



44 Station Street
Cobram Vic 3644
www.moirashire.vic.gov.au
info@moirashire.vic.gov.au

AGENDA

SPECIAL MEETING OF COUNCIL FOR

MONDAY 11 JULY 2016

**TO BE HELD AT PRESIDENTS ROOM NUMURKAH TOURIST INFORMATION CENTRE,
MELVILLE STREET, NUMURKAH
COMMENCING AT 5:00 PM**

1. CALLING TO ORDER - CEO

2. PRAYER

Almighty God we humbly ask you to guide our deliberations for the welfare and benefit of the Moira Shire and its people whom we serve.

Amen

3. ACKNOWLEDGEMENT OF COUNTRY

We, the Moira Shire Council, would like to acknowledge the traditional owners of the land upon which we meet and pay our respects to their Elders both past and present.

4. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE

5. DECLARATION UNDER ACTS, REGULATIONS, CODES OR LOCAL LAWS

6. DECLARATION OF ANY INTEREST OR CONFLICT OF INTEREST

7. OFFICER REPORTS FOR DETERMINATION

7 INFRASTRUCTURE

- 7.1 PLANNING PERMIT APPLICATION NO. 5201665 - USE AND
DEVELOPMENT OF LAND FOR A DRUG AND ALCOHOL
REHABILITATION CENTRE AT 104 WATTERS ROAD NUMURKAH

2

8. CLOSE OF MEETING

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH**

RECOMMENDATION

That Council approve the issue of a Notice of Decision to Grant a Permit for Planning Application No. 5201665 to use and develop land at 104 Watters Road, Numurkah for the purpose of a Drug and Alcohol Rehabilitation Centre, subject to the following conditions:

1. Before the *use and/or development* start(s), amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with *the plans submitted with the application* but modified to show:
 - a) The new access from Watters Road must be relocated to not traverse over Crown Allotment 2011, Parish of Drumanure.
2. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. No more than 48 residential clients and 5 staff members may be accommodated on the land overnight at any time.
4. At all times when residents participating in an alcohol and/or drug rehabilitation program are on the site, a minimum of 2 staff members shall be present on the site (inclusive overnight). Such staff must be suitably qualified and experienced in the management and supervision of people with drug and alcohol dependency.
5. Prior to the commencement of the use, the operator under this permit must prepare a "*Complaints Handling Procedure*", to the satisfaction of the Responsible Authority, including (but not necessarily limited to) the following matters:
 - a) a register of complaints that sets out:
 - i. the date of a complaint;
 - ii. details of the complaint with name, contact number and address, if relevant;
 - iii. action to rectify the complaint and date of the action;
 - iv. details of subsequent contact with the complainant regarding the action to resolve the complaint.
 - v. a process and timeframe for the review of the Complaints Handling Procedure by senior staff and management.
 - b) a process and timeframe for the operator to consult with and consider solutions proposed by local community members to resolve any identified issues.
 - c) a process and timeframe for the regular submission of copies of the Complaints Handling Procedure to the Responsible Authority.
 - d) The complaints register and "*Complaints Handling Procedure*" shall be made available for examination by the Responsible Authority at all reasonable times on request by the Responsible Authority.
6. Prior to commencement of the use a Management Plan must be prepared and submitted to the Responsible Authority for approval and, once approved and endorsed,

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

the Management Plan will form part of this permit and must be complied with at all times. The Management Plan must be to the satisfaction of the Responsible Authority including (but not necessarily limited to) the following matters:

- a) a community education program in relation to the operation of the use by Acso ;
- b) land management practices including management of weeds and vermin, fire prevention, erosion control and stock control.
- c) emergency management in times of flood, bushfire or other natural disaster

The management plan may be amended with the written consent of the responsible authority.

- 7. No fewer than (33) car spaces must be provided on the land for the use and development, including (2) spaces clearly marked for use by disabled persons.
- 8. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land
 - b) appearance of any building, works or materials
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - d) presence of vermin
- 9. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose, except one which is audible only within the subject land.
- 10. The use must not commence until details of the proposed treatment of all sewage, sullage and waste water, including waste water recycling, is submitted to and approved by the Responsible Authority and any licences or permits required from the Council or any other authority have been obtained.
- 11. Before the use commences, a sealed road connection from the gate of the subject land to the Nathalia-Katamatite Road must be constructed to the satisfaction of the Responsible Authority.
- 12. Prior to construction commencing on the site, the applicant must provide a drainage plan that accords with the provisions of Clause 17 (Rural Drainage) of Council's Infrastructure Design Manual [IDM], and has been prepared to the satisfaction of the Responsible Authority. In particular demonstrate that:
 - a) all storm-water deposited upon, and being transferred through, the developed site in a 10% AEP event must be collected and conveyed by underground pipes

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

- and/or by constructed channels to a legal point of discharge nominated by the Responsible Authority;
- b) no part of any channel used to convey storm-water through the subject property may pass through the zone of influence of the septic tank absorption field;
 - c) all roof water from buildings and surface water from hard paved areas must be collected and conveyed to a drainage easement or to the legal point of discharge so as to prevent storm water nuisance to adjoining land; and
 - d) stormwater drainage plans for the development must incorporate measures to enhance the quality of water discharged from the site and to protect downstream infrastructure and waterways.
13. Prior to the commencement of the use, all drainage infrastructure required by the approved drainage plan must be constructed in accordance with plans and specifications approved by the Responsible Authority.
14. No contaminants be permitted to enter the storm-water drainage system under any reasonably foreseeable circumstances.
15. Prior to the commencement of the use, all new and existing vehicle crossings as shown on the endorsed plan must be constructed to the standards of Council's Infrastructure Design Manual [IDM] Clause 12.9. (Rural Vehicle Crossings), and to the satisfaction of the Responsible Authority. In particular, works must be in accordance with Council's IDM Standard Drawing SD255 (Rural Entrance).
16. Prior to the commencement of the use, and in accordance with Clause 14 (Carparking) of Council's Infrastructure Design Manual [IDM], any internal customer parking, manoeuvring areas and loading and unloading areas created by the proposed development and as shown on the endorsed plan must be constructed to an all-weather standard and drained in accordance with plans and specifications approved by the Responsible Authority.
17. Vehicle access and egress from the property must take place in a forward direction at all times.
18. In accordance with the Clause 22 (Environment Management During Construction) of Council's Infrastructure Design Manual [IDM], appropriate measures, satisfactory to the Responsible Authority, must be taken to minimise erosion and to retain dust, silt and debris on site, both during and after the construction phase.
19. If any damage to existing infrastructure occurs as a result of this development, the affected infrastructure is to be replaced by the applicant, at the applicant's cost to the specification and satisfaction of the Responsible Authority.
20. No excavated or construction materials may be placed or stored outside the site area or on the adjoining road reserves, except where the materials are required in connection with any road or footpath construction works in such reserves that are required as part of this permit.
21. All drains and batters, and all areas disturbed in the course of the works, must be topsoiled and seeded to establish grass cover. Reserve areas must be tidied, levelled and trimmed to a standard capable of being maintained by a small tractor and slasher.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

22. Native vegetation (including trees, shrubs, herbs and grasses) must not be removed, lopped or destroyed unless a permit has been granted by the Responsible Authority
23. Earthworks and construction must not cause damage to native vegetation to be retained (including trees, shrubs, herbs and grasses) and to natural drainage lines and/or watercourses
24. A 'Tree Protection Zone' (TPZ) must be applied to native vegetation within the works area during development including earthworks and construction. The TPZ must have a minimum radius 12x the Diameter at Breast Height (being 1.3 metres from ground level); the TPZ of trees must be no less than 2 m or greater than 15 m.
25. The TPZ must include a temporary protection fence constructed of star pickets/mesh/flagging or similar to the satisfaction of the Responsible Authority.
26. The temporary fence must remain in place until all works and development are completed, to the satisfaction of the Responsible Authority.
27. No trenching, soil excavation, stockpiling or dumping of soil is to occur within the TPZ without the written consent of the Responsible Authority.
28. Before works and development start, a native vegetation conservation plan, to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The submitted plan must show:
 - a) Identification of existing native vegetation on the subject land,
 - b) Actions to provide conservation of native vegetation and habitats within the subject land, including exclusion of the following activities from areas of native vegetation on the subject land:
 - i. materials or equipment storage
 - ii. parking, servicing and fueling of equipment and vehicles;
 - iii. storage of fuel, oil dumps, chemicals or other waste;
 - iv. open cut trenching, cultivation, grading or excavation works;
 - v. alteration to drainage lines;
 - vi. temporary buildings and works; and
 - vii. removal of fallen timber
29. Before the *use and/or development* start(s), a Landscape Plan, to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale and three copies provided. The submitted plan must show;
 - a) the use of indigenous/local native species in landscaping except for areas of lawn
 - b) a permanent plantation of trees and shrubs with a minimum of three rows and ten metres wide using a mixture of indigenous (local native) trees and understorey species to be planted adjacent to the east and south east of the development area to form an effective screen between activities on the site and agricultural activities on adjoining land
 - c) a schedule of all proposed trees, shrubs and ground cover, which will include number and botanical names of such plants and the location of all areas to be covered by grass or other surface materials as specified,

