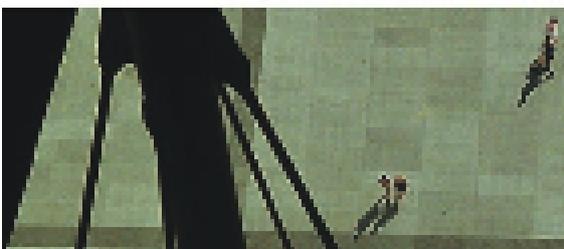


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**FISH MYALUP KARLA WAANGINY
DEVELOPMENT APPLICATION**

Healing the spirit, heart, mind, body and land

December 2020



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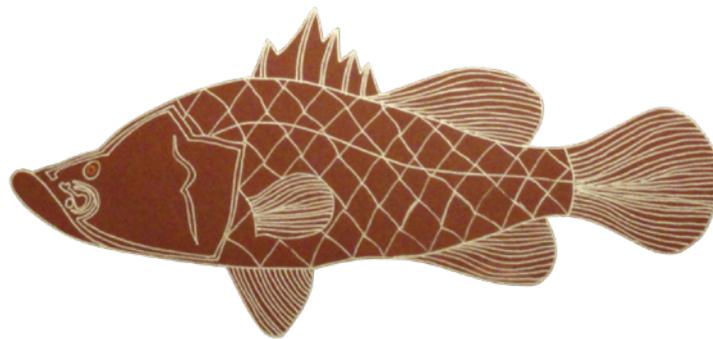
Healing the spirit, heart, mind, body and land

December 2020

FISH MYALUP KARLA WAANGINY DEVELOPMENT APPLICATION

Healing the spirit, heart, mind, body and land

By urbanplan on behalf of
Foundation for Indigenous Sustainable Health



*“Healthy spirit, heart, mind and body,
healthy families, community and land”*

Approved by: Ian Brashaw

Date: 11 December 2020

Position: Principal

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EXECUTIVE SUMMARY

This document provides a broad overview of the design and planning principles by which the FISH Myalup Karla Waanginy Justice Initiative has been developed. The initiative involves the development of the vacant land surrounding the Settlers Roadhouse at 6043 Forrest Highway.

Foundation for Indigenous Sustainable Health (FISH) is an Aboriginal not-for-profit established in 2010. Acknowledging Aboriginal people have a living spiritual, cultural, familial and social connection with the land, FISH works to bring healing to the spirit, heart, mind, body and land to help create healthy people and communities.

This document provides an overview of the following:

- Myalup Karla Waanginy land description;
- Regional context, historical and current land uses;
- Description of the proposed initiative;
- Architectural principles, including Co-Design, sustainability and visual amenity;
- Technical reports, including bushfire management, traffic impact, and water treatment;
- Community, Government and stakeholder consultation; and
- Adherence to local and State planning framework.

Foundation for Indigenous Sustainable Health

Foundation for Indigenous Sustainable Health (FISH) is an Aboriginal not-for-profit established in 2010. Acknowledging Aboriginal people have a living spiritual, cultural, familial and social connection with the land, FISH works to bring healing to the spirit, heart, mind, body and land to help create healthy people and communities.

FISH believes that change does not come through 'hand outs' but giving people a 'hand up' where Aboriginal and Torres Strait Islander people and non-Indigenous people work hand in hand through innovation and enterprise to bring sustainable change.

FISH provides opportunities for Aboriginal people to share their wisdom and insights to the broader community, to teach people how to connect and care for each other and for country, whilst closing the gap and breaking intergenerational cycles of trauma, poverty and engagement with the justice system. The focus of the organisation is:

“by Aboriginal and Torres Strait Islander people for Aboriginal and Torres Strait Islander people”.

1. INTRODUCTION

1.1 FOUNDATION FOR INDIGENOUS SUSTAINABLE HEALTH

Foundation for Indigenous Sustainable Health Ltd (FISH) is a registered company limited by guarantee with ASIC, a registered Income Tax Exempt Charity and Deductible Gift Recipient with the ATO and a registered Public Benevolent Institution with the ACNC.

Since 2017, FISH has worked with Aboriginal groups and local businesses in the South West Region through a co-design process to develop a detailed program that will give Aboriginal people aged 16-35 a place to heal and receive holistic support to break intergenerational cycles of trauma, avoid (re)engagement in the justice system and contribute positively to society.

For this purpose, FISH has acquired an 11ha site at 6043 Forrest Highway in Myalup, which is the vacant land surrounding the Settlers Roadhouse, formerly used for agricultural market garden cultivation. The land is owned by the Rae Group, and has been provided to FISH under a 40-year lease with an annual \$1 'peppercorn rent', with first option to buy. The site and program have been named "FISH Myalup Karla Waanginy Justice Initiative".

As part of the process FISH has been working with Development WA, South West Development Commission, Harvey Shire and local land holders in relation to the regional economic, social, tourism, agri-innovation and workforce benefits for the region.

Myalup Karla Waanginy will be a multipurpose site with a social enterprise and tourism focus providing work experience and employment options for the long term unemployed while making the program economically self-sustaining. The site will be developed as a national prototype to bring change throughout Australia.

To date, the Myalup Karla Waanginy project has already secured an initial investment of \$500,000 into the region, for Stage 1 of the planning and implementation stages of the project (with a further \$1.5 million in planning and implementation over the next 3 years). The project will see capital investment into the site of \$15 million. The combined capital and planning/implementation cost will be \$17 million, which will go to establishing the following on-site industries:

- Agri-innovation through aquaponics, horticulture, traditional food & medicine;
- Agri-research;
- Education & training;
- Manufacturing utilising a downstream product of straw and/or hemp herd from the local industry to make straw-bale and/or hemp housing panels;
- Building construction & maintenance;
- Landscaping & grounds maintenance;
- Food & beverage hospitality;
- Tourism;
- Rehabilitation, mentoring & healing for Aboriginal people engaged in the justice system.

- responds to local employment needs;
- adds value to South West tourism;
- addresses structural disadvantages faced by Aboriginal communities;
- serves as a place of education and cultural discovery for the local community;
- provides scope for trialling innovations in agriculture, sustainable water management, and energy production and storage, in order to create a national prototype;
- improves outcomes for Aboriginal people involved in the justice system and, thereby, for the broader community.

The Co-Design process, including years of extensive stakeholder consultation, ensure that the project is one which intimately responds to local needs. Local amenity will be significantly enhanced by the proposed Myalup Karla Waanginy initiative. For a detailed explanation of how the project aligns with the rural agricultural character of the region, please refer to below sections “Planning Considerations”.

2. SITE DESCRIPTION AND CONTEXT

2.1 LOCATION, PROPERTY & TENURE

Myalup Karla Waanginy is located on part of Lot 1, 6043 Forrest Highway. The land reference on the Certificate of Title is Lot 1 on Diagram 58756, Volume 1569, Folio 80. This land is held by Marsino Pty Ltd (“Rae Group”) as freehold title.

2.2 CURRENT AND HISTORICAL USES OF SITE

The portion of the site proposed for development is presently vacant unused land.

The other portion of the lot is leased to Chevron (formerly Puma) for the purpose of operating the existing Settlers Roadhouse. The roadhouse occupies the central road-facing portion of the land, and the Myalup Karla Waanginy portion covers all of the remaining part of the site to the north, south and east.

