents are not expected to come and go daily and traffic will be limited to staff movements (with the exception of an initial increase of traffic related to construction activities).
		The distance from hospital and ambulance is too far.	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
		Land value of nearby properties will fall.	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.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.
		Recidivism level expected unacceptable.	The proponent has advised that drug and alcohol use is forbidden and residents are tested.
		There may be a better site close to the prison which would be more suitable.	Noted, however the local government must accept, assess and make a determination upon the application as lodged by the proponent.
13 23-06-2014	Private Landowner	Objection.  Not suited in general farm land holdings.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
		Concern for safety.	Refer to 'Social Issues' section of the Council Report.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
		Excess waste water and effluent leaving proposed property into existing Allanooka Springs water flow onto owners downstream from the property.	All development 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.
14 23-06-2014	Private Landowner	Support.  Feel that nothing but good can come out of the commencement of the proposed Community Farm given the chance.	Noted.
15 23-06-2014	Private Landowner	Support.  This project shows great potential to benefit the community of Walkaway and the City in many ways. It will provide access to fresh locally grown produce, educational opportunities and a compassionate, respectful environment where people who are in recovery can continue to build more meaningful lives for themselves and an opportunity for the broader community to participate in meaningful and a truly community spirited program.	Noted.
16 24-06-2014	Private Landowner	Objection.  Support a rehabilitation facility being run in a rural area but not in the Mount Hill locality where it is proposed and there are numerous small holdings in close proximity. Such a facility should be located in an isolated area or in an area where police are close by.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
17 24-06-2014	Private Landowner	Objection.  Many houses are in the proposed area therefore it is suggested the centre be put in an isolated area or somewhere that police/medical assistance is close.	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
18 24-06-2014	Private Landowner	Objection.  The community farm sounds misleading and is not wanted.	The proposed use has been reasonably defined as “community purpose” (refer to ‘Legislative/Policy Implications’ section of the Council Report).
19 25-06-2014	Private Landowner	Objection.  Concerned about where the money will come from as the project continues.	Noted.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
19 continued		It wasn't our anticipation when we bought here to have a rehabilitation centre as a close neighbour. A potential disruption to our chosen way of life.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.
		Too far away from emergency services.	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
		It has plenty of scope for problems to arise from residents and visitors.	Refer to 'Social Issues' section of the Council Report.  Visitors are limited, organised in advance and structured to ensure minimal disruption to the operation of the program.
		There may be a need for these types of facilities but not in my backyard.	Noted, however the local government must accept, assess and make a determination upon the application as lodged by the proponent.
		We already have one unsuccessful dwelling establishment with Gunnado Farm, is this to be another.	Noted, however the local government must accept, assess and make a determination upon the application as lodged by the proponent.
20 25-06-2014	Private Landowner	Objection.  There are no police here and we are out here because I do not want my children in the bad element areas. This lifestyle area only works because it is so far away from negative elements to be impacted by them.	Refer to 'Social Issues' section of the Council Report.  There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
21 25-06-20104	Private Landowner	Objection.  Concerned with ongoing problems of theft and trespassing on private land which have occurred on numerous occasions on our farm and in the area. It is a constant worry and problem with security with the undesirables who frequent our farms.	Refer to 'Social Issues' section of the Council Report.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
21 continued		This project would attract a community of people with drug or alcohol problems into the area with their network of people and predators who associate with them.	Refer to 'Social Issues' section of the Council Report.
		The owners and ratepayers of land in this area have chosen a way of life away from the city to live in isolation in a peaceful and tranquil environment.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
		The more suited areas of Geraldton for this project would be the tomato growing areas of Moonyoonooka or Woorree. This would be ideal land for such a need.	Noted, however the local government must accept, assess and make a determination upon the application as lodged by the proponent.
		It is morally wrong for the City of Greater Geraldton Council to even consider this proposal as an option in an area such as this.	The local government must accept, assess and make a determination upon the application as lodged by the proponent.
22 26-06-2014	Private Landowner	Objection. It is too far away from medical facilities.	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
		It will decrease land values.	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.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.
		Would not like it next to me although not against rehabilitation especially for young people.	Noted, however the local government must accept, assess and make a determination upon the application as lodged by the proponent.
23 26-06-2014	Private Landowner	Objection.  Wrong location.	Noted, however the local government must accept, assess and make a determination upon the application as lodged by the proponent.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
24 26-06-2014	Private Landowner	Objection.  It is not fair to locate the community farm amongst rural properties. Would not feel comfortable living in close proximity to people recovering from drug and alcohol abuse.	Refer to 'Social Issues' section of the Council Report.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