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

- d) include the method of preparing, draining, irrigating and maintaining the plantings and landscaped areas,
 - e) include a weed management program.
30. Within twelve (12) months of the date of this permit or by such later date as is approved by the Responsible Authority in writing, the landscaping works shown on the application plans must be carried out and completed to the satisfaction of the Responsible Authority.
31. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, *including that any dead, diseased or damaged plants are to be replaced.*
32. Except with the prior written consent of the Responsible Authority, all services (including water, electricity, gas and telephone) must be installed underground, and located outside the Tree Protection Zone of any indigenous native tree, to the satisfaction of the Responsible Authority.
33. Before works and development start, the permit holder must advise all persons undertaking works and development on the subject land of all relevant permit conditions and associated statutory requirements or approvals.
34. This permit will expire if one of the following circumstances applies:
 - a) The development and use is/are not started within two years of the date of this permit.
 - b) The development is not completed within two years of the date of commencement.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within 6 months after the permit expiry date, where the use or development allowed by the permit has not yet started; and within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Goulburn Broken Catchment Management Authority
35. The finished floor levels of all proposed new buildings must be constructed at least 300 millimetres above the 100-year ARI flood level of 108.0 metres AHD, i.e. 108.3 metres AHD, or higher level deemed necessary by the responsible authority.
- Country Fire Authority
36. Access to the site and within the property must be designed to allow emergency vehicle access. The minimum design requirements (including gates, bridges and culverts) are as follows:
 - a) Curves in the driveway must have a minimum radius of 10 metres.
 - b) The average grade must be no more than 1 in 7 (14.4%), however an absolute maximum of 1 in 5 (20%) is allowed for a maximum of 50 metres.
 - c) Dips must have no more than a 1 in 8 (12.5%, 7.1 degree) entry and exit angle.
 - d) Must provide a minimum trafficable width of 3.5 metres and be clear of encroachments for 4 metres vertically and 0.5 metres each side of the driveway.
 - e) Must be designed, constructed and maintained for a load limit of at least 15 tonnes and be of all weather construction.
 - f) Must provide for the turning of fire fighting vehicles close to the building/s by either:
 - i. A turning circle with a minimum radius of 8 metres; or

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

- ii. By the driveway encircling the building/s; or.
- iii. The provision of a T or Y head with a minimum formed surface of each leg being 8 metres in length measured from the centre point of the head, and 4 metres trafficable width.

37. The new buildings area of the development must be provided with a static water supply source for fire fighting purposes which meets the following requirements:
- a) Is stored in an above ground water tank constructed of concrete or metal.
 - b) All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of non corrosive resistant metal.
 - c) Have a minimum effective capacity of 45,000 litres.

The water supply must also –

- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.

Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

38. Grassland areas in and around the buildings / accommodation areas must be managed / maintained to a height no greater than 10 centimetres for a distance of 30 metres for the declared Fire Danger Period.
39. An Emergency Management Plan must be developed that addresses the identified risks for the site and documents emergency management procedures to be undertaken in the event of an incident to the satisfaction of the Responsible Authority.

Goulburn Murray Water

40. All wastewater from the rehabilitation centre must be disposed of in accordance with an EPA works approval.
41. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
42. No buildings are to be constructed within 30 metres of any waterways or on any drainage lines.
- Department of Environment Land Water & Planning
43. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into the Park. Overland flows into the Park must be maintained at the same rate post-development as at present.
44. No work and no machinery or associated equipment are permitted on the adjoining Crown land, including for truck turning areas, entry points, parking areas or temporary stack sites.
45. Prior to work commencing, the shared boundary with Crown land must be fenced to the satisfaction of the responsible authority and the Department of Environment, Land, Water

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

& Planning in accordance with the *Fences Act 1968* and at the applicant's expense.

Fencing must be:

- a) erected on the boundaries of the land;
- b) at least 1.2 metres in height;
- c) stock and domestic pet proof;
- d) without gates or openings on to adjoining Crown land.

46. The adjoining Crown land is not to be used for private purposes, including: access, parking, storage of materials or rubbish.

47. Litter and waste water are not permitted to be released directly or indirectly into adjoining Crown land.

48. Overflow parking is to be accommodated within the subject freehold land and is to be accessed from Watters Road by an approved crossover point.

49. The fence on the shared boundary with Crown land must be maintained to the satisfaction of the responsible authority and the Department of Environment, Land, Water & Planning in accordance with the *Fences Act 1968* and at the applicant's expense. Fencing must be:

- a) on the boundaries of the land;
- b) at least 1.2 metres in height;
- c) stock and domestic pet proof;
- d) without gates or openings on to adjoining Crown land.

50. EPA

The proponent must apply for and be issued with a works approval from the Environment Protection Authority with respect to the wastewater treatment facility prior to any works beginning.

Planning Notes:

This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

A consent to work within Road Reserve permit must be obtained from the Responsible Authority prior to the carrying out of any vehicle crossing works or roadworks.

Changes to roads associated with the development and use may result in native vegetation loss or removal requiring permit/s from the Responsible Authority.

The Emergency Management Plan should also consider the potential threat from grassfire external to the property.

1. Executive Summary

Planning Permit 5/2016/65 seeks approval to use and develop land at 104 Watters Road, Numurkah for the purpose of a Drug and Alcohol Rehabilitation Centre in the Farming Zone and Rural Floodway Overlay.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

The proposal is to use and develop a 26 hectare property by converting a couple of dwellings and outbuildings and constructing a number of new buildings to provide short term residential accommodation and treatment facilities for rehabilitating drug and alcohol users.

The application was extensively advertised and some 130 objections have been received along with some 65 submissions supporting the proposal.

The application was referred to external authorities and internal departments offering no objections, subject to conditions.

The application has been assessed against the State and Local Planning Policies, Zone and Overlay provisions and other scheme provisions and consideration of the *Planning and Environment Act 1987*.

While there were some inconsistencies with planning scheme policies and provisions, these must be balanced with the overall community benefit of such a facility.

It is recommended that the application be approved and a Notice of Decision to Grant a Permit be issued subject to conditions.

2. Background and Options

Application details

Applicant:	Ian Field – Life Design Architecture
Owner	W & L Barnes
Property Address:	104 Watters Road Numurkah
Title description	Lot 1 PS 147159
Site Area:	26.64 hectares
File No:	5/2016/65
Zone:	Farming Zone
Overlays:	Rural Floodway Overlay

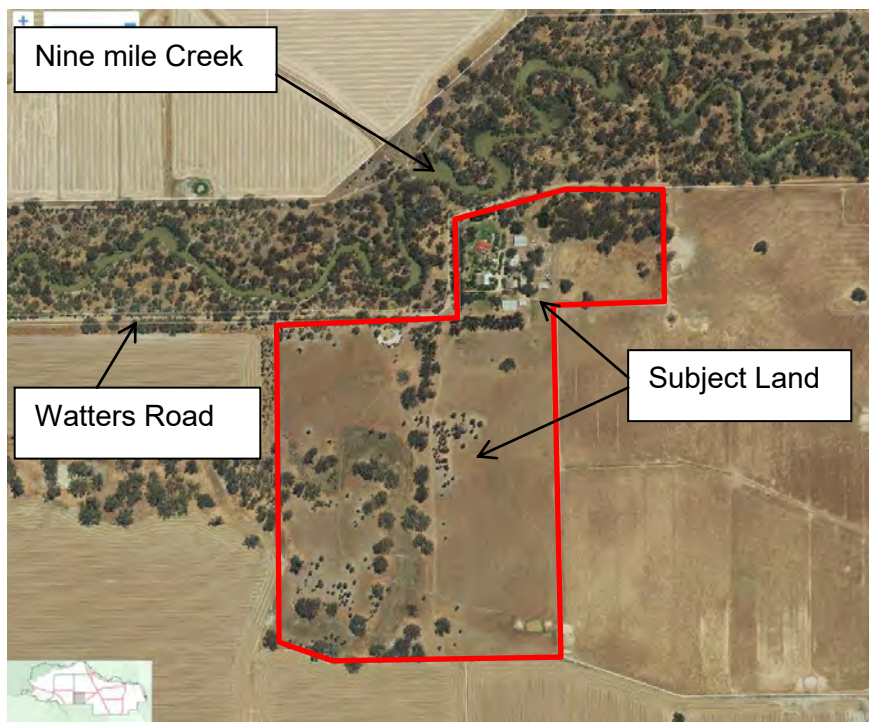
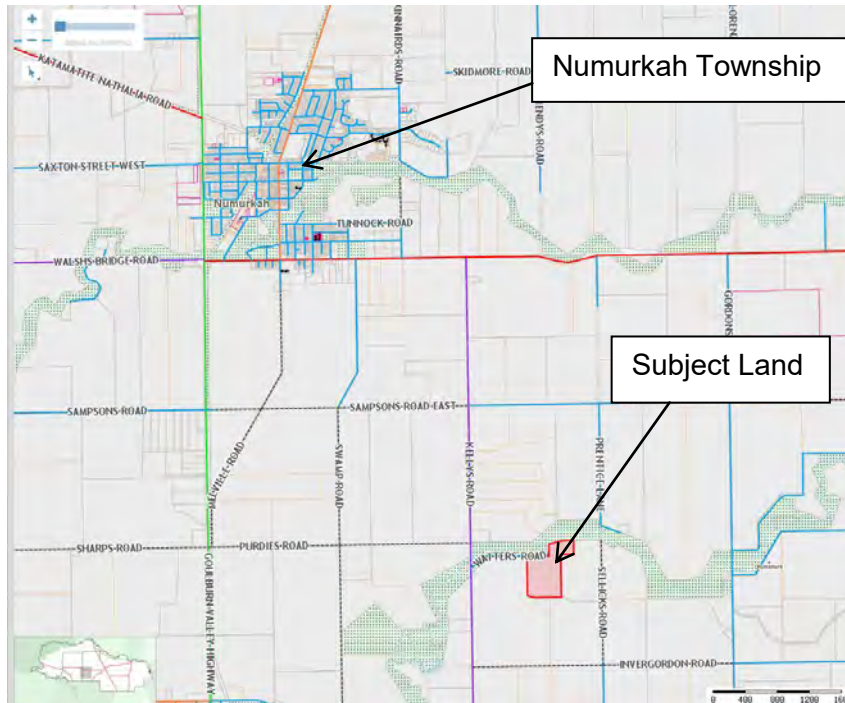
Locality and subject land

The subject land is located approximately 6 kilometres south-east of Numurkah Town centre and more specifically is located on the south side of the Watters Road commencing approximately 526 metres east of Kellys Road.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**



Proposal

The application seeks approval for the use and development of the land for a Drug and Alcohol Rehabilitation Centre.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

The proposed centre will provide for short term residential accommodation for up to 48 people and provide structured programs, counselling, recreation and activities for residents.