For approximately the last 30 years, the non-roadhouse portion has been used as a market garden for the commercial cultivation of vegetables. We understand that this usage ceased approximately three years ago. The site has subsequently remained unutilised, with routine weed and pest control undertaken by the landowners.

2.3 CURRENT BUILDINGS ON SITE

2.3.1 CARETAKER’S HOUSE

There is an existing caretaker’s residence on the site, located adjacent to the Settler’s Roadhouse on the north side. The house is a four-bedroom, two bathroom residence, separately metered with electricity, gas and water supply. There is a perimeter fence surrounding the caretaker portion of the site.

The house has been leased to FISH as the tenant. The purpose of this lease is to accommodate on-site personnel during the construction phase of the project and, thereafter, to accommodate the Myalup Karla Waanginy site caretaker.

2.3.2 STRUCTURES FOR DEMOLITION

There is a derelict house situated in the centre of the property amongst the more densely vegetated area. The structure is in a non-remediable condition and is slated for demolition.

To the immediate northeast of the caretaker’s house, there is a semi-open metal shed structure which was previously used during the operation of the market garden. This structure does not serve any ongoing purpose and is slated for removal.

2.4 EXISTING SITE CONDITIONS

2.4.1 BORE AND GROUNDWATER LICENCE

The site has an annual groundwater allocation of 136,000 kilolitres pursuant to Groundwater Licence 177908.

The site contains two water bores. One of these bores is located just inside the eastern boundary of the Settler's Roadhouse site portion, which is used to service the roadhouse needs. The second bore is located in the central part of the site, slightly north of the existing vegetation. The second bore requires replacement of the pump; for which investigatory works are currently being undertaken.

2.4.2 FENCING

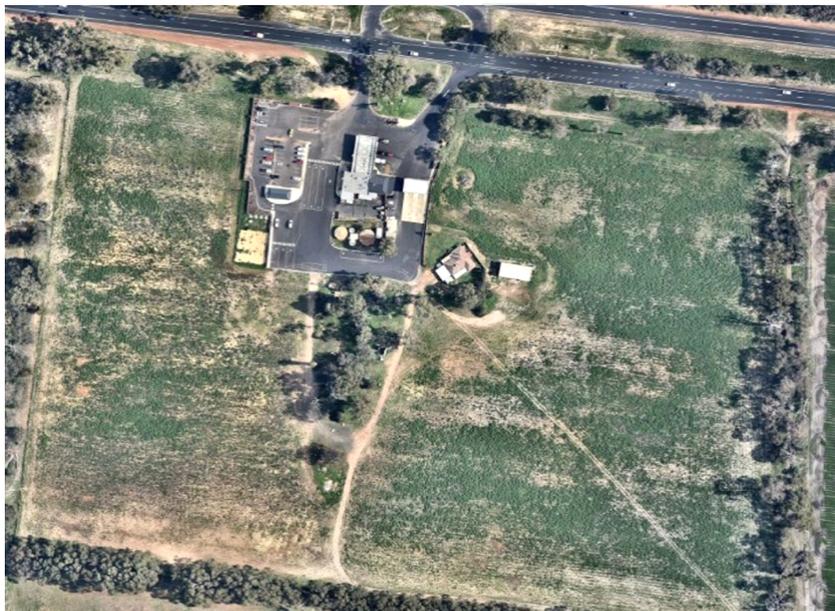
There is a wire fence demarcating the northern, eastern and southern boundaries of the site.

2.4.3 TERRAIN AND LANDSCAPE

The total Myalup Karla Waanginy portion of the site (ie non-roadhouse) is approximately 11 hectares. The land is predominantly clear and relatively flat, with a height variance of less than 3 metres across the site.

Due to its previous usage as a market garden, the land is clear and is routinely maintained for pest and weed control. There is an area in the central part of the site with large established trees and other vegetation. The perimeter of the site is surrounded by established trees (single row to the north and west).

The entire site sits upon deep spearwood sands.



2.5 SITE CONTEXT

Myalup Karla Waanginy is situated on the border of the Bindjareb and Wadandi regions within the Noongar nation. The name “Myalup” derives from the traditional word meaning “meeting place”, being the point of congregation between the Bindjareb and Wadandi clan groups.

The site sits within the Shire of Harvey. The land is situated on a lot which adjoins the Forrest Highway, within a major agricultural region. All surrounding properties primarily devoted to vegetable cultivation.

The Forrest Highway is the main roadway connecting Perth to the South West region. The Settlers Roadhouse has operated for several decades and is a well-known location for refuelling and rest stops.

As well as being a region of priority agricultural significance, the broader region is also of key importance to WA’s tourism industry with the South West Region receiving 1.11 million domestic visitors and a further 110,000 international visitors in 2017. There are various local tourism and hospitality businesses in the locality around Myalup, however Tourism WA statistics indicate significant unmet demand.

The site is situated 30 min drive from Bunbury Regional Prison and 1 hour drive from Karnet Prison.

3. PROPOSED DEVELOPMENT

3.1 ARCHITECTURAL STATEMENT: DESIGN CONCEPTS & ELEMENTS

3.1.1 CO-DESIGN PROCESS

Co-Design Working Group

FISH is committed to the principle of co-design in its mission to improve the social and emotional wellbeing of Aboriginal people and break intergenerational cycles of trauma, poverty and engagement in the justice system. True co-design allows time for deep waanginy (talking/yarning). Listening often to what is *not* said as well as what is being said. Through this process of sharing and valuing each other's hearts, spirits, ideas, knowledge and experience, the final decisions are based on a solid foundation.

The whole of the FISH Myalup Karla Waanginy project has been designed in close collaboration with the Co-Design Working Group, comprised of six Aboriginal women and ten Aboriginal men, under the principle of "*for Aboriginal people, by Aboriginal people*". The Co-Design group, together with the FISH team and external consultants and specialists have been involved in the design of the program and the site (including building and landscaping). For details of Co-Design Group members, please refer separately to the signed affirmation letter from the group.

The co-design process commenced around three years ago, initially by brainstorming a general concept and discussing the best location for this national prototype justice initiative. All components; from land selection, layout, landscaping, healing processes, reconnection to land and self, the 'feel' of buildings, etc have all been yarned about. Every element is important: the built, natural, social and programmatic environment all impact on the healing journey; ultimately bringing healing and social and emotional wellbeing. It has been a long and fruitful journey, as FISH is committed to the process of co-design in our work and you need to allow enough time and space to do that work effectively.

It has taken the FISH team over three years for the Myalup Karla Waanginy Justice Initiative to reach this point. The program will give Aboriginal people a place to heal and receive holistic support to break intergenerational cycles of trauma, avoid (re)engagement in the justice system and contribute positively to society.

The Co-Design Group has met many times on Boodja (country) to develop layout designs for the site, to walk the land and sit and yarn around the fire. True co-design always encounters competing interests: we live in a world that expects rapid information, whereas true co-design needs time to sit, yarn, absorb, and yarn again. Only by genuinely involving Aboriginal and Torres Strait Islander people can we expect to bring lasting change.



