

SUMMARY OF SUBMISSIONS

PROPOSAL: DA16/0412 Private Hospital

OFFICER: Justin Biggar

<u>SUBMITTER:</u>	<u>NATURE OF SUBMISSION</u>	<u>COMMENT:</u>
Lloyd and Denise Smith (Lot 125 Roy Road)	<u>Objection:</u> <ul style="list-style-type: none"> • Devalue surrounding land prices • Safety and security are primary concern ie – escaped patients • Not in keeping with farming and tourism nature of area 	<ol style="list-style-type: none"> 1. Land value is not a planning consideration 2. Applicant has addressed the issue of resident security and need to comply with DoH guidelines 3. Land is not considered prime agricultural land, use is compatible with zoning.
Julie Buller (PO Box 6, Karridale)	<u>Support:</u> <ul style="list-style-type: none"> • Long overdue facility for the South West 	
Clint Lester - Naturaliste Vinters (Cnr Hairpin Road and Bussell Highway)	<u>Objection:</u> <ul style="list-style-type: none"> • Supportive of facility but not the location • Concerned about the appearance of 1.8m electrified security fence along major tourist route • Negatively impact on accommodation providers in area • Wineries in close proximity to people recovering from addiction could provide easy access to alcohol 	<ol style="list-style-type: none"> 1. Location of existing fence is incorrectly noted on plans, no intention by application to install 1.8m fence 2. Proposal relies on discretion, tourists will not be aware of use as rehabilitation centre 3. Clients are not allowed to leave centre, with constant drug and alcohol testing undertaken
Marg Lindsay (Silversprings Cottages)	<u>Objection:</u> <ul style="list-style-type: none"> • Supportive of the concept, just not in a tourist area 	<ol style="list-style-type: none"> 1. Area is zoned Agriculture, use is considered compatible with the zoning

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<p>Robert Johnston (Busselton Holiday Village, 118 Peel Terrace)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Safety of surrounding landowners • Higher threat of break in's and thefts • The associated financial outlay in securing properties • Attracting undesirable visitors to a quiet and peaceful area • Devaluation of properties in the area • Impact on the environment and scenery • Would be better located within Busselton city 	<ol style="list-style-type: none"> 1. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 2. It is not considered there will be a higher threat of break in's. All clients are drug free and require doctor referral, with CCTV monitoring on site. 3. Clients are not undesirables, but people with health issues attempting to address those issues. 4. Value of properties is not a planning concern 5. Proposal incorporates existing native vegetation with minimal effect on view from Bussell Hwy, being over 400m 6. Noted
<p>Eric and Jacqueline Zorzi (Island Brook Estate)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Proximity would be detrimental to tourism business 	<ol style="list-style-type: none"> 1. Location of centre would not be advertised with minimal signage. Visiting tourists would have no knowledge of land use.
<p>Peter McIntyre (Forest Rise Chalets and Lodge)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Supportive of concept but not location • Rehab centre not appropriate in tourism region focussed on wines and families • 1.8m electric perimeter fence will be an eyesore • Security will be a concern 	<ol style="list-style-type: none"> 1. Zoning of land is Agriculture, not Tourism 2. Location of existing 1.8m is incorrectly noted on plans 3. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines.

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<p>KM Galloway (PO Box 348 Cowaramup)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Safety and security main concern, particularly in isolated rural area • No contingency plans provided by applicant • Police too far away with a response time of at least 30 mins 	<ol style="list-style-type: none"> 1. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 2. All staff are trained to deal with any emergencies as per DoH guidelines
<p>Malcolm Hawke (252 Roy Road)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Support concept, not location • Clash with the tourism nature of the area • Safety of surrounding landowners • Police station too far away • Busselton city more suitable location due to proximity to police and hospital 	<ol style="list-style-type: none"> 1. Lot is zoned Agriculture, not Tourism 2. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 3. Noted
<p>L and L Bove (195 Roy Road)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Greatly impact our right to quiet enjoyment of life • Concerned about increased traffic and difficulties of pulling out on Roy Road • Viticulture/tourism zone is not appropriate • Jail like fence impact on amenity of area • Concerned about escaped patients having psychotic episodes • There will be a need for us to install security measures • Distance from law enforcement would leave us vulnerable to home invasion 	<ol style="list-style-type: none"> 1. Proposal is not considered to create any greater impact on Agriculture area than current approval for a Reception centre. 2. Traffic management has been considered with proposal determined to have a low impact. Referred to Engineering department with no issues raised 3. Lot is zoned Agriculture, not Tourism 4. Existing fence is incorrectly noted on plans, applicant has no intention of installing 1.8m