The proposed centre will operate 24 hours all year round and will employ 20 full time specialist staff including a centre manager, clinical nurse, 5 drug treatment experts, 2 behavioural change specialists, 2 life skills works and 2 case managers, There will be an on-site staffing level of 5-7 people during peak day shifts and a minimum of 2 overnight staff.

The proposal will include buildings and works involving the utilisation of a number of existing buildings and the construction of 6 new buildings used for reception, accommodation, program delivery, offices and meeting rooms.

A total of 33 car parking spaces are shown on the plan inclusive of 2 disabled spaces, which includes a new 23 space car park and 10 undercover spaces utilising existing buildings. A new entry is proposed together utilising the existing access from Watters Road, Numurkah.

It is proposed to establish orchards and a market garden to be used as part of the rehabilitation programs.

No native vegetation is proposed to be removed. There will be new landscaping around the new buildings.

Key Issues

- State Planning Policy
- Local Planning Policy
- Agricultural Policy
- Farming Zone
- Floodway Overlay
- Particular provisions
- Objections received

Options

Council has the option to defer its decision for further assessment, issue a notice of refusal or issue a notice of decision to grant a permit.

3. Financial Implications

In the event that Council's decision is appealed at VCAT, any cost associated with attending and responding to an appeal would need to be funded.

4. Risk Management

If Council decides to grant a permit and conditions are not fulfilled, it may become a compliance issue.

5. Internal and External Consultation

Pre-Lodgement Consultation

There was pre-lodgement consultation undertaken by the Applicant.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

Internal Consultation

The application was referred internally to Environmental Health, Infrastructure Planning, Natural Resources, Community Development and Building. No objections have been raised however a number of conditions have been recommended if any permit is issued.

External Consultation

The application was also referred externally to the Goulburn Broken Catchment Management Authority (GBCMA), Goulburn Murray Water (GMW) Department of Land, Water and Planning (DELWP), Environment Protection Authority (EPA) and Country Fire Authority (CFA) Each authority has not objected to the application subject to conditions.

The EPA has not responded to date, however, their interest is in relation to the management of effluent from the development and this can be addressed in the conditions to ensure compliance with current standards.

Public Consultation

Public Notice of the application was given under Section 52 of the *Planning and Environment Act 1987*. Letters were sent to adjoining and nearby landowners, placing a notice on the site and notices in local papers.

The advertising has been carried out correctly and at the time of writing this report 130 objections and 65 letters of support have been received. The basis of the objections are summarised and officer's comments are provided in the following table:

Basis of Objection	Officer's comments
Safety and Security Local people and families Property	Safety and security is a broader social issue which is discussed below. This apprehension in the community is acknowledged, however it was also acknowledged that there is a need for such facility. The structure of the community is fluid and not stagnant, there will always be change. Whilst there may be a certain amount of detriment to some people, it may also be a greater detriment to the wider community if this facility was not established.
Services Police not 24 hours Hospital – No emergency unit Fire Services – overstretched Ambulance – overstretched	It is recognised that not all emergency services are at a level that meet community expectations both now and in the future. It is upon the relevant service providers to respond to the needs of the community as they see fit. The application was referred to the CFA and it responded offering no objection subject to conditions. The other services received an opportunity to comment through the public notification process.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS ROAD NUMURKAH (cont'd)

<p>Environmental Impact</p> <p>Heritage Wildlife- threatened species Trees & plant life Waterways Excavation of services</p>	<p>A voluntary standard assessment Cultural Heritage Management Plan has been prepared with recommendations to undertake a detailed assessment.</p> <p>There are no European heritage items currently listed in the Planning Scheme on the subject land and no items proposed for inclusion from the Heritage Study's recommendations which is now Planning Scheme Amendment C38.</p> <p>The forested creek reserve is recognised as habitat for threatened bird species.</p> <p>The application was referred to DELWP, GMW and EPA and no objections have been received from GMW & DELWP, while, at the time of writing this report, a response has not been received from EPA.</p>
<p>Amenity Impacts</p> <p>On adjoining properties By increased vehicular traffic (car and heavy transport) Dust Effluent escape in times of flood</p>	<p>There will be impacts on the amenity of the area from an increase in vehicular traffic on local unsealed roads from dust. However as such impact is already occurring it is a question of whether there is a level of usage of the road that would demand an upgrading of the road to perhaps a sealed surface. If the amount of dust from the road is impacting on the safety of the road and its users, then this will require further investigation.</p> <p>Notwithstanding, the above, a sealed road from Nathalia Katamatite road to the entrance of the subject land would provide a suitable means to address amenity issues around vehicle access, dust and safety.</p> <p>There would be many effluent disposal systems installed in flood affected areas including the current septic system for the dwelling on the subject land. There will need to be an upgrade to the system which may be required to be licenced under EPA. Any system must comply with the relevant codes and guidelines.</p>
<p>Social and Economic Impacts</p> <p>Numurkah, a small country town Numurkah already has a drug problem Proposal suited to a larger town Will bring an increase to drug use and criminal activity Infrastructure for centre will be funded by local rate payers Limited employment opportunities Affect tourism to Numurkah</p>	<p>A case involving a Place of Worship (<i>Hoskin v Greater Bendigo CC</i>) reviewed the key principles relating to social impacts and effects under S60 [1][f] of the <i>Planning and Environment Act 1987</i>. State and Local Planning Policy generally supports the provision of health and allied services, subject to proper planning assessment. Significant social impacts can be a relevant planning consideration. However:</p> <ul style="list-style-type: none"> • To be a relevant planning issue, VCAT suggested social impacts need to be significant, demonstrable and affecting the community [not just individuals].

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

- Subjective fears or concerns about a proposal should be accorded little if any weight unless there is objective, specific concrete, observable and likely consequences caused by the proposal.
- A large number of objections [on its own] do not demonstrate a significant social impact.
- Objection numbers may illustrate a widely held view that the proposal is not an acceptable planning proposal on its merits. A legitimate difference of opinion about the planning merits is not necessarily a significant social impact.
- To rely on significant social impacts as a reason for a decision requires evidence well beyond the mere assertion of concerns and beyond opinions about the apparent impact of other developments in other places.
- A party seeking to raise and rely on significant social impacts needs to substantiate that claim. It is not for the applicant to "disprove the allegation".

In *Hoskin v Greater Bendigo CC*, VCAT put weight on the Council's sense of the social needs and well-being of the community in coming to a view in which the proposal provided a net community benefit, notwithstanding the opposition of some members of the community.

In this current application, the majority of objections do not raise the idea of only social impact (eg. safety and security), instead focusing on other specific planning issues. For those objections that do raise this issue, they do not provide the type of detail and evidence that would elevate social effects into a legitimate planning concern.

To refuse the application on social impact grounds would require evidence that the proposed use would have significant adverse social impacts. There is no compelling evidence that the social impacts perceived by some objectors would happen.

Ultimately legitimate positive and negative social effects need to be considered and balanced against the other significant effects of the proposal.

With respect to any economic impacts, there appear to be tangible economic benefits for employment & local businesses (during construction and post construction) and potentially negative economic impacts on tourism.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS ROAD NUMURKAH (cont'd)

Property values Surrounding land values affected	The effect on property values is not a relevant planning consideration
Flooding Impacts Numurkah flood Study not completed Flood study boundaries have not been redefined Floor levels in flood overlays not yet determined Access & egress to site may be impassable in time of flood Risks to emergency service workers, staff & clients Any build-up of roads for access will affect flood levels	The application was referred to the GBCMA which offered no objection to the proposal subject to new building being raised 300 millimetres above the 1% AEP (100 ARI) year flood level. If roadworks required the level of the road to be raised by more than 300mm, such works would require separate planning permission.
Application - Supporting Information Inaccuracies Traffic report inaccuracies in text and maps	Whilst there may be certain inaccuracies contained in the traffic report, it is not Council's role to be critical of such detail rather it be used to inform or otherwise in the decision making process.
Site Inadequacies Flood affected No town water Creek water contaminated No public transport Dirt road access not suitable Fire danger area Telephone and internet services poor	The site has a few challenges, however, individual authorities have not objected to the application to the extent that would warrant a refusal. Yes the land is flood prone, however there should be sufficient warning of flooding to evacuate the centre and that any new building will have a floor level above the flood level. Provision of potable water is proposed from collection of water from roofs or other means (water cartage). No public transport exists apart from taxi services. The suitability of accessing the site from an unsealed road is an issue and the provision of a sealed access from the gate of the development to the sealed road network at the Nathalia Katamatite Road would address these concerns. The application was referred to the Infrastructure Department and no objections are raised subject to conditions. Adjoining a forested creek reserve heightens the risk of bushfire where there is more human activity. The application was referred to the CFA and no objections were raised subject to conditions. Telecommunications & internet services are the

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

	responsibility of the applicant to enter into agreements with the relevant service providers.
Farm impacts on proposal Odour	The decision to site this facility in a rural location would have taken into consideration the likely impact that it would have from farming activities which may include odour, dust, and noise. There would be no planning grounds to complain against those adjoining and nearby farming activities.
Impacts on farm activities Types of crops grown Movement of stock on roads Movement of farm machinery	The proposal involves using a portion of the site for the rehabilitation centre with the balance used in agricultural pursuits. The impact on the current or future agricultural activities should be minimal. Whilst there may be an increase in traffic movements on local roads, it should not duly affect the operations of those farming activities using the roads, provided all required signage and alert systems are in place.

The applicant was sent the objections for comment and responded accordingly (Applicant's response(s) appended). Further the applicant has provided a response in relation to social and economic impact describing the operation of the rehabilitation centre and its benefits (appended).