3.2 CONCEPTS EMERGING FROM GROUP

The following key concepts have emerged through the co-design process:

- *Connection to Nature and Country:*
Addressed by the use of natural materials, connection to outdoor vistas, creation of a natural landscape and environmentally-friendly design, resource and energy-efficient approaches which respect the land to which we belong.
- *Sense of home. Softness. Sense of safety and security:*
Addressed by the design of the accommodation with rammed earth walls, green roofs and integrating grassed hills into the southern side of the residences. This design has been described as being “inside the womb of mother earth”. It feels safe and connected. Solid construction through rammed earth gives feeling of safety and protection.
- *Identity and belonging. Sense of ownership. A place for Aboriginal people that does not feel like being in the big city. A symbol Aboriginal people can feel proud of:*
Addressed by the earthen soft texture of the finishes, roundness of the shapes and integration of roofs and landscape; and elements like the fire circles, the walkable green roofs connected to the eagle dreaming, the balga trees, the Aboriginal paintings decorating the walls of the panel manufacturing facility, and the integration of all the natural elements into the design (earth, water, air, fire). Original, attractive and connected design.

- *Need to feel comfortable and in community. Men and women to reside in separate areas, with common areas of shared space:*
Addressed by the common outdoor kitchen area, with four different barbeques and a central fire pit. It is located in the heart of the site, under the large existing trees.
- *Range of different spaces. Healing does not happen in a closed room. Need outdoor spaces for counselling, reflection, relaxation, connection:*
Addressed by providing a wide range of outdoor spaces for counselling and healing, as the courtyard of the Wellbeing Centre, where there would be sitting spaces under the shade of the trees, the top of the green roof over the Centre where people can walk or sit down to yarn, the male and female fire pits, sitting places under a roof on the side of the paths, and decking to sit by the water features.
- *Balga as the tree of life. Recognition of its importance:*
Addressed by its integration in the landscape. The three rammed earth towers that emerge from the roof of the tourist building represent the shape and texture of the balga trees emerging from the grasslands.
- *Space to practise sport to keep a healthy body and mind:*
Addressed by providing an area to play football, a roofed basketball court and a small gym.

3.3 ENVIRONMENTALLY SUSTAINABLE PRINCIPLES

Myalup Karla Waanginy will have a strong focus on sustainability and ecological integration. The design and appearance of the buildings will be integrated with the surrounding environment. Overall, the site will have a natural feel in its integration of architecture and landscaping.

We recognise that the construction industry is central in determining whether our society meets its sustainability goals. The building industry is responsible for around 20% of Australia's carbon footprint. These emissions include embodied energy and water consumption that goes into the building during construction as well as operational energy and water usage of the completed building, maintenance during the life span and the demolition at the end of the building's life.

FISH's Aboriginal consortium partners have collectively formulated and signed up to a set of Sustainability Principles which will guide the construction and operation of the site. These principles are:

"To recognise the environment as the third teacher and to use innovation and newest technologies to sustainably develop the Myalup site to reduce consumption of non-renewable resources, minimise waste, and to create a healthy, productive environment. Sustainable design principles include the ability to:

- optimise site potential;
- minimise non-renewable energy consumption;
- use environmentally preferable products;

- protect and conserve water;
- enhance indoor and outdoor environmental quality;
- optimise operational and maintenance practices;
- reduce, reuse and recycle;
- minimise impact on / enhance surrounding environment; and
- optimise safety and wellbeing.”

Solar passive design principles have been used in all of the buildings at Myalup Karla Waanginy. Passive design uses natural energy flows (sun and wind) to maintain the most comfortable indoor environment possible for a building for the climate in which it is located. Traditional, or ‘vernacular’ architecture has utilised this principle for centuries as the only option. Solar Passive design places particular focus on the following elements:

3.3.1 **ORIENTATION**

Most of the buildings at the site are oriented north-south. During the winter months, this allows the building to capture the sun’s warmth by exposing the maximum possible surface to the low northerly sun and retaining that heat within the building. In summer, solar heat gain from the high-angled sun can be minimised by northerly roof overhangs. The eastern and western faces of the buildings are smaller with minimal openings, thereby reducing summer heat gain from the low rising and setting sun. In the tourist building, the north-south orientation is not practical due to the need to position the building more prominently along the road. As an alternative, the three large shaft-mounted skylights with louvres will allow for the regulation of the north sun, harnessing its light and warmth in winter and blocking it out during summer. Skylights also make a major contribution to energy efficiency and comfort. They provide an excellent source of natural lighting, often admitting more than three times as much light as a vertical window of the same size.

3.3.2 **BUILDING ZONES**

The buildings are internally zoned, creating spaces within the floorplan that can be separated from each other. This allows for isolated heating or cooling, as well as acoustics separation between zones, which enhances the efficiency and comfort of the building.

3.3.3 **VENTILATION**

The design of every building favours natural cross ventilation and regulation of those flows. This provides healthy spaces and also works in conjunction with the thermal mass to cool down the building at night. As mentioned above, the tourist building will contain three large openable shafts, which will purge hot air from the building via natural convection flows. This is also known as the ‘stack effect’, and is the tendency for air to move vertically through buildings and stacks (chimneys) because of buoyancy. These passive design concepts draw their roots from ancient vernacular architecture adapted to deal with extremes of heat. The cooling function of these stacks will be further enhanced by using rammed earth as the building material. Atmospheric moisture is absorbed by the hygroscopic clay, which then draws heat out of the material as it evaporates in the updraft. The structure essentially functions

as a giant air conditioning unit, reducing the temperature of the wall in the same way that sweat cools the body. This requires no fans, compressors or any other energy intensive equipment associated with air conditioning. In winter a skylight just north of the rammed earth wall allows the sun's rays to be cast directly upon it.

3.3.4 **THERMAL MASS**

Thermal mass is the ability of a material to absorb and store heat energy. A lot of heat energy is needed to change the temperature of high density materials such as earth, concrete and stone. These materials have high heat storage capacity, and can be used to moderate indoor temperatures by averaging day-night temperature extremes. The Myalup buildings have been designed to take advantage of thermal mass, in particular through rammed earth, earth berming and green roof features of the buildings. As explained above, these materials work in conjunction with other solar passive elements such as radiant heat capture, shading and ventilation.

3.3.5 **INSULATION**

Insulation will be utilised effectively in certain parts of the building envelopes in order to avoid loss of heat energy, for more efficient buildings.

3.3.6 **SHADING**

Fixed and movable shading elements will be used to allow solar gains during winter while minimising is during winter.

3.3.7 **GLAZING**

The right glass and window selection is critical to balancing the need for free winter heating and heat retention while avoiding undesirable overheating in summer. The Myalup buildings will utilise high-quality glazing to ensure long-term thermal efficiency.

As well as the above solar passive design features, the site will encompass sustainability in its sensitive treatment of resources, in particular:

3.3.8 **BUILDING MATERIALS**

Selection of building materials has been guided by sustainability principles, including minimising embodied energy, avoiding materials with polluting or detrimental production chains (including end-of-life treatment), preferring non-VOC and non-toxic materials and promoting natural and renewable resources. Where possible, the site will feature natural elements such as rammed earth, vegetated roofs, sustainably harvested timber and natural finishes such as clay and lime renders. The prominent use of earth in the buildings follows the Aboriginal principle of connection to land. The appearance of the buildings will be integrated with the surrounding environment and landscaping, creating a natural overall feel to the site. FISH has already incorporated this principle into previous projects with great success, including the Bawoorrooga sustainable community-built earth house in the Kimberley. FISH has gained several awards and recognitions for incorporating these principles within the

Bawoorrooga project, including: United Nations Human Rights Award WA 2019 and finalist in the Banksia Sustainability Award 2019 for achievements in furthering the UN Sustainability Development Goals. The project was also published by the Australian Institute of Architects in *The Architect* magazine.