		It will negatively impact on the value of properties and community.	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.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.
25 26-06-2014	Private Landowner	Objection.  The location for this is in the wrong place.	Noted, however the local government must accept, assess and make a determination upon the application as lodged by the proponent.
		Hope Community Services has not informed all of the Walkaway community of its intentions nor have they kept us updated.	Refer to 'Community/Councillor Consultation' section of the Council Report.
26 26-06-2014	Private Landowner	Objection.  Location is not the right spot.	Noted, however the local government must accept, assess and make a determination upon the application as lodged by the proponent.
		Hope Community Services has not consulted the township or surrounding community of Walkaway about the drug and alcohol rehabilitation proposal.	Refer to 'Community/Councillor Consultation' section of the Council Report.
27 26-06-2014	Private Landowner	Objection (no further comment made).	Noted.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
28 26-06-2014	Private Landowner	Objection.  The suitability of the land for the community farm.	Noted, however the local government must accept, assess and make a determination upon the application as lodged by the proponent.
		Contamination of the water table (streams) with pollution of other peoples wells and bores due to added septic systems for multiple dwellings on one small block.	All development 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.  The scale of development proposed is commensurate with what can be approved in the zone.
		If the community farm is allowed to go ahead what is there to stop other land owners from setting up bed and breakfast and or farm stay operations.	Bed and breakfast and or farm stay operations are required to lodge a planning application with the local government for assessment and determination.
29 26-06-2014	Private Landowner	Objection.  Concerns that the proposal will affect the safety of the elderly, widows and young mothers and their young families in the area.	Refer to 'Social Issues' section of the Council Report.
30 26-06-2014	Private Landowner	Objection.  Concern regarding lack of initial consultation and information about the facility with the local residents.	Refer to 'Community/Councillor Consultation' section of the Council Report.
		The residents are living in the area because they chose to be away from intensive housing projects.	The scale of development proposed is commensurate with what can be approved in the zone.
31 26-06-2014	Private Landowner	Objection.  The property is not zoned for the establishment of extra buildings.	The scale of development proposed is commensurate with what can be approved in the zone.
		The property is too small for intensive agriculture.	The derivation of crops/land uses will be determined by soil quality, water resources, climatic factors and market considerations to ensure land use is commensurate with the physical capability of the property.
		They have intention of clearing areas of native bush.	A condition is proposed that requires a landscaping plan to address protection of the existing remnant vegetation and further rehabilitation of areas.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
31 continued		Those that may be indecisive would probably end up objecting if the property concerned was close to their family and homes.	Noted.
		The organisation cannot guarantee the safety of our Mount Hill community.	Refer to 'Social Issues' section of the Council Report.
		There are no restrictions on any one leaving the property to go walkabout.	HCS will have comprehensive management plans in place to support day to day operations of the community farm. Whilst participants are not bound to remain residing at the farm, where they choose to exit the program, all exits from the program are managed and appropriate arrangements for residents to leave the facility will be made. Residents are not simply permitted to 'walk out' of the facility.
		The purpose/use of the property is ultimately a therapeutic rehabilitation facility. This is not in keeping with the current purpose/use of the zoning of the area and therefore upsets the calm balance of our lifestyle.	The proposed use has been reasonably defined as "community purpose" (refer to 'Legislative/Policy Implications' section of the Council Report.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
		Property values have already been questioned if the proposed facility is accepted.	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.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.
		The entrance to Roe Close is a bus pickup for school children, therefore safety of children in close proximity to the facility is questioned.	Refer to 'Social Issues' section of the Council Report.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
31 continued		The proposal 'Community Purpose' will in no way assist our community and the size of the lot alone will not support intensive agriculture.	The derivation of crops/land uses will be determined by soil quality, water resources, climatic factors and market considerations to ensure land use is commensurate with the physical capability of the property.
		Almost every resident (excluding sellers of property and maybe one other) at Roe Close have objected to the proposal at meetings held by locals and Hope Community Services.	Noted.
		Our local community was not given the opportunity to discuss the matter prior to the Mount Hill Community farm being announced.	Refer to 'Community/Councillor Consultation' section of the Council Report.
		The applicant is using the word community to get Council on side.	The proposed use has been reasonably defined as "community purpose" (refer to 'Legislative/Policy Implications' section of the Council Report.  The local government must accept, assess and make a determination upon the application as lodged by the proponent.
32 26-06-2014	Private Landowner	Objection Concern with the influx of undesirable people into the community leading to easy availability of drugs to the younger members of the community.	Refer to 'Social Issues' section of the Council Report.
		Concern with the likelihood of theft and vandalism.	Refer to 'Social Issues' section of the Council Report.
33 27-06-2014	Private Landowner	Support.  The proposed farm will provide much needed services to our region and complement current programs in the Midwest. It will also be economically beneficial to our region.  As someone who lives close to Rosella House we have never had a problem with the residents. As such I believe the concerns raised by local Walkaway residents to have no basis in reality.	Noted.