6. Regional Context

There is some regional context associated with this development, in terms of supporting people within the broader region.

The Hume Regional Growth Plan does not specifically mention these types of facilities, in terms of need or location. Only in general terms does the Growth Plan state the need to support health services in the Goulburn Valley.

7. Council Plan Strategy

Two of strategic goals in the current Council Plan are:

- *Improve Moira's Liveability*
- *Driving economic growth – agriculture, manufacturing and tourism*

The proposal will add to the range of health services with the Shire which can only benefit Moira's liveability. However, it is located in a rural location that may have amenity impacts and also may have detrimental influences, although minor, on agriculture, tourism and the environment with little effect on Moira Shire's economy overall.

The social implication of this type of facility in this location is whether it provides or adds to community cohesiveness.

While there are positive and negative elements of the proposal, on balance it does not damage Council's strategic goals.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

8. Legislative / Policy Implications

The Planning and Environment Act 1987 and the Moira Planning Scheme set out the requirements for use and development of the land, including the requirements for public notice and referral.

State Planning Policy Framework (SPPF)

It is the expectation of State Government that:

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

Clause 11.01-2 Activity centre planning

Locate significant new education, justice, community, administrative and health facilities that attract users from large geographic areas in or on the edge of Central Activities Districts, Principal or Major Activity Centres with good public transport.

Locate new small scale education, health and community facilities that meet local needs in or next to Neighbourhood Activity Centres.

The proposal is not located in or on the edge of Numurkah township, rather it is located some 6 kilometres from the centre of town and without public transport to the proposed site. Being this distance from town would not be considered as an isolated location and would be within reasonable distance of urban services and facilities.

Clause 11.05-3 *"Rural Productivity"* seeks to manage land use change and development in the rural areas to promote agricultural and rural production.

Clause 14.01 *"Protection of agricultural land"* notably states the following objectives:

To protect productive farmland which is of strategic significance in the local or regional context;"

and;

"To encourage sustainable agricultural land use."

The application for an innominate (undefined) use in a rural area would by itself not achieve the above state policies, however as the proposal is only using a small portion of the land leaving the balance to carry out agricultural activities; this would therefore on balance achieve these objectives. While the proposal may have some degree of impact on surrounding agricultural activities, it is likely these would be negligible given the past use of the property and the plans to maintain some form of agricultural production as part of the programed activities at the centre.

Clause 13 "Environmental Risks"

Clause 13.02-1 "Floodplain Management"

The objectives of this clause are to assist the protection of:

- *Life, property and community infrastructure from flood hazard.*
- *The flood storage functions of floodplains and waterways.*
- *Floodplain areas of environmental significance or of importance to river health.*

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

Clause 13.05-1 "*Bushfire*"

The objective of this clause is "*to assist to strengthen community resilience to bushfire.*"

The application was referred to the GBCMA and CFA and both offered no objection to the proposal, therefore it can be reasoned that these state policies are achieved.

Clause 14.02-2 "*Water quality*" seeks to protect water quality by discouraging incompatible land use activities in areas subject to flooding and ensure that contaminated runoffs are minimised.

The impact of the proposal has been assessed by GBCMA, who has not objected to the issuing of a planning permit subject to a condition regarding floor level. GMW has however raised issues in regard to the septic system, in that, potentially a system licenced by the EPA may be required.

**Local Planning Policy Framework (LPPF)
Vision of Moira**

Part of the Council's vision is underpinned by the following
Effective provision of all social, economic and community services and functions to the community which will require planned integration and to maximise effective use of new and existing social and physical infrastructure;

Municipal Strategic Statement

Clause 21.03-2 Environmental Goal

Council's Environment Goal is to protect and enhance the environmental attributes of the Shire including natural systems (soil, water and air) which in turn support agriculture and tourism and influence the local character of towns and settlements, and to ensure that any development has regard to these environmental features.

Clause 21.04 Settlement – Housing in Rural Areas

Housing in rural areas requires careful consideration so as to protect farming as the dominant activity in rural areas and as the major source of economic activity in the municipality. In particular, rural residential living on small lots needs to be based on a demonstrated need and evidence that the dwelling will not prejudice the long-term sustainability of farming.

Clause 22.01 Agricultural Policy.

The purpose of the policy is to address two separate issues: being rural subdivision and rural dwellings. The focus of this policy is in preventing the loss of agricultural land through inappropriate subdivision or the proliferation of dwellings.

There are various elements of the local planning policy that directly or indirectly require consideration with respect to this proposal. Whilst there appears to be no dispute as to the need for this facility, it is the location that requires assessment against Council's policies.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

The desire of the applicant to locate this facility in this location was based on remoteness from residential areas, proximity to support services, ability to conduct agricultural related programs, and, a landscaped environment providing serenity and calmness.

The proposed facility has a residential component and is located in an agricultural area, adjoining a forested creek reserve, therefore the above environmental goal is tested, however the agricultural policy does not specifically address uses such as a rehabilitation centre.

The agricultural policy provides some level of guidance in terms of residential use to ensure that rural production is not compromised and that primary producers are protected from complaints from non-agricultural land users concerned to protect their residential amenity rights.

Any form of residential accommodation in a rural location will compete against the right to farm. Even though there is an agricultural component attached to this proposed use, it is not the primary use of the land.

Being adjacent to Nine Mile Creek with forested habitat and being flood prone would potentially increase the risk on those natural resources, hence not achieving the environmental goal.

**Zoning and Overlays
Farming Zone (FZ)**

Purpose

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Under the Farming Zone provisions, a planning permit is required to use and develop land for an unspecified or innominate land use.

The relevant decision guidelines which should be considered are as follows:

General issues

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The capability of the land to accommodate the proposed use or development, including the disposal of effluent.*
- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*

State and Local Planning Policy have previously been discussed in the report. It is considered the land is not constrained in its capacity to accommodate the disposal of effluent from the proposed rehabilitation centre.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

The applicant will be required to provide a septic system approved under the Environment Protection Act 1970 whether it is a commercial system licenced by the EPA or a system approved by Council's Environmental Health Department.

The proposal is a non-agricultural use in a farming environment accessed from unsealed rural roads and adjoins a forested creek reserve containing habitat for threatened bird species. Its compatibility with adjoining land uses is therefore questionable.

Agricultural issues

- *Whether the use or development will support and enhance agricultural production.*
- *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
- *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*
- *The capacity of the site to sustain the agricultural use.*

The proposal will remove a portion of the land from agricultural production. However it is proposed that part of the rehabilitation program is to involve clients in some agricultural activities on the site. The primary aim of the proposed agricultural activities on this site is to support the rehabilitation programs and as such is not necessarily economically sustainable into the future.

Environmental issues

- *The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.*
- *The impact of the use or development on the flora and fauna on the site and its surrounds.*
- *The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*
- *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

Increased human activity will invariably have a detrimental impact on the natural environment.

Rural Floodway Overlay (RFO)

The proposal is located on part of the land affected by the RFO. Under the provisions of the RFO, a planning permit is required for buildings and works used for habitation. Under those provisions, a planning permit is also required to carry out works associated with placing rainwater tanks on the property. The relevant decision guidelines which should be considered are as follows:

- *The State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *Any comments from the relevant floodplain management authority.*
- *The local floodplain development plan or flood risk report.*
- *The Victorian River Health Strategy (2002) and any relevant regional river health strategy and associated wetland plan.*

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

State and Local Planning Policies have previously been discussed in the report. In terms of floodplain management, the application has been referred to the GBCMA pursuant to Section 55 of the Planning and Environment Act 1987. GBCMA has not objected to the granting of a permit subject to a condition relating to floor level.

Relevant Particular Provisions

Clause 52.06 Car Parking

Under the planning scheme provisions, there is no car parking rate for a rehabilitation centre, therefore car parking must be provided to the satisfaction of the responsible authority.

The applicant has provided a car parking demand assessment based on the number of clients, visitors, staff and medical practitioners and has determined that 30 spaces would be required. Provision has been made for 33 spaces on the site.

It is understood that clients will not have access to a car for at least the first 6 weeks and community access will be restricted.

It is considered that the proposed car parking is reasonable, however if more parking is required provision can be made on site accordingly.

Clause 52.17 Native Vegetation

This application does not seek to remove any native vegetation. However, it is prudent to assume that the proposal may ultimately result in a loss, or at least some sort of effect on native vegetation. The removal of such vegetation would require a further permit and referral to the relevant authorities, where appropriate.

General Provisions

Under Clause 65 of the planning scheme, the Responsible Authority must consider, amongst other things:

- The purpose of the zone, overlay or other provisions,
- The orderly planning of the area,
- The effect on the amenity of the area,
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

The first point has been discussed earlier in this report.

With respect to the effect on the amenity and orderly planning of the area, the addition of a non-agricultural use in a farming and environmental location could well be argued to be not good planning practice and may detrimentally affect the amenity of the area by reason of, but not limited to, increased traffic, dust, artificial light and noise.

Further, objectors raised the issues of safety and security in having a rehabilitation centre in this neighbourhood which is recognised at planning tribunals as a psychological aspect of amenity. These apprehensions are recognised, however it must be realised that any location for a facility of this type will draw similar concerns, to the point that no site would be suitable. It is a question of balancing the physical amenity concerns with the needs of the community at large.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

The land contains native vegetation and this development may put at risk the loss of vegetation if not properly managed.

9. Environmental Impact

As previously mentioned in this report, the proposed use is located on land containing native vegetation, adjoins a waterway and a forested creek reserve and is within a flood affected area.

The proposed use will increase traffic on both Watters Road and Kellys Road, increase dust from unsealed roads, increase noise from human activity and increase artificial light from the facility which could all have a detrimental impact on the natural environment.

As mentioned previously, the land contains native vegetation and if not managed appropriately in terms of location of buildings and works associated with the facility and any agricultural activity conducted on the site, the trees may be put at risk.