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		<p>fence</p> <p>5. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines.</p>
<p>S and G Bergsma</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Support the concept but not the location • Safety and security threat • Unable to access quick emergency help • Hospital is not a guarded facility, secure facility with patients able to leave • Drug users are unpredictable and often drug dealers attempt to contact previous clients • Will attract undesirable people to the area • <u>I</u>mpact the value of our property • Tourism in the area will be affected with nobody staying in the nearby accommodation providers • 	<ol style="list-style-type: none"> 1. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 2. Patients are not able to leave. Any patients are required to be picked up by nominated person upon discharge 3. Noted 4. Clients are only allowed to make contact with approved family and support people. It also does not make financial sense for a drug dealers to travel to South West to make personal contact with former client 5. Clients are not undesirables, but people with health issues attempting to address those issues
<p>Jalina Khan (No address provided)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Crime consequences from drug and alcohol consumption • Decrease the value of nearby property • Residents isolated from immediate medical attention and police enforcement • Location closer to town would be more suitable • Impact on the peace and quiet of the area which is free from 	<ol style="list-style-type: none"> 1. Rehab centre will be drug and alcohol free with all patients regularly tested 2. House value not a planning concern 3. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 4. Noted 5. Proposal is not considered to have an effect on

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	the scourge of mental and behavioural effects of drug users	“peace and quiet,” of the area.
L Wilhelm (20 Lucy Road)	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • High density tourist area with reputation for safety • No surrounding support infrastructure (police and hospital) • Resulting crime increase in the area • Busselton would be a more suitable location • Risk of relapse and the subsequent threat 	<ol style="list-style-type: none"> 1. Location is neither high density nor tourism 2. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 3. Not considered to be a reasonable expectation of a crime increase. All clients are referred by doctor rather than court order with on-site CCTV monitoring. 4. Noted 5. Clients are drug tested during the stay with any relapse resulting in discharge from the centre
B and NA Ilic (49 Beckett Road)	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Object to location in a tourism area • Property is not large enough to support number of clients or proposed activities • Proposal does not address staff/patient ratio and whether outpatients and short stay guests can come and go • Cellar doors and liquor outlet in vicinity represent a temptation and possible security threat 	<ol style="list-style-type: none"> 1. Agriculture not tourism 2. Property (40ha) and facilities is considered large enough to cater for proposed number 3. Proposal will have to comply with DoH licensing requirements in terms of staff/client ratio 4. Unless completely isolated, any proposed location would have liquor outlets in the vicinity
Colin Murdoch 7543 Bussell Highway	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • If it is called Margaret River Private it should be located in 	<ol style="list-style-type: none"> 1. Noted.

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	Margaret River	
Oliver Crawford (Credaro Wines)	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Support concept but not location • Not suitable in tourism region • Concerned about the visual impact of 1.8m fence • Poses a risk to patients and surrounding landowners 	<ol style="list-style-type: none"> 1. Lot is zoned Agriculture, not Tourism 2. Existing 1.8m fence is incorrectly noted on provided plans, applicant has no intention of installing electric fence 3. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines.
James and Ann Carter (Lots 16 and 17 Irvine Road)	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • 1.8m electric fence shows the type of clientele • Will attract drug dealers trying to access clients and create security issues • Does not meet the zoning requirements for the Agriculture zone • Devalue surround property and detrimental effect on nearby businesses • Similar in appearance to prison • Too far away from hospital and police • No access to public transport for people leaving or arriving, will they attempt to flag down cars on highway • Will damage native bushland on trail walks • No access to public transport will encourage escaped patients to flag down passing cars 	<ol style="list-style-type: none"> 1. Existing 1.8m electric fence is incorrectly noted on the plans, applicant has no intention of installing electric fence 2. Considered to meet the zoning requirements of the Agriculture zone 3. Property value is not a planning consideration 4. As noted, 1.8m fence is incorrectly located on plan. 5. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 6. All people leaving and arriving are required to be dropped/picked up by family member or support person. 7. There are existing trails across the property, it is not considered any walking on these trails by

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		<p>clients would have a greater detrimental effect on bushland than if done so by residents of the current chalet approval</p> <p>8. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines.</p>
<p>Michael Hawke (No address given)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Support concept, not location • Rehab centre not compatible with the tourism focussed nature of the area • Safety of local residents will be at risk • Patients safety will be at risk as the location is too far away from medical facilities 	<ol style="list-style-type: none"> 1. Lot is zoned Agriculture not Tourism 2. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 3. As per DoH licensing requirements, staff are able to deal with any medical emergencies. Centre will also have an Accident and Emergency Agreement in place with the local emergency department
<p>G Henderson (17 Sherwood Crescent, Broadwater)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Has an EPA report been conducted to determine the risk of large amount of effluent from such a proposal on ground water • Location is zoned for Agriculture • Too far away from police • Cannot trust the actions of recovering addicts and they will pose a security risk to nearby residents • Devalue property in the area • Create a marked rise in vehicle numbers • Create disturbance to neighbours at unreasonable hours • Visual impacts of the centre on the amenity of the area 	<ol style="list-style-type: none"> 1. Referred to Health department. Full details of the effluent system will need to be submitted with Building license 2. Use is compatible with Agriculture zone 3. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 4. Property value is not a planning concern 5. Increase in vehicle numbers is not considered excessive, with 20 trips per day, most by staff of the centre 6. Considering distance to nearby houses, disturbance to neighbours would not be a