3.3.9 WATER CAPTURE

The roofs of the panel manufacturing and aquaponics facilities will have a combined surface area of around 9,400m². This provides a valuable opportunity for significant rainwater capture, which can be utilised to supplement the irrigation needs of the on-site horticulture program as well as the aquaculture dams. With proper planning and management, dam levels can be boosted during months of higher rainfall to account for losses during drier months, thereby minimising the need for large-scale tank storage. For buildings with green (vegetated) roofing, rainwater will be directly absorbed into the substrate, and any excess water run-off is slowed significantly.

3.3.10 SOLAR POWER

The majority of the site's electrical requirements will be generated on site via solar photovoltaic panels, combined with battery storage. Additionally, FISH is currently in discussions with several major supporters in the energy sector, including ATCO, to explore other potential options around efficient energy generation and storage. These options may include emerging hydrogen cell technology which could serve as demonstrations of new developments in the energy space. This is part of FISH's objective to use Myalup Karla Waanginy to showcase sustainability and innovation.

3.3.11 VEGETATION

Vegetation and landscaping will be central to telling the Aboriginal story of the site. Plants and natural features will be matched with the different portions of the land according to its use and meaning. Men's areas woman's areas, learning areas, etc will be reflected through the natural characteristics, including plant selection and cultural symbolism, through consultation with our Aboriginal co-designers. The balga (native grass tree), which has particular traditional significance within Noongar culture, will also feature prominently on the site. Existing trees and vegetation will be preserved and integrated into the overall design. The majority of existing large trees are located in the central part of the site, which will serve as the heart and most familiar part of the site for residents. Landscaping will utilise native species and, in particular, native trees will be planted along the road-facing (western) boundary in order to soften and integrate the vista with the surroundings and buffer the visual impact of the buildings.

3.3.12 WASTEWATER MANAGEMENT

The land does not have any connection to mains sewerage. The site will be serviced by two septic systems in compliance with Government Sewerage Policy, September 2019. Please refer to separate Water Management Plan for details of proposed system

FISH has an MOU with Aboriginal-owned Regional Services Group – a plumbing and civil works company. FISH is in discussions with the international company Veolia who are looking at partnering with the FISH Myalup Karla Waanginy Justice Initiative and working with Regional Services Group and FISH in the development of the site, with respect to water, sewerage and waste management. This includes technical advice with:

- Reverse osmosis (RO) and Treatment – including tanks and treatment plant for the supply of potable water;
- Process treatment – this treatment would service the ponds and aquaponics;
- Grey water treatment (Drip irrigation) – to potentially service the plant nursey;
- Rain water treatment – the system could be incorporated into RO or service other areas of Myalup operation.

Regional Services Group, in consultation with Veolia and other technical experts, has worked with FISH in providing input to the site design with reference to the above points and will be the preferred Aboriginal contractor to carry out the final technical design and implementation with third parties.

3.4 SITE LAYOUT & ORIENTATION

Myalup Karla Waanginy will operate as a multi-purpose program and the overall site layout is portioned into zones, allowing the greatest functionality as well as sensible coherence in the themes across the site.

3.4.1 TOURIST AREA

The tourist component and public access portion of the site will be located at the south portion of the land. As explained above, these buildings are designed to have a striking visual appeal, and their location toward the front of the lot will enhance their prominence as a tourist attraction. Additionally, FISH and Chevron (formerly Puma) have reached an agreement regarding the shared use of the existing roadhouse carpark, which will be extended to accommodate the increased visitor numbers. By directing all tourists and roadhouse patrons to this portion of the site, traffic flow and parking can be better managed.

3.4.2 AQUACULTURE DAMS

The positioning of the dams around the southern and eastern perimeter of the site serves a number of purposes, including:

- Visual beauty of water features integrated with the tourist areas. The dams form an important part of the site landscaping and will feature native wetland vegetation and timber decking to allow residents and visitors to appreciate the area.
- Acting as a break in the event of bushfire, in particular beyond the southern boundary of the site where there is a greater quantity of bushland, compared with the croplands to the north.
- Positioning at the rear of the lot allows for control of access, safety and security, as entry to the dam area can be more effectively monitored and restricted.

- Protection against agricultural spray drift. Neighbouring properties to the north and west of the site croplands utilise various agricultural sprays. By positioning all of the dams in the south east corner of the lot, they are protected by greater distance as well as by large buildings acting as physical barriers. The northern border will be partially buffered by the existing vegetation corridor. To the extent that any spray drift enters FISH's site, any further drift would be impeded by the location of the two large buildings located at the north of the land. The height of these buildings will be at least 6m. Both buildings will be enclosed and will not contain entry points on the northern side. The western border is likewise buffered by the positioning of buildings (including the existing Puma Roadhouse and existing caretaker's house). For context, it is worth noting that the existing roadhouse and caretaker's house have operated for many years and not been previously affected by spray drift from either direction. The surrounding landholders have indicated that their chemical sprays are applied using applicators relatively near to the ground, which minimises the likelihood of significant spray drift.

3.4.3 **SETBACKS**

FISH has implemented feedback from our initial discussions with Harvey Shire regarding the preferred setbacks of the buildings on the site. The Aboriginal cuisine & café, shop, arts and cultural crafts workshop and education & research areas will be set back in line with the existing Settlers Roadhouse building. All other buildings will have a greater setback in order to minimise disturbance of the vista from the main road. The setbacks along the north, east and south borders comply with the requirements from the Bush Fire Management Plan and the BAL Contour Map. The BAL 29 boundary is shown in the site plan as the reference.

3.4.4 **BUILDING SIZE**

The largest buildings on the site will be the aquaponics and panel manufacturing facilities. These structures will be located along the northern border of the land in order to reduce their visual impact and take advantage of the large trees along the northern boundary as a visual filter. These buildings will be approximately 7m tall at the highest point. This strategy is consistent with the other existing large industrial sheds along the Forrest Hwy. All other buildings will be single storey. The location of the largest building along the northern border also serves as a physical barrier to impede any spray drift from the adjacent agricultural land.

3.5 **BUILDING DESCRIPTIONS**

3.5.1 **RESTAURANT, CAFE, ARTS WORKSHOP**

The tourist building will be the principle structure visible from the road, directed toward attracting tourists and visitors. As such, the building aims to encapsulate the principles and the spirit of the project and be a symbol of the site. The design has favoured the east-west orientation in this case precisely because it provides visibility from the road.

The key principles are:

- Aboriginal identity and input;
- Natural materials,
- Integration in the landscape; and
- Sustainability.