10. Conflict of Interest Considerations

There are no officer conflict of interest issues to consider with this report.

11. Conclusion

The proposal has been assessed against the provisions of the planning scheme and consideration given to matters required under section 60 of the Planning and Environment Act 1987.

The proposal has some inconsistencies with both state and local planning policy, the purpose of the Farming Zone and its decision guidelines however, these inconsistencies or conflicts should be weighed in favor of net community benefit and sustainable development.

It is considered that locating a non-agricultural land use in a farming environment is generally not good planning practice and may have a detrimental effect on the amenity of the area, however many issues are able to be managed.

There appears to be general acceptance of the need for such a facility however its location is contentious.

The social and economic implications are only planning matters where there is a community not an individual impact. This has not been demonstrated, therefore a net community benefit would exist if the proposed rehabilitation centre was to establish.

It is acknowledged that much of the interest in this planning application relates to the circumstances of the clients that will occupy the site on a temporary basis. If the circumstances were different, for example a school camp, the planning considerations would not change but it seems likely that the level of objection would.

On balance, the proposed rehabilitation centre in this location may not be the best planning outcome, but it is a sustainable non-agricultural use and development without substantially affecting farming operations or the environment.

The application is therefore recommended for approval.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

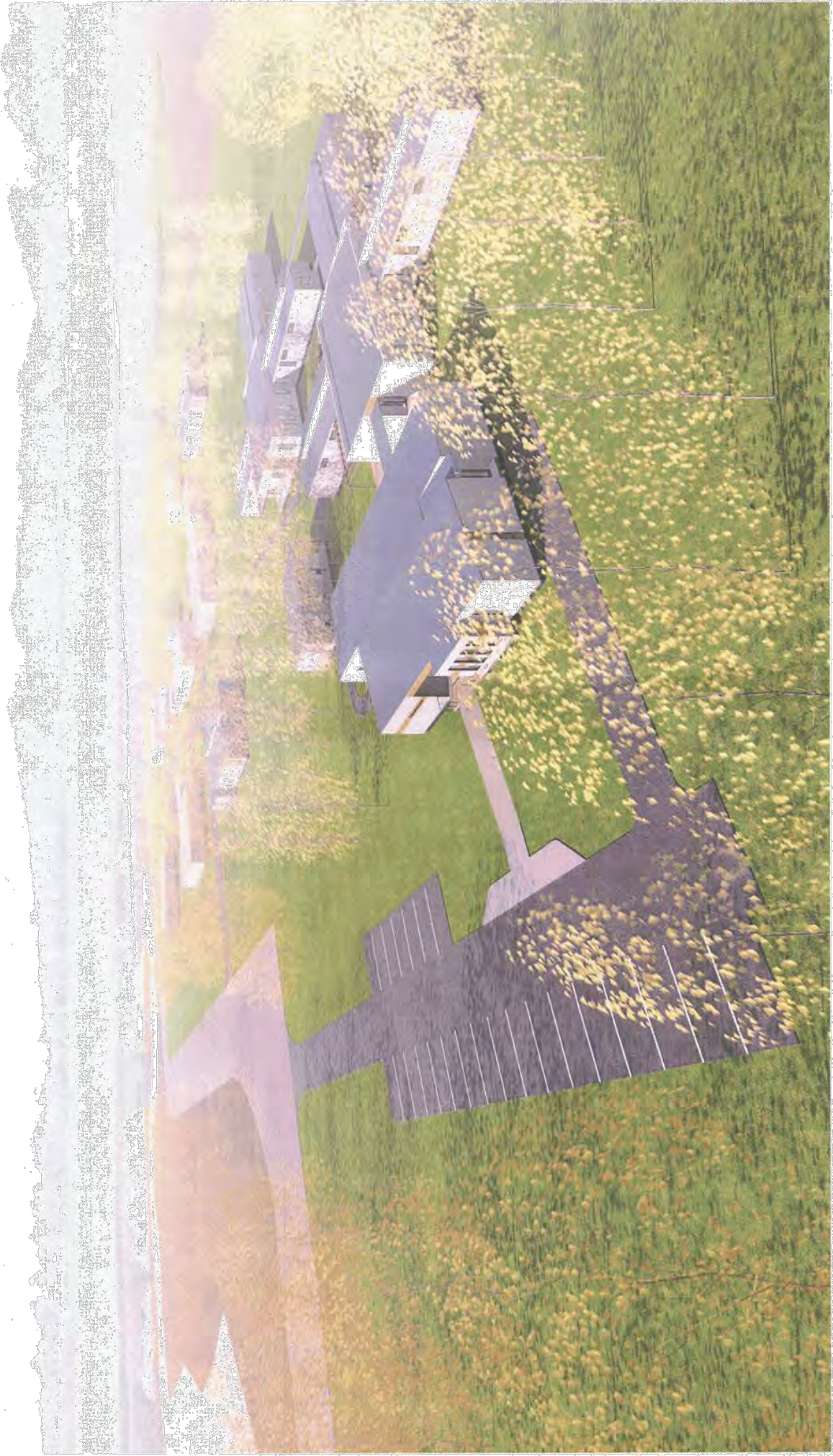
**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT OF
LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104 WATTERS
ROAD NUMURKAH (cont'd)**

Attachments

- 1 Development Plans
- 2 Planning Report
- 3 Response to Objections
- 4 Response to objections raised at forum
- 5 Social Impact Statement
- 6 Submissions - Use and development of land for a Drug and Alcohol Rehabilitation Centre at 104 Watters Road Numurkah - *printed in separate document*
- 7 Submissions received after 30 May 2016 - *printed in separate document*

TOWN PLANNING APPLICATION

DRAWING REGISTER	
DWG No.	DWG NAME
0000	COVER SHEET
0001	SITE CONTEXT PLAN
0002	SITE DEVELOPMENT PLAN
0003	SITE PLAN - NEW BUILDINGS
0004	RECEPTION FLOOR PLAN - BUILDING 1A
0005	FOUNDATION PHASE FLOOR PLAN - BUILDINGS 1B
0006	STEP DOWN PHASE FLOOR PLAN - BUILDINGS 1C
0007	RECREATING ACCOMMODATION FLOOR PLAN - BUILDING 1D
0008	PROGRAM BUILDING FLOOR PLAN - BUILDING 1E
0009	RECEPTION BUILDINGS ELEVATIONS - BUILDING 1F
0010	FOUNDATION PHASE BUILDINGS ELEVATIONS - BUILDING 1G
0011	STEP DOWN PHASE BUILDINGS ELEVATIONS - BUILDING 1H
0012	RECREATING ACCOMMODATION ELEVATIONS - BUILDING 1I
0013	PROGRAM BUILDINGS ELEVATIONS - BUILDING 1J
0014	FOUNDATION FLOOR PLAN



The Goulburn Valley ARC
Addiction Recovery Centre

108 WATTERS ROAD NULBURGAH

TOWN PLANNING APPLICATION
COVER SHEET

2015089TP





2015089TP010R

TOWN PLANNING APPLICATION
2015089TP010R SITE CONTEXT PLAN

The Goulburn Valley ARC
Addiction Recovery Centre 104 WATTERS ROAD, NULMERAH



LEGEND

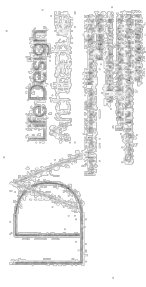
- Existing Buildings**
- Building 01**
Existing - Residence
Proposed - No change. To be used for meetings, programs and office space.
- Building 02**
Existing - Outbuilding
Proposed - No changes
Building 03/06/07/08/10
Existing - Sheds
Proposed - No changes
- Building 04**
Existing - Residence plus and undercover parking for 2 cars
Proposed - Minor internal alterations to provide for self-contained short term residential accommodation for 4 clients plus parking for 2 cars
- Building 05**
Existing - Workshop
Proposed - No changes proposed - to be used as workshop and stables
- Building 09**
Existing - Reception Building
Proposed - No proposed changes - activities, meeting and program space
- Building 11**
Existing - Undercover car parking area
Proposed - No changes proposed - to be used for staff car parking for 8 cars
- Building 12**
Existing - Storage shed
Proposed - Internal alterations to provide a gym and programme space.
- New Buildings**
- Building 13 - Reception Building**
Central facilities comprising reception, offices, interview rooms, staff room, central kitchen, central laundry and medical services.
- Building 14 - Foundation Phase Building**
15 bed residential house providing initial treatment for clients.
- Building 15 - Step Down Phase Building**
15 bed residential house providing the second stage treatment for clients.
- Building 16 - Residential Accommodation Building**
Self-contained short term residential units and a central lounge for 7 clients.
- Building 17 - Residential Accommodation Building**
Self-contained short term residential units and a central lounge for 7 clients.
- Building 18 - Program Building**
Program and meeting space
- Other Facilities**
- 19 - New main entry and access road to the centre.
20 - Car parking for 23 cars
21 - New landscaping
22 - Existing entry and access road to be used for staff access only
23 - Market Garden
24 - Orchard
25 - Existing native woodland to remain
26 - Reestablish native woodland buffer along Watters Road