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	<ul style="list-style-type: none"> • Drug problems should be addressed by existing facilities, not through private hospitals 	<p>reasonable assumption</p> <p>7. Centre is screened from Roy Road and is suitable distance from BussellHwy, being 400m</p> <p>8. Noted</p>
N Morris (No address given)	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Surrounded by wineries and cellar doors would be detrimental to patient’s recovery • Impact of proposal on nearby tourist accommodation • Safety concerns for nearby residents 	<p>1. Unless located in very isolated area, there would always be nearby liquor facilities</p> <p>2. Location of proposal will not be advertised, rely on discretion. No visiting tourists will have knowledge of its use</p>
Rod Hillman CEO Ecotourism Australia	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Proposal will impact on the experience offered by Yelverton Eco Chalets and impact their business. 	<p>1. Based on site photos, proposal is not viewable from any chalets on Yelverton Brook</p> <p>2. Location of proposal will not be advertised so visiting tourists will have no knowledge of land use</p>
Margaret River Wine Association	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Decrease the availability of prime agricultural land • Detriment to the economic development of the area • Odd to locate a recovery facility in a wine region • Inappropriate location on major highway • Inherent risks to patients and surrounding residents • Negative impact on surrounding businesses which are the cornerstone industries for long term regional growth 	<p>1. Prior approval as chalet found that land was not economically sustainable as farm</p> <p>2. Proposal will provide employment in the region and diversify the economic base</p> <p>3. Noted</p> <p>4. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines.</p> <p>5. Location of proposal will not be advertised so</p>

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	<ul style="list-style-type: none"> • 24 hour clinic will generate noise, traffic and light well above that existing in the immediate vicinity • 	<p>visiting tourists will have no knowledge of land use. Appearance will be no different to that of tourist accommodation</p> <p>6. Proposal will be low key with a strict 10pm lights out policy. Distance from nearby residences is such that noise is not considered an issue.</p>
<p>F and J Mildenhall</p>	<p><u>Objections:</u></p> <ul style="list-style-type: none"> • Support concept but not location • Security risk to nearby residents as indicated by 1.8m electric fence • Desperate people will escape to seek drugs • What supervision will be in place, what is the ratio of staff to patients? • Inappropriate location near wineries • Viewable from Bussell Highway, which is a major tourist route 	<ol style="list-style-type: none"> 1. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 2. Proposal will have to comply with DoH licensing requirements 3. Noted 4. Development is over 400m from Bussell Highway with LNRSP requiring distance of 300m.
<p>S and J Ensor (Yelverton Brook Eco Spa Retreat)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Adversely effect our business • Applicant has stated that he cannot assure our safety • Main building is less than 150m from our nearest unit • Not appropriate staff levels to look after patients, with 3 staff proposed for 10 patients at night • Applicant has advised us that drug dealers may try to contact their old clients 	<ol style="list-style-type: none"> 1. Location will not be advertised with no visiting tourists aware of land use 2. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 3. As per provided site photos, proposal cannot be viewed from nearest chalet, with significant vegetation buffer between the two lots 4. Staff levels will have to comply with DoH

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	<ul style="list-style-type: none"> • Increase in crime around the immediate area • Downward effect on house prices • Will pursue legal action if approved 	<p>licensing requirements</p> <ol style="list-style-type: none"> 5. Applicant has advised that it would not make sense for drug dealers to contact former clients in person. In any event, residents of the clinic do not have access to phones and are only able to contact approved family members. 6. House prices is not a planning consideration 7. Noted
<p>G Bertelli (220 Silverwood Road)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Security issues caused by centre • Area is highly visible from Bussell Highway, as will be the 1.8m fence • Not appropriate in a tourist area 	<ol style="list-style-type: none"> 1. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 2. Proposal is set back at a minimum of 400m from Bussell Highway 3. Existing electric fence is incorrectly noted on provided plans 4. Lot is zoned Agriculture not tourism. 5.
<p>Chris Furtado, Voyager Estate</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Impact on tourism activity in the area • Supportive of concept but not location • Devalue surrounding property • Generate unwelcome media attention for the area 	<ol style="list-style-type: none"> 1. Location will not be advertised with visiting tourists having no knowledge of the land use. In scale and appearance, proposal will be no different to tourist accommodation 2. Value of surrounding property is not a planning consideration 3. As noted above, location will not be advertised