The building incorporates three rammed earth cylinders that emerge through the green walkable roof. A light glass and timber frame façade highlights the contrast between light and heavy elements and provides with a glimpse of the interior landscape of the building where visitors will walk among rounded earthen shapes. These earthen cylinders represent the balga (grass tree) emerging from grasslands (green roof), as these are the most symbolically significant natural icons of the Noongar nation. The earthen elements also provide a tactile experience and connection to land. The green roof is accessible to visitors, allowing them to view the whole site – the elevated view being reminiscent of the eagle dreaming connection to the site.

Sustainability principles include:

- *Natural materials:* The site will feature natural elements such as rammed earth, vegetated roofs, sustainably harvested timber and natural finishes such as clay and lime renders. The prominent use of earth in the buildings follows the Aboriginal principle of connection to land.
- *Thermal mass:* Outlined in detail in above sections, regarding the ability of the building materials to store and release solar heat energy.
- *Ventilation:* As outlined above, the tourist building will contain three large openable shafts, which will purge hot air from the building via natural convection flows. These structures function as large passive air conditioning units.

The building will comprise of a café and restaurant, with indoor and outdoor seating areas. The café area will also contain a shop where fresh site produce can be purchased, as well as Aboriginal art, cultural crafts and other products. This area will also serve as a tourist hub, where visitors can be connected to local Aboriginal business and attractions. From the shop, a series of windows will allow the visitor to view the art and artefact workshop area. A portion of this art workshop will be an openable space where activities, education workshops and interaction between artists and visitors can occur.

3.5.2 EDUCATION, TRAINING & WELLBEING AREA

The building is organised as a small campus where participants and staff members will work, learn, and share spaces. The building wraps around a courtyard with spaces for sitting, talking, celebration and ceremonies (Kaitijin Mia Mia). The green roof is accessible and will serve as a viewing point for courtyard events, as well as a space for reflection, solitude or yarning for those going through a healing process.

The building is divided into two main areas, the participant's area, where Aboriginal people transitioning out of the Justice System will participate in different activities such as individual counselling, group counselling, art therapy, reconnection to culture, education and training, computer literacy, and medical checks. The second area will be dedicated to administration, staff offices and facilities.

Circular shapes represent coming together, community, safety, inclusion, and collaboration.

All rooms will be distributed along the outside rammed earth wall. The circulation space opens towards the courtyard and will be separated from it by a wall comprised of wooden screens mounted on light steel frames. These frames will be openable, which will soften the boundary between indoors and outdoors when the weather permits it.

The building creates a contrast between the solid heavy wall enclosing the complex from the exterior, and the light and semi-open wall to the courtyard. It generates a safe space, where people can relax.

The structure consists on a rammed earth wall that wraps around the perimeter of the building, and two sets of columns located along the walls organized radially. All rooms will have cross ventilation.

The building will have two access points: one from the residential hearth of the site, from which the building opens and comes down in two ramps allowing access to the roof and providing a soft welcome to participants. The other access from the west, receiving staff members and visitors coming from the parking areas. On this side, the entrance comes through a small underpass beneath the green roof and opening into the courtyard space. This pathway enables the visitor to feel that they are entering a special area, journeying from the closeness and protection of the rammed earth into an open and light natural central space.

3.5.3 **TRANSITIONAL ACCOMMODATION**

The on-site accommodation will serve as a home to Aboriginal people who have been involved in some way with the justice system as a place where they can find support, healing and training, until they are ready to transition into the community. Participants will reside in the site for a period of six months. There is a total of nine houses on site, organised in groups of three. Six of the houses will accommodate males, and three females (which more accords with the reality of the Aboriginal prison population (3:1 men to women)).

The houses are integrated into the landscape, creating a hill towards the south and opening towards the north. This design serves several purposes:

- It creates natural lines to divide different areas of the site (tourist from residential, residential female from residential male), with landscape acting as the organiser of the site.
- It creates a new topography of the site which tells a story; protection and safety inside mother earth womb (feeling of safety and protection), connection to land.
- It embodies efficient and sustainable design, through thermal mass, absorption of water, acoustic buffering and superior fire protection.

The buildings are comprised of a thermal mass envelope (rammed earth) to the north, insulation to the south, and timber framed walls for the interior.

Natural light enters through the large openings in the common living areas as well as through the bedroom skylights and corridors oriented to the north. The size and

location of the openings has been designed to allow the winter sun into the house while keeping it out during summer.

Cross ventilation and ceiling fans, together with insulation and thermal mass will allow the buildings to be comfortable without the need for air conditioners.

The green roofs over the houses will be extensive and non-accessible except for maintenance. Extensive green roofs require only a thin layer of soil and minimum maintenance.

Each of the houses contains five rooms. One of the rooms will include an ensuite and will be for participants that have completed the program and have been invited to continue living on site as support workers and peer mentors for newer participants. The common spaces will comprise the wet areas (shower, basin, toilet and laundry), a kitchen, dining and living area, and an outdoor al fresco area. There will be a common outdoor kitchen with barbecues and fire pit for all participants (male and female) to share. This space will also accommodate family visiting on weekends.

3.5.4 **OUTDOOR TOURIST AREA:**

The outdoor area behind the tourist building is a space for tourists and visitors to appreciate the surroundings and learn about Aboriginal culture and knowledge. It is also a small showcase of the activities and spirit of the site, and as such, all the natural elements are integrated within it: earth, water, air and fire.

This area encompasses the following elements: outdoor café, nature playground, traditional plan nursery, kaitijin Mia Mia or learning circle with central fire pit, aquaculture dam with jetty, dancing circle, traditional food and medicine planting and a dome that will serve to project films in the style of a planetarium, and as a yarning and meeting place. All of these features will be integrated among native plants and landscaping designed by Aboriginal people to tell their story.

3.5.5 **PANEL MANUFACTURING**

The panel manufacturing facility is a 3,000m² industrial shed that will be used for:

- *Unit manufacturing area:* Will be equipped with an overhead traveling crane. This area will be used to manufacture building units to be transported to remote aboriginal communities.
- *Panel building area:* Will produce building panels to be used in building houses for Aboriginal people. The panels will be sustainable and made from natural materials. They will comprise of a treated timber frame infilled with compressed straw or hemp (depending on availability and market), and finished with lime render (providing pest barrier and fire protection). This is a down-streaming channel for an agricultural secondary product abundant in the region. The shed will comprise of a semi-open outdoor drying area to store the hemp or straw, and where rendered panels can dry. The eastern side will house the offices, toilets and storage space required both for the panel manufacture and the aquaponics facility adjacent.

- *Building construction and maintenance services base and storage area:* FISH has MOUs with a range of Aboriginal businesses that will use this space as a base and storage area for their work in the region, thereby supporting the further development of local businesses and the employment of local Aboriginal workers.
- *Furniture making area:* Where participants can develop a range of carpentry skills and sell their products to market.

The building typology is a large industrial shed, which has been carefully designed to integrate within the overall site concept. The northern tree line provides a visual buffer from the Forrest Highway, further harmonising the building into the surrounding landscape.

Sustainability principles include:

- 3000m² of roof for rainwater capture.
- Solar panels to generate electricity for the site (taking advantage of the large roof area).
- Insulated roof and ventilated ridge for thermal regulation.

The sides of the shed will be cement panels or similar, which will serve as canvases for Aboriginal art. Program participants will use the space for art therapy, and the shed will be an open-air gallery of Aboriginal art when completed.