The Goulburn Valley ARC
Addiction/Recovery Centre

TOWN PLANNING APPLICATION
SITE DEVELOPMENT PLAN

104 WATTERS ROAD NUNAJKAH

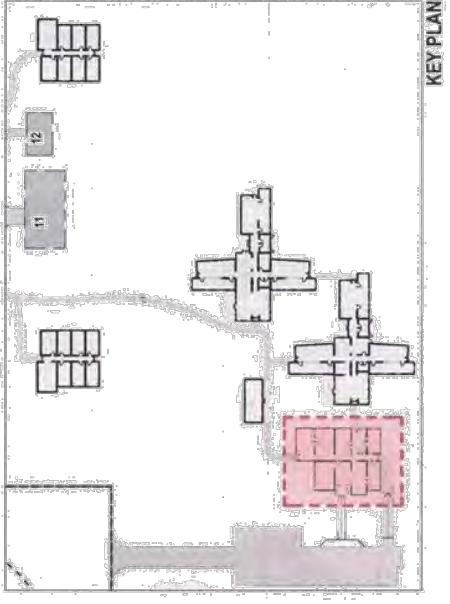
2015089TP011R





RECEPTION BLDG AREA SUMMARY

No.	Name	Area
R01	RECEPTION	10.00m²
R02	RECEPTION	10.00m²
R03	RECEPTION	10.00m²
R04	RECEPTION	10.00m²
R05	RECEPTION	10.00m²
R06	RECEPTION	10.00m²
R07	RECEPTION	10.00m²
R08	RECEPTION	10.00m²
R09	RECEPTION	10.00m²
R10	RECEPTION	10.00m²
R11	RECEPTION	10.00m²
R12	RECEPTION	10.00m²
R13	RECEPTION	10.00m²
R14	RECEPTION	10.00m²
R15	RECEPTION	10.00m²
R16	RECEPTION	10.00m²
R17	RECEPTION	10.00m²
R18	RECEPTION	10.00m²
R19	RECEPTION	10.00m²
R20	RECEPTION	10.00m²
R21	RECEPTION	10.00m²
R22	RECEPTION	10.00m²
R23	RECEPTION	10.00m²
R24	RECEPTION	10.00m²
R25	RECEPTION	10.00m²
R26	RECEPTION	10.00m²
R27	RECEPTION	10.00m²
R28	RECEPTION	10.00m²
R29	RECEPTION	10.00m²
R30	RECEPTION	10.00m²
R31	RECEPTION	10.00m²
R32	RECEPTION	10.00m²
R33	RECEPTION	10.00m²
R34	RECEPTION	10.00m²
R35	RECEPTION	10.00m²
R36	RECEPTION	10.00m²
R37	RECEPTION	10.00m²
R38	RECEPTION	10.00m²
R39	RECEPTION	10.00m²
R40	RECEPTION	10.00m²
R41	RECEPTION	10.00m²
R42	RECEPTION	10.00m²
R43	RECEPTION	10.00m²
R44	RECEPTION	10.00m²
R45	RECEPTION	10.00m²
R46	RECEPTION	10.00m²
R47	RECEPTION	10.00m²
R48	RECEPTION	10.00m²
R49	RECEPTION	10.00m²
R50	RECEPTION	10.00m²
R51	RECEPTION	10.00m²
R52	RECEPTION	10.00m²
R53	RECEPTION	10.00m²
R54	RECEPTION	10.00m²
R55	RECEPTION	10.00m²
R56	RECEPTION	10.00m²
R57	RECEPTION	10.00m²
R58	RECEPTION	10.00m²
R59	RECEPTION	10.00m²
R60	RECEPTION	10.00m²
R61	RECEPTION	10.00m²
R62	RECEPTION	10.00m²
R63	RECEPTION	10.00m²
R64	RECEPTION	10.00m²
R65	RECEPTION	10.00m²
R66	RECEPTION	10.00m²
R67	RECEPTION	10.00m²
R68	RECEPTION	10.00m²
R69	RECEPTION	10.00m²
R70	RECEPTION	10.00m²
R71	RECEPTION	10.00m²
R72	RECEPTION	10.00m²
R73	RECEPTION	10.00m²
R74	RECEPTION	10.00m²
R75	RECEPTION	10.00m²
R76	RECEPTION	10.00m²
R77	RECEPTION	10.00m²
R78	RECEPTION	10.00m²
R79	RECEPTION	10.00m²
R80	RECEPTION	10.00m²
R81	RECEPTION	10.00m²
R82	RECEPTION	10.00m²
R83	RECEPTION	10.00m²
R84	RECEPTION	10.00m²
R85	RECEPTION	10.00m²
R86	RECEPTION	10.00m²
R87	RECEPTION	10.00m²
R88	RECEPTION	10.00m²
R89	RECEPTION	10.00m²
R90	RECEPTION	10.00m²
R91	RECEPTION	10.00m²
R92	RECEPTION	10.00m²
R93	RECEPTION	10.00m²
R94	RECEPTION	10.00m²
R95	RECEPTION	10.00m²
R96	RECEPTION	10.00m²
R97	RECEPTION	10.00m²
R98	RECEPTION	10.00m²
R99	RECEPTION	10.00m²
R100	RECEPTION	10.00m²