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<p>D Jennings</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Generate additional traffic for Roy Road which is a school bus route • Viewable from Bussell Highway • Will have a negative effect on land and house prices, make it difficult to sell in future • The proposed effluent management is inadequate, being 2 x 12m leach drains and 2 septic tanks • Will create security issues for surrounding residents as indicated by the 1.8m fence • Too far from police and medical services if required • Current buildings are designed for tourism and should remain so • Will pursue legal action if allowed to go ahead 	<ol style="list-style-type: none"> 1. Traffic impacts are considered minimal and capable of being supported by existing road network 2. Proposal is over 400m from Bussell Hwy with 300m the amount to be clear of development under the LNRSP 3. House prices not a planning consideration 4. All details of effluent systems will be made a condition of approval 5. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 6. Noted 7. Noted
<p>Evan Haywood, Island Brook Estate (7388 Bussell Hwy)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Proximity of the location to wineries • The safety of my family • The plans for a 1.8m electric fence will detract from the visual amenity of the area • Not in keeping with the agriculture and tourism zoning of the area • 	<ol style="list-style-type: none"> 1. Noted 2. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 3. Existing electric fence has been incorrectly noted on provided plans, applicant has no intention of installing electric fence 4. Use is considered compatible with Agriculture zone
<p>B Smith (No address supplied)</p>	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Inappropriate location, with a more isolated location appropriate 	<ol style="list-style-type: none"> 1. Noted 2. Location of proposal will not be advertised with visiting tourists having no knowledge of the

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	<ul style="list-style-type: none"> • Will have a negative impact on surrounding businesses • Security and safety risk 	<p>proposed use.</p> <p>3. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines.</p>
Tourism Council of WA	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Location next to Yelverton Brook is not conducive to running a wildlife sanctuary business • Will negatively impact on tourism in the area, particularly Yelverton Brook • 	<p>1. Significant vegetation buffer between Yelverton Brook and Lot 10, as per site photos</p> <p>2. Location of proposal will not be advertised with visiting tourists having no knowledge of the use. In appearance and scale, proposal will be no different to tourist accommodation</p>
J Hilton (24 Honeyeater Loop, Margaret River)	<p><u>Support:</u></p> <ul style="list-style-type: none"> • Issues of addiction need to be addressed as health matters • The community has a responsibility to offer help when people require and request it 	<p>1. Noted</p>
National Trust of Australia	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • The interest of the National Trust arises in that the adjacent land 2159 Broadhurst Road is subject to a restrictive covenant to the benefit of the NT that vegetation be preserved • Bushfire hazard from people smoking outside • Increase in activity on adjoining land could facilitate the spread of dieback 	<p>1. Restrictive covenant on an adjacent property is not a planning consideration as per CI 5.4</p> <p>2. Bushfire hazard from people smoking is not a planning consideration. Proposal complies with the requirements of planning in bushfire prone areas</p> <p>3. Noted</p>
C Gillespie	<p><u>Objection:</u></p>	<p>1. Applicant has addressed the issue of resident</p>

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	<ul style="list-style-type: none"> • Concerned for my personal safety • Police and medical facilities too far away • Close proximity to wineries 	<p>safety and need to comply with DoH guidelines.</p> <ol style="list-style-type: none"> 2. Staff are trained to deal with emergencies as per licensing requirements of DoH 3. Noted.
J and A Gillespie (PO Box 1063 Margaret River WA)	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Support concept but not location • Too close to Bussell Highway, should be more isolated • Security threat to nearby residents, most have criminal past 	<ol style="list-style-type: none"> 1. Distance to Bussell highway is in keeping with LNRSP 2. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines.
R and A Cameron (51 Irvine Road)	<p><u>Objection:</u></p> <ul style="list-style-type: none"> • Safety and security of property will be threatened • Devaluation of land will be immense • Bushfire risk will dramatically increase • Emergency services too far away • Mobile phone coverage is poor in this area • Roy Road is currently congested 	<ol style="list-style-type: none"> 1. Applicant has addressed the issue of resident safety and need to comply with DoH guidelines. 2. Value of adjoining property is not a planning consideration 3. Proposal complies with bushfire planning requirements. 4. Staff are trained to deal with emergencies as per licensing requirements of DoH 5. Residents of the facility will not have access to mobile phones as per requirements of rehabilitation program 6. Existing road network is considered capable of supporting proposed traffic increase
A Hood (on behalf of PJ	<p><u>Objection:</u></p>	<ol style="list-style-type: none"> 1. Applicant has addressed the issue of resident

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and AM Hood) (272 Abbeys Farm Road)	<ul style="list-style-type: none">• How can the facility guarantee safety of local visitors and residents?• Busselton town would be a better location• An incident could damage the brand and reputation of local businesses	safety and need to comply with DoH guidelines. 2. Noted 3. Noted