The highest part of the walls will comprise a strip of semi-transparent polycarbonate cladding that will serve several purposes, namely it:

- creates a visual vertical break, reducing the perceived height of the shed and making the structure feel lighter; and
- allows natural light to enter the internal space and
- provides openings for cross ventilation at set points.

Several sliding doors will be positioned around the structure to permit the necessary vehicle traffic and machinery.

3.5.6 **AQUAPONICS**

The aquaponics facility is a 6,400m² greenhouse that has been designed in consultation with expert aquaponics consultants. The facility is a closed-loop system that minimizes water usage and does not produce nutrient run-off or effluent.

The greenhouse will comprise of a steel structure organized in four spans of 16m. Each span will have two arches. On top of each arc, there will be a mechanized vent, oriented east to west to take advantage of the ocean breeze. These vents will regulate airflows for temperature control. At ceiling height, a shade cloth will be fitted, which can be managed electronically. The roof and walls will be covered with appropriate resistant and long-life film.

This building is intensive horticultural facility and has been located along the eastern border at the furthest point from the road in order to minimize its visual impact. The border along the northern side has a line of large trees that will serve as a visual filter to soften the perception of the building.

4. SITE ACCESS AND CIRCULATION

FISH has been pro-active in engaging early in the design process with Main Roads WA. The primary focus of these discussions has been to ensure continued safe access and exit from the site. This has been considered in the context of Main Roads' projections around future Forrest Highway upgrades, and the likely impact of Myalup Karla Waanginy on site traffic volumes.

Donald Veal Consultants (DVC) has prepared a Traffic Impact Statement for the Myalup Karla Waanginy Proposal. The report concludes that the low impact land use proposed for the site will generate only low volumes of additional traffic which can be readily accommodated in the current Forrest Highway intersection configuration. Please see separate attached report.

FISH has also had extensive consultations with the landowner (Rae Group) and Puma/Chevron (Settler's Roadhouse operator), regarding traffic aspects of site design. Key components of site traffic flows, parking spaces, patron interchange, etc have also guided these discussions, and FISH has incorporated feedback from Chevron in the overall site and program design.

5. BUSHFIRE MANAGEMENT

The following documents have been prepared by Bushfire Prone Planning, accredited bushfire consultants:

- BAL Report and Contour Mapping;
- Bushfire Management Plan; and
- Bushfire Emergency Evacuation Plan.

FISH has incorporated the recommendations arising from this process into the Myalup Karla Waanginy site and program designs. Please see separate attached reports.

6. OTHER STAKEHOLDER CONSULTATION

6.1 DEPARTMENT CONSULTATION AND FEEDBACK

6.1.1 DEPARTMENT OF PLANNING, LANDS & HERITAGE (DPLH)

FISH has had detailed discussions with the Bunbury office of DPLH to confirm that site use is consistent with the Regional Planning Scheme. They have confirmed that the proposed project aligns with the existing rural usage in the region and are supportive of FISH's application to SDAU.

6.1.2 DEPARTMENT OF MINES INDUSTRY REGULATION & SAFETY (DMIRS)

DMIRS has provided in-principle support for the project and noted that the proposed location does not impinge upon any existing extractive resource areas.

6.1.3 DEPARTMENT OF PRIMARY INDUSTRIES AND REGIONAL DEVELOPMENT (DPIRD)

FISH has provided DPIRD with a detailed brief of the project and has received preliminary feedback. FISH has acted on DPIRD feedback in the following ways:

- *Spray drift:* Owing to the site's proximity to surrounding cropland, and concerns regarding spray drift from adjoining properties, FISH has consulted with neighbouring landholders to mitigate potential risks. As outlined above, site features have been positioned as barriers which will shield any vulnerable on-site uses (such as aquaculture dams, tourist site, etc).
- *Aquaculture dams:* The dams will not be operated as large-scale/high-production ventures. The function of the dams will be ancillary to other on-site initiatives, and will be integrated within the tourist, training and rehabilitation aspects of the site.
- *Soil type for dams:* FISH has consulted with a hydrologist to ensure that the dams will not create any adverse effects on the water table. Analysis has confirmed that maximum groundwater levels will be adequately separate from dam beds. Dams will be lined with a liner comprised of bentonite clay granule / geotextile liner suitable for purpose.
- *Water quality:* FISH has obtained groundwater analysis data to ensure that water quality is suitable for intended purposes.

6.1.4 DEPARTMENT OF WATER & ENVIRONMENTAL REGULATION (DWER)

DWER have provided initial feedback on the Myalup proposal. With respect to aquaculture, DWER have outlined the relevant water and waste management requirements for the site and have confirmed the currency of the groundwater allocation for the site (held by Rae Group). DWER have also provided information about the relevant waste management requirements for the site. Additionally, DWER are reviewing the recently-submitted Environmental Site Assessment in the context of contamination. Initial feedback from DWER states that they do not have any

significant concerns regarding hydrocarbon contamination affecting FISH's portion of the land.

6.1.5 **DEPARTMENT OF BIODIVERSITY, CONSERVATION & ATTRACTIONS**

Following our initial briefing, DBCA have noted that the project does not pose any issues of concern.

6.1.6 **MAIN ROADS WA**

Please refer to above section "Site Access and Circulation".

6.1.7 **DEPARTMENT OF JUSTICE (DOJ)**

FISH has been engaged with the DOJ since the initial concept inception in 2017. Christine Laird (State Training Coordinator, Corrective Services) was part of the National Working Group to select the State/Territory in which to establish the prototype and to agree on criteria for site selection and program objectives. The Department has also been comprehensively involved with FISH's Justice Program pilots in the Casuarina Prison. FISH is also currently working with Christine Lewis (Manager, Policy & Reconciliation, Strategic Reform Unit) and Gina Hill (Assistant Director) to develop the FISH Woman's Arts Program in Bandyup Prison, which will feed into the Myalup Karla Waanginy program. The DOJ has been briefed on the program and FISH will meet with the Director Governor General in the near future to further progress these discussions.

6.1.8 **OTHER STAKEHOLDER ENGAGEMENT**

Shire of Harvey

FISH has been actively working with the Shire for the last 12 months and they are actively working with FISH to provide support for the development of FISH Myalup Karla Waanginy Justice Initiative. They have expressed a commitment to facilitating the project as a high-value initiative which will serve Aboriginal people in the South West and contribute significantly to the broader economic, agri-innovation and tourism development, employment and community engagement to the region. FISH continues to collaborate with the Shire and address queries through this process.

Aboriginal community engagement

As noted above, FISH has established an Aboriginal Co-design Working Group which comprises local Aboriginal elders, Aboriginal business people and other local Aboriginal stakeholders. FISH also has ongoing collaboration with other local Wadandi and Binjareb Aboriginal groups and individuals about site and program development.

Neighbouring landowners

FISH has had initial discussions with local landowners and are in the process of establishing MOUs. A key part of the program will be in training participants in job readiness in horticulture aquaculture, aquaponics, and related fields (eg: packing,

storage, logistics, transport, etc) with the goal of funnelling these people into local regional industries. To date, many of the surrounding farms rely heavily on seasonal foreign labour and would strongly prefer to support employment and skills development for local Aboriginal people.