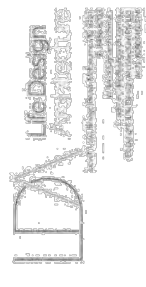


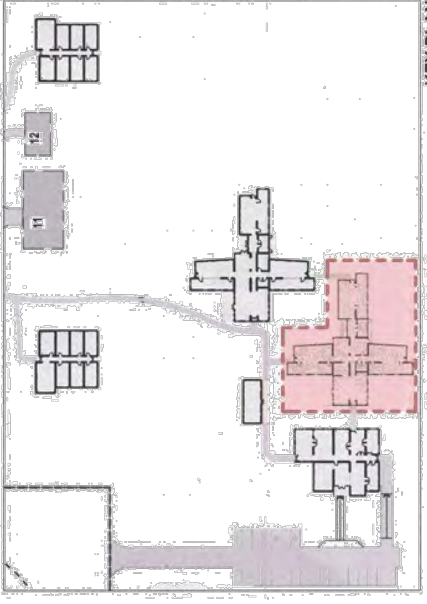
2015089TP201R

TOWN PLANNING APPLICATION
RECEPTION FLOOR PLAN - BUILDING 13

The Goulburn Valley ARC
Addiction Recovery Centre

104 WATTERS ROAD NUMARKAH

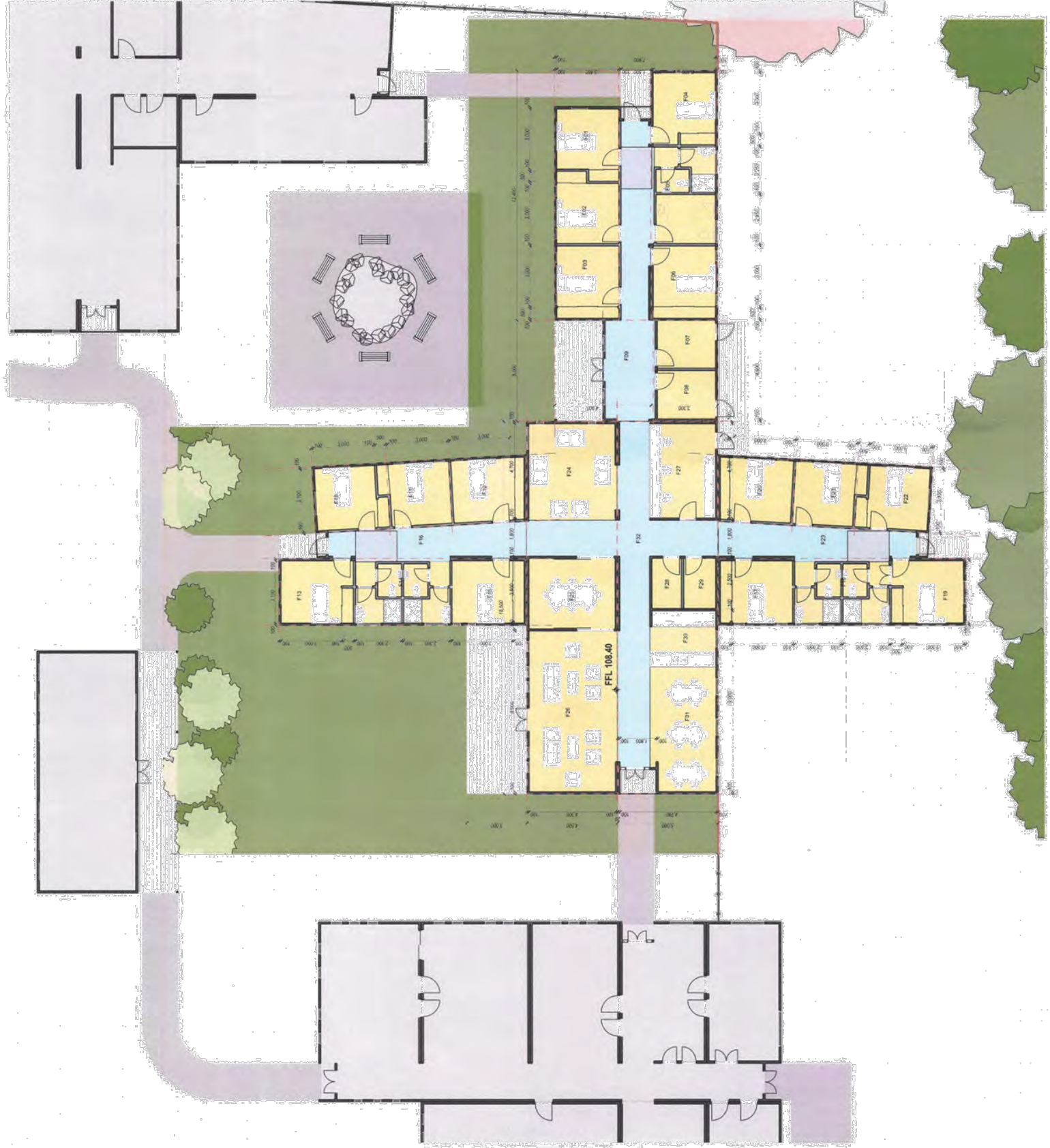




KEY PLAN

FOUNDATION BLDG AREA SUMMARY

No.	Name	Area
F01	BEDROOM	11.41
F02	BEDROOM	11.41
F03	BEDROOM	11.41
F04	BEDROOM	11.41
F05	BEDROOM	11.41
F06	BEDROOM	11.41
F07	BEDROOM	11.41
F08	BEDROOM	11.41
F09	BEDROOM	11.41
F10	BEDROOM	11.41
F11	BEDROOM	11.41
F12	BEDROOM	11.41
F13	BEDROOM	11.41
F14	BEDROOM	11.41
F15	BEDROOM	11.41
F16	BEDROOM	11.41
F17	BEDROOM	11.41
F18	BEDROOM	11.41
F19	BEDROOM	11.41
F20	BEDROOM	11.41
F21	BEDROOM	11.41
F22	BEDROOM	11.41
F23	BEDROOM	11.41
F24	BEDROOM	11.41
F25	BEDROOM	11.41
F26	BEDROOM	11.41
F27	BEDROOM	11.41
F28	BEDROOM	11.41
F29	BEDROOM	11.41
F30	BEDROOM	11.41
F31	BEDROOM	11.41
F32	BEDROOM	11.41
F33	BEDROOM	11.41
F34	BEDROOM	11.41
F35	BEDROOM	11.41
F36	BEDROOM	11.41
F37	BEDROOM	11.41
F38	BEDROOM	11.41
F39	BEDROOM	11.41
F40	BEDROOM	11.41
F41	BEDROOM	11.41
F42	BEDROOM	11.41
F43	BEDROOM	11.41
F44	BEDROOM	11.41
F45	BEDROOM	11.41
F46	BEDROOM	11.41
F47	BEDROOM	11.41
F48	BEDROOM	11.41
F49	BEDROOM	11.41
F50	BEDROOM	11.41
F51	BEDROOM	11.41
F52	BEDROOM	11.41
F53	BEDROOM	11.41
F54	BEDROOM	11.41
F55	BEDROOM	11.41
F56	BEDROOM	11.41
F57	BEDROOM	11.41
F58	BEDROOM	11.41
F59	BEDROOM	11.41
F60	BEDROOM	11.41
F61	BEDROOM	11.41
F62	BEDROOM	11.41
F63	BEDROOM	11.41
F64	BEDROOM	11.41
F65	BEDROOM	11.41
F66	BEDROOM	11.41
F67	BEDROOM	11.41
F68	BEDROOM	11.41
F69	BEDROOM	11.41
F70	BEDROOM	11.41
F71	BEDROOM	11.41
F72	BEDROOM	11.41
F73	BEDROOM	11.41
F74	BEDROOM	11.41
F75	BEDROOM	11.41
F76	BEDROOM	11.41
F77	BEDROOM	11.41
F78	BEDROOM	11.41
F79	BEDROOM	11.41
F80	BEDROOM	11.41
F81	BEDROOM	11.41
F82	BEDROOM	11.41
F83	BEDROOM	11.41
F84	BEDROOM	11.41
F85	BEDROOM	11.41
F86	BEDROOM	11.41
F87	BEDROOM	11.41
F88	BEDROOM	11.41
F89	BEDROOM	11.41
F90	BEDROOM	11.41
F91	BEDROOM	11.41
F92	BEDROOM	11.41
F93	BEDROOM	11.41
F94	BEDROOM	11.41
F95	BEDROOM	11.41
F96	BEDROOM	11.41
F97	BEDROOM	11.41
F98	BEDROOM	11.41
F99	BEDROOM	11.41
F100	BEDROOM	11.41

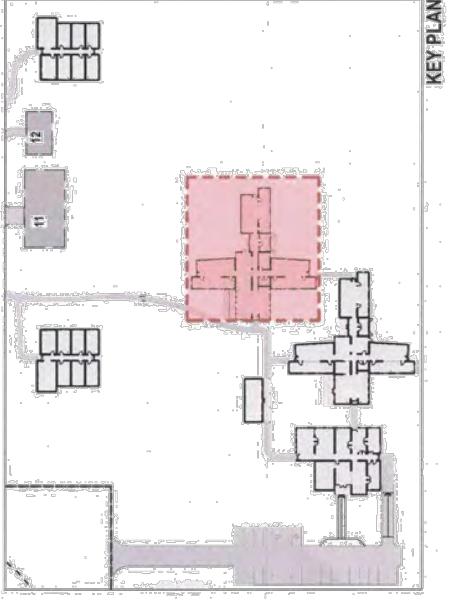


The Goulburn Valley ARC
Addiction Recovery Centre

TOWN PLANNING APPLICATION
FOUNDATION PHASE FLOOR PLAN - BUILDING 14

2015089TP202R

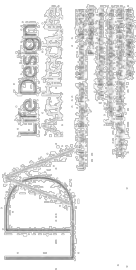




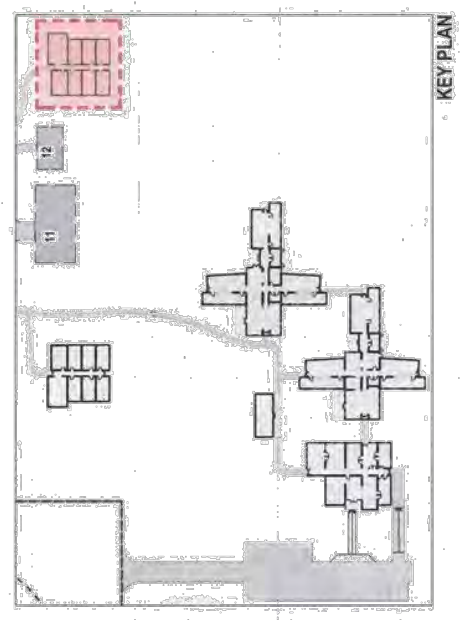
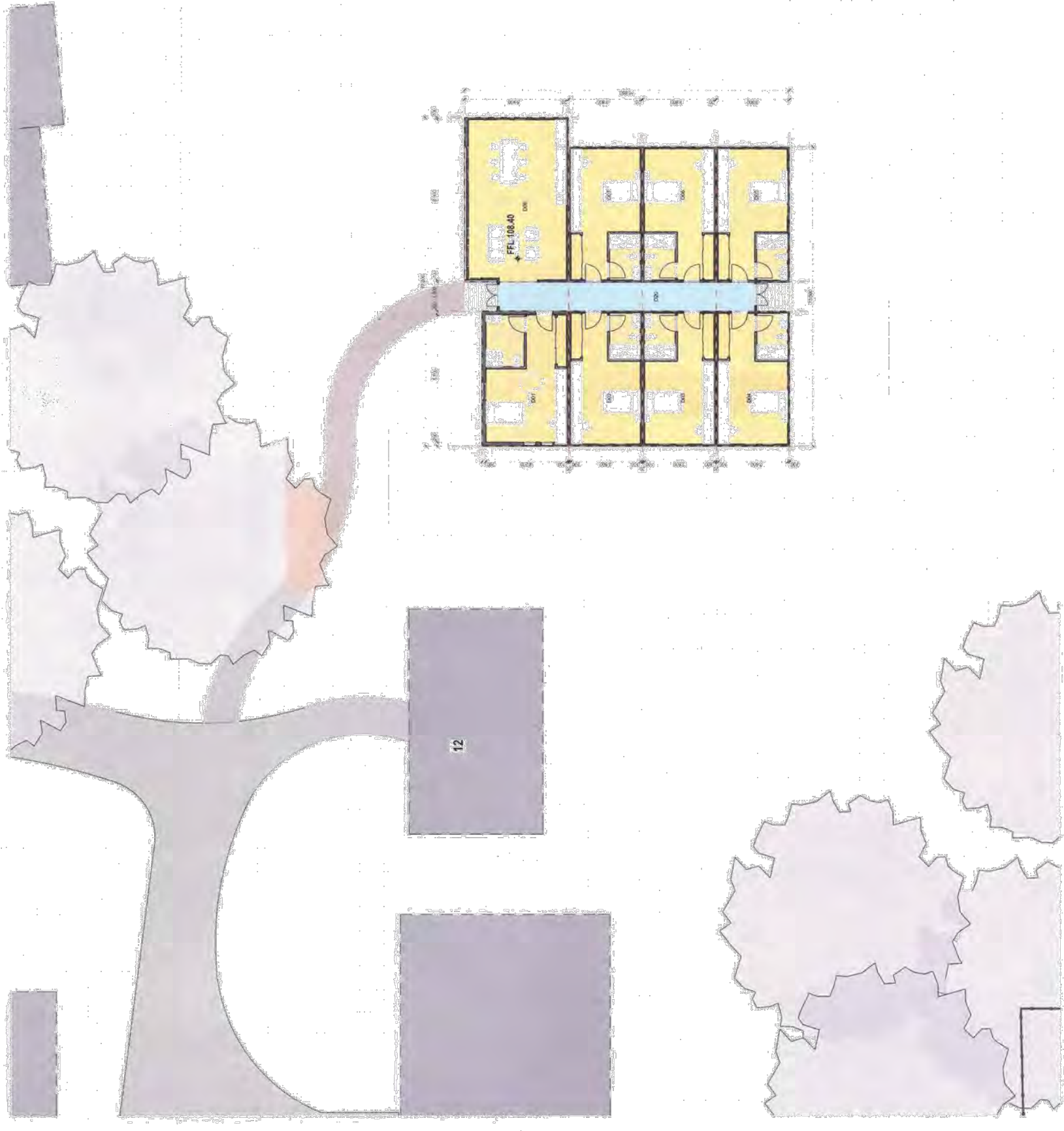
STEP DOWN BLDG AREA SUMMARY		
No.	1078	4769
S1	REAR	11.2m
S2	REAR	11.2m
S3	REAR	11.2m
S4	REAR	11.2m
S5	REAR	11.2m
S6	REAR	11.2m
S7	REAR	11.2m
S8	REAR	11.2m
S9	REAR	11.2m
S10	REAR	11.2m
S11	REAR	11.2m
S12	REAR	11.2m
S13	REAR	11.2m
S14	REAR	11.2m
S15	REAR	11.2m
S16	REAR	11.2m
S17	REAR	11.2m
S18	REAR	11.2m
S19	REAR	11.2m
S20	REAR	11.2m
S21	REAR	11.2m
S22	REAR	11.2m
S23	REAR	11.2m
S24	REAR	11.2m
S25	REAR	11.2m
S26	REAR	11.2m
S27	REAR	11.2m
S28	REAR	11.2m
S29	REAR	11.2m
S30	REAR	11.2m
S31	REAR	11.2m
S32	REAR	11.2m
S33	REAR	11.2m
S34	REAR	11.2m
S35	REAR	11.2m
S36	REAR	11.2m
S37	REAR	11.2m
S38	REAR	11.2m
S39	REAR	11.2m
S40	REAR	11.2m
S41	REAR	11.2m
S42	REAR	11.2m
S43	REAR	11.2m
S44	REAR	11.2m
S45	REAR	11.2m
S46	REAR	11.2m
S47	REAR	11.2m
S48	REAR	11.2m
S49	REAR	11.2m
S50	REAR	11.2m
S51	REAR	11.2m
S52	REAR	11.2m
S53	REAR	11.2m
S54	REAR	11.2m
S55	REAR	11.2m
S56	REAR	11.2m
S57	REAR	11.2m
S58	REAR	11.2m
S59	REAR	11.2m
S60	REAR	11.2m
S61	REAR	11.2m
S62	REAR	11.2m
S63	REAR	11.2m
S64	REAR	11.2m
S65	REAR	11.2m
S66	REAR	11.2m
S67	REAR	11.2m
S68	REAR	11.2m
S69	REAR	11.2m
S70	REAR	11.2m
S71	REAR	11.2m
S72	REAR	11.2m
S73	REAR	11.2m
S74	REAR	11.2m
S75	REAR	11.2m
S76	REAR	11.2m
S77	REAR	11.2m
S78	REAR	11.2m
S79	REAR	11.2m
S80	REAR	11.2m
S81	REAR	11.2m
S82	REAR	11.2m
S83	REAR	11.2m
S84	REAR	11.2m
S85	REAR	11.2m
S86	REAR	11.2m
S87	REAR	11.2m
S88	REAR	11.2m
S89	REAR	11.2m
S90	REAR	11.2m
S91	REAR	11.2m
S92	REAR	11.2m
S93	REAR	11.2m
S94	REAR	11.2m
S95	REAR	11.2m
S96	REAR	11.2m
S97	REAR	11.2m
S98	REAR	11.2m
S99	REAR	11.2m
S100	REAR	11.2m