City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment

34 27-06-2014	Private Landowner	Objection.	Refer to 'Social Issues' section of the Council Report.
		Concern regarding safety for children. The affect it will have on the lifestyle we currently have.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
35 27-06-2014	Private Landowner	Objection.	There is no greater expectation of need for any emergency services to attend the site, than would be expected if an incident requiring these services was needed in any other part of the locality.
		Concern with the facility being established in a community which is isolated from any emergency service assistance.	
		Concern with regard to safety, security and the reduction in freedom for the community.	Refer to 'Social Issues' section of the Council Report.
		Property values will decline.	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.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.
		Should not be using Royalties for Regions funds where a community will be adversely effected as this would be a contradiction of the Royalties for Regions funding.	Noted.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment

36 27-06-2014	Geraldton Resource Centre	<p>Support.</p> <p>Geraldton Resource Centre has had numerous discussions with Hope Community Services regarding their proposal and including how the Geraldton Resource Centre may be able to co-operate and collaborate with Hope to provide more opportunities to their clients that will further aid their recovery and re-integration back into their communities.</p> <p>The Geraldton Resource Centre believes that the more integrated service delivery can be provided to people suffering disadvantage and those recovering from alcohol or substance misuse, the more likely that there are positive outcomes and that successful outcomes translate into community benefit. Some of these benefits may include less need for taxpayer funded services (e.g. health, police, mental health, drug and alcohol treatment, judicial and corrective services).</p>	Noted.
37 27-06-2014	Private Landowner	<p>Objection.</p> <p>Concern regarding safety and security. The community farm will make the area unsafe.</p>	Refer to 'Social Issues' section of the Council Report.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment
37 continued		Property values are largely based on the lifestyle of peace and tranquillity and a feeling of security. The Mount Hill community is not willing to accept a decline in property values or an erosion of the current lifestyle that has been worked so hard for.	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.  The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.  The community farm proposal will not alter the rural character of the locality. The application demonstrates explicitly that maintenance of rural character and rural living opportunities is intrinsic to the proposal.
		Concern regarding inadequate community consultation in that no one had been notified about the proposal when it is right in the middle of our Walkaway/Mount Hill community.	Refer to 'Community/Councillor Consultation' section of the Council Report.
38 27-06-2014	Private Landowner	Objection.  As Walkaway is farming or lifestyle cannot see that this type of development would fit into these categories.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
		The effect the intensive farming would have on the local springs and should this be allowed when others have restrictions on water usage.	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. Any request for 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 had no objection to the proposed development.
39 27-06-2014	Private Landowner	Objection.  The development will impact on our grandchildren's freedom of lifestyle and their safety would be at risk.	Refer to 'Social Issues' section of the Council Report.
		It is not in keeping with the ethos of this beautiful peaceful area where family have chosen to live.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.

City of Greater Geraldton – Local Planning Scheme No. 5 (Greenough) Proposed Community Purpose and Intensive Agriculture (Community Farm) – Schedule of Submissions			
Number & Date	Submitter	Nature of Submission	Comment

40 27-06-2014	Private Landowner	Objection.	The proposal will not detract from the ability of those residing in immediate vicinity, or in the greater locality, to enjoy the rural character or lifestyle opportunities afforded by the location.
		We have a lifestyle out here hope will spoil it.	
		They have not got water rights yet and if they have more than 2,000m <sup>2</sup> they need a licence.	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. Any request for 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 had no objection to the proposed development.
		The Allanooka swamp has disappeared so will the spring if overused.	
		Gunadoo failed at tax payer expenses, so will Hope as it is not sustainable.	Noted.