South West Development Commission (SWDC)

SWDC is a major supporter, viewing the project as a high priority in meeting regional objectives, in particular; investing in key industries and fostering Aboriginal enterprise development. SWDC has taken on the FISH Myalup Karla Waanginy Justice Initiative as one of the major regional initiatives and committed team members to assist FISH to advance the project and to facilitate necessary stakeholder engagement at a regional, state and national level.

Rae Group (Marsino Pty Ltd)

The Rae Group is the landowner of the FISH Myalup Karla Waanginy site, which has been provided to FISH under a 40-year lease agreement at \$1 per annum (initial 20-year term with option to renew for further term, followed by first option to purchase). They are a key project supporter and have already contributed \$300,000 to the planning and implementation stage of the project. Rae Group are working in partnership with FISH to bring on board other funding partners to bring the project to fruition.

As one of FISH's key foundational partners, the Rae Group and FISH have signed an MOU to jointly work together in developing Myalup Karla Waanginy and broadly to assist in breaking the cycle of generational trauma, poverty and engagement in the justice system for Indigenous people.

Chevron Pty Ltd

Chevron has recently taken over the lease and management of the Settlers Roadhouse through their acquisition of Puma.

Prior to then, FISH worked with the Puma team as part of the initial planning phase for the site for around 18 months. Feedback from Puma led to changes with the site design, including the positioning of the tourism social enterprise from the northern side of the site to the southern side. The rationale for this was to avoid the potential risk of clients walking across the truck fuelling area of the Puma service station if they wished to access the roadhouse services. It also allowed joint use of the expanded car parking area and focussed tourism traffic into one area of the site.

FISH was confidentially informed of the announcement of the sale of Puma to Chevron in December 2019, which became public in February 2020, with the sale finalised on 30th June 2020. Since that time FISH has worked with the Chevron/Puma Team to draft details around the integration of both facilities, joint usage of expanded parking, risk management, traffic management etc. FISH is also in discussions with Chevron around integrating the training of Aboriginal people into the roadhouse site through back of house and front of house training and employment opportunities, thereby integrating both businesses into the common mission of the health and wellbeing of Aboriginal and Torres Strait Islander people and breaking integrational cycles of poverty, trauma and engagement in the justice system. FISH is currently working to establish a more formal partnership where

Chevron will become a key partner with the FISH Myalup Karla Waanginy Justice Initiative.

Development WA

Development WA been actively working with FISH around key elements of the site location and design. They are providing ongoing professional advice and support to FISH, including facilitating discussions with other key stakeholders. Development WA also see the FISH Myalup Karla Waanginy Justice Initiative as directly tied into FISH's Aboriginal Home Ownership Initiative that they are working with FISH to implement across in regional Western Australia.

7. PLANNING CONSIDERATIONS

7.1 LOCAL PLANNING SCHEMES & REQUIREMENTS

The relevant local planning requirements are outlined in the following documents:

- Harvey Land Planning Strategy
- Shire of Harvey District Planning Scheme No. 1

7.1.1 HARVEY LAND PLANNING STRATEGY (LPS)

2.0 Objectives

Myalup Karla Waanginy is consistent with, and indeed actively pursues, the objectives outlined in the LPS and in doing so fulfills the objectives of the Scheme that pursue orderly and proper planning. In particular, the following points relate to the proposed development:

- *Minimising the loss of viable rural land for agriculture:* Agri-innovation is a core element of the social enterprise aspect of the project, incorporating the following agricultural components:
 - Commercial aquaponic facility: To produce organic vegetables sold to the market;
 - Horticulture garden bed: To produce a range of traditional and native food and medicine plants. This component will operate in conjunction with the on-site research spaces, with the aim of cultivating and ultimately commercialising traditional Indigenous plants varieties.
 - Plant nurseries: To support on-site production as well as sell directly to the public.
 - Innovative greenhouse technology: A small portion of the site will be devoted to trialling innovative greenhouse systems (“Agrirocket”), which utilise automated soil and plant monitoring technology within a closed-loop greenhouse environment.
 - Aquaculture: Small-scale aquaculture dams will contain silver perch and marron, for sale within the on-site restaurant and to customers as farm-gate produce.
- *Emphasising the importance of tourism activities:* Tourism is the other core element of the on-site social enterprises. The proposal incorporates the following features:
 - Restaurant and café: Focussing on Aboriginal-inspired cuisine.
 - Cultural tourism: Site tours, educational sessions, cultural and dance performances, and planetarium-style screenings of films within the dome (eg: Prospero Productions’ “*Star Dreaming*”).
 - Retail: The on-site shop will offer Indigenous artwork, cultural crafts, and educational materials, as well as site-derived produce including plants, fish and marron.
- *Assist employment and economic growth by identifying land suitable for retail, commercial, industrial and tourism uses:* The on-site program has been

designed to maximise the employment outcomes for program participants, and to coordinate relevant training and social enterprises with local Harvey Shire businesses. Neighbouring landholders have expressed their desire to collaborate with FISH toward this goal, noting their frequent challenges in sourcing local labour, particularly on a seasonal basis. Additionally, the site will integrate a range of social enterprises, including food production, rural industry and tourism, to address specific local and regional demands and opportunities.

3.4.2 Rural Land with Priority Agricultural Values

Myalup Karla Waanginy is located in a region identified as “Priority Agriculture” (under the Greater Bunbury Region Scheme). The LPS aims to retain the use of agricultural land for primarily agricultural uses. As outlined directly above, the proposed uses of the site are consistent with this purpose.

3.7 Tourism

The LPS aims to “encourage the growth of tourism in the Shire [by adopting] a broad and flexible approach ... which recognises the various forms that tourism development may take.” As part of this broad approach, the LPS recommends that tourism be recognised as an activity that can be provided as part of a mixed-use offering and which promotes tourism in competition with other land use activities.

As outlined above, the agricultural enterprises at the site will be integrated with the tourism and hospitality enterprises. This is consistent with the “mixed use” activities contemplated by the LPS. These dual uses are highly complementary and will create a value-added suite of products and services.

Furthermore, the location of the site offers an invaluable opportunity to develop tourism offerings. Tourism WA’s 2018-19 VEER Report shows that the South West Region received 1.11 million domestic visitors and a further 110,000 international visitors in 2017. A large portion of all tourist traffic to the region transits via the Forrest Highway, passing directly through the site where Myalup Karla Waanginy is located. The Settlers Roadhouse is already a well-known spot for travellers to refuel and rest. The frequency of visits to the Settlers Roadhouse is currently due to its relatively convenient location, however the site does not presently provide tourist offerings. Therefore, there is huge potential to increase the tourism value of the site by offering comprehensive tourism and hospitality offerings. The VEER Report also emphasises that presently there is a relatively unmet demand for authentic Aboriginal cultural and tourism services, including cuisine, traditional knowledge and folklore, dance, and art. Myalup Karla Waanginy will directly respond to this demand.

7.1.2 SHIRE OF HARVEY DISTRICT PLANNING SCHEME NO. 1

Clause 1.6 Scheme Objectives

The Scheme Objectives operate in parallel to the LPS Objectives discussed above, with the relevant points being:

- to encourage and control the continued orderly development of land within the Shire in a manner that enhances the quality of life of the Shire community;
- to promote economic development and tourism within the Shire and increase local employment opportunities; and

- to retain the pre-eminence of agriculture.

As outlined above, Myalup Karla Waanginy conforms with each of these objectives, in developing a range of agricultural enterprises at the site which interlace with the site's hospitality and tourism offerings.

From the outset of the project, the local community has been extensively involved in consultation and co-design, ensuring that the proposal reflects local community aspirations and needs. Refer to the earlier section explaining the full co-design and community engagement process.

Additionally, the predominant focus of all social enterprise activities at the site will be the creation of employment opportunities for local Aboriginal participants. Each of the on-site enterprises will be staffed and operated by Aboriginal program participants, with the aim of training these people in locally relevant industries. The site will function in collaboration with surrounding agricultural businesses in order to prepare participants for work within these businesses. FISH has entered discussions with neighbouring agricultural landholders to discuss the proposal to establish a participant labour pool, from which local growers could source seasonal labour. These local businesses have welcomed this concept proposal, as they currently rely heavily on foreign seasonal labour and would strongly prefer local solutions.

Clause 2.2 Development Along Important Regional Roads

This requires that the development be pursued in consultation with Main Roads WA. Please refer separately to the Traffic Report, which has been prepared following extensive discussions with Main Roads WA.

Clause 4.1 Zones

Part IV of the Scheme outlines the zones which exist within Harvey Shire.

The Myalup Karla Waanginy site forms part of the land belonging to a single Certificate of Title, on which the Settlers Roadhouse is situated. Consequently, the land is classified as a Special Use Zone: Service Station. The land is surrounded on all sides by a band of General Farming land extending southward from the northern boundary of the Shire.

It would be appropriate to assess the proposed site uses in the context of General Farming zoning, for the following reasons:

- to ensure consistency with surrounding land, which is classified as General Farming zone;
- to ensure consistency with historic uses of the land, which for the previous 30 years has been used as a market garden site (non-conforming use);
- to give effect to the local and regional objectives (discussed above and below), which aim to utilise priority agricultural land for agricultural purposes.

Land use categories for General Farming zoned land are outlined in Tables 27-29 of the Scheme. The relevant general Farming uses proposed for Myalup Karla Waanginy are:

- *Rural Pursuit (AA)* (encompasses the growing of vegetables, fruit or food crops, the growing of trees or plants for sale);

- *Caretaker's Dwelling* (AA);
- *Residential Building* (AA);
- *Rural Industry* (AA) (would include the proposed production of panels made with downstream agricultural by-products, including straw and hemp) ;
- *Plant Nursery* (AA);
- *Community Home* (AA) (includes a building used to house socially-disadvantaged persons and managed by a recognised charitable organisation);
- *Art and Craft Studio* (P) (includes a building which is used for the purposes of display and sale of arts and crafts oriented to the tourist trade); and
- *Aquaculture* (AA).

The above land use categories are consistent with the proposals for Myalup Karla Waanginy.

Clause 4.4 Discretion to Modify Standards

The Scheme provides the Shire with certain authority to modify development standards (including the requirements of the Scheme's zoning tables) at its discretion, provided that:

- the proposal would be consistent with orderly and proper planning;
- any non-compliance will not have any adverse effect on the locality; and
- the proposal is within the spirit and purpose of the requirements.

As outlined above, the proposed land use would be consistent with a General Farming land use, as well as the general Objectives of the Scheme and LPS. Consequently, a departure from the uses contemplated by the Service Station zoning would be warranted.

7.2 CLAUSE 7.5 PEEL HARVEY COASTAL PLAIN CATCHMENT – SPP NO.2

The Scheme requires the Shire to maintain conformity with the requirements of SPP 2.1. There are no proposed activities at Myalup Karla Waanginy which would be expected to pose a risk to the catchment system. Further detail on SPP 2.1 is provided below.

8. STATE GOVERNMENT AND REGIONAL POLICIES

The relevant regional planning requirements are outlined in the following documents:

- State Planning Policy 2.5: Rural Planning (SPP2.5)
- Statement of Planning Policy 2.1: The Peel-Harvey Coastal Plain Catchment (SPP2.1)

8.1 STATE PLANNING POLICY 2.5: RURAL PLANNING

SPP 2.5 aims to protect and preserve WA's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values.

Clause 4.0 Policy Objectives

The relevant policy objectives are;

- a) to support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;
- b) to provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses.

As outlined above, the primary activities at Myalup Karla Waanginy clearly confirm with these objectives, namely; agriculture and other food-production, employment creation and delivery of training in these industries, and creation of local social enterprises. The site will feature a range of different innovations in food production which will be supported by an on-site research facility (in collaboration with South Metro TAFE and other institutions). These will include vegetable production through a commercial-scale aquaponics facility, plant nurseries, small-scale aquaculture dams, a closed-loop automated "Agrocket" greenhouse system and traditional garden beds for trialling the cultivation of native food and medicine plants for commercialisation and traditional usage.

Surrounding agricultural businesses will benefit from the availability of local people with relevant training and the desire to re-enter the workforce.

8.1.1 CLAUSE 5.2 RURAL LAND IN THE PERTH AND PEEL PLANNING REGIONS

This section further reiterates the broad objectives above and is also reflected in local Harvey Shire policies. The relevant policy points are the following:

- (c) established rural land uses of State significance ... should be protected from urban and rural living encroachment due to their critical food production and economic roles;
- (d) priority agricultural land is to be preserved for that purpose due to its proximity to major population centres; and

(e) conversion of land from priority agriculture to other uses must be appropriately planned in strategies or schemes, where such conversion is required as a matter of State significance.

These points have already been addressed in earlier sections of this report, in demonstrating that the project conforms with Harvey Shire and State Policy objectives toward the preservation and utilisation of priority agricultural land.

8.1.2 STATEMENT OF PLANNING POLICY 2.1: THE PEEL-HARVEY COASTAL PLAIN

Clause 2.0 Policy Objectives

SPP 2.1 aims to protect the Peel-Harvey Coastal Plain Catchment, in particular its ecological values, and to prevent excessive nutrient export into the drainage system.

There are no proposed activities at Myalup Karla Waanginy which would pose a risk to the catchment system.

- *Horticulture (production of native plants, vegetables, fruits, etc):* These activities will not entail any significant use of agri-chemical products and are not expected to generate any degree of nutrient run-off or effluent from the land.
- *Aquaponics:* The proposed aquaponics facility will operate as a closed-loop system and will therefore not generate any nutrient run-off or effluent from the land.
- *Aquaculture:* The aquaculture dams will operate as a small-scale ancillary component of the broader Myalup Karla Waanginy program. Production scale will be analogous to hobby farm arrangements, with the primary focus on education and training, landscape integration (within overall site aesthetic and tourism context), and therapy. An aquaculture licence will be obtained in order to permit the commercial use of on-site production (silver perch and marron) at the restaurant. The dams are not primarily intended for commercial production and therefore, will not be utilised in a way as to generate excessive organic build-up requiring purging or draining. Therefore, the dams will not generate nutrient run-off or effluent from the land.

Potentially high impact activities, such as intensive animal husbandry or high chemical use farming are not proposed for the site. Clearing of established vegetation is also not proposed. The site has an existing Groundwater Licence and the proposed water use demands of the site are comfortably within the allotted volumes. In summary, no adverse impacts on the Catchment are anticipated.