The Goulburn Valley ARC
Addiction Recovery Centre 101 WATERS ROAD NUMJERKAH

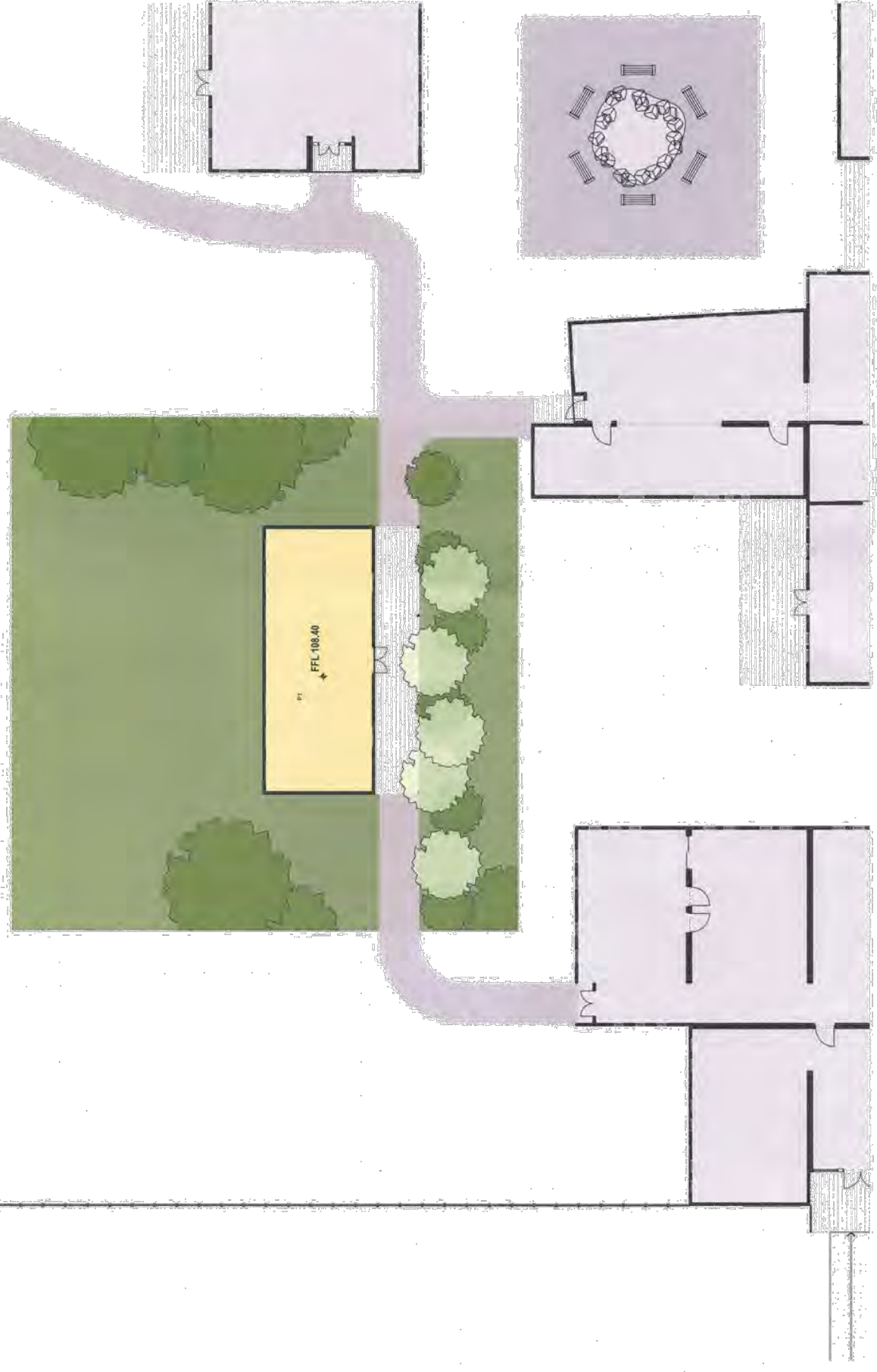
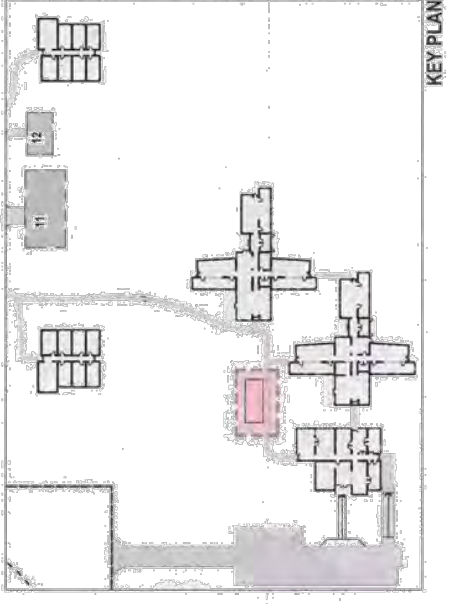
TOWN PLANNING APPLICATION
STEP DOWN PHASE FLOOR PLAN - BUILDING 15



2015089TP203R

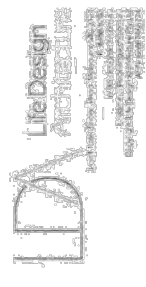


RESIDENTIAL BLDG AREA SUMMARY		
No.	Name	Area
001	BL001	31.50
002	BL002	21.50
003	BL003	28.00
004	BL004	28.00
005	BL005	28.00
006	BL006	28.00
007	BL007	28.00
008	BL008	28.00
009	BL009	28.00
010	BL010	28.00
011	BL011	28.00
012	BL012	28.00
013	BL013	28.00
014	BL014	28.00
015	BL015	28.00
016	BL016	28.00
017	BL017	28.00
018	BL018	28.00
019	BL019	28.00
020	BL020	28.00
021	BL021	28.00
022	BL022	28.00
023	BL023	28.00
024	BL024	28.00
025	BL025	28.00
026	BL026	28.00
027	BL027	28.00
028	BL028	28.00
029	BL029	28.00
030	BL030	28.00
031	BL031	28.00
032	BL032	28.00
033	BL033	28.00
034	BL034	28.00
035	BL035	28.00
036	BL036	28.00
037	BL037	28.00
038	BL038	28.00
039	BL039	28.00
040	BL040	28.00
041	BL041	28.00
042	BL042	28.00
043	BL043	28.00
044	BL044	28.00
045	BL045	28.00
046	BL046	28.00
047	BL047	28.00
048	BL048	28.00
049	BL049	28.00
050	BL050	28.00
051	BL051	28.00
052	BL052	28.00
053	BL053	28.00
054	BL054	28.00
055	BL055	28.00
056	BL056	28.00
057	BL057	28.00
058	BL058	28.00
059	BL059	28.00
060	BL060	28.00
061	BL061	28.00
062	BL062	28.00
063	BL063	28.00
064	BL064	28.00
065	BL065	28.00
066	BL066	28.00
067	BL067	28.00
068	BL068	28.00
069	BL069	28.00
070	BL070	28.00
071	BL071	28.00
072	BL072	28.00
073	BL073	28.00
074	BL074	28.00
075	BL075	28.00
076	BL076	28.00
077	BL077	28.00
078	BL078	28.00
079	BL079	28.00
080	BL080	28.00
081	BL081	28.00
082	BL082	28.00
083	BL083	28.00
084	BL084	28.00
085	BL085	28.00
086	BL086	28.00
087	BL087	28.00
088	BL088	28.00
089	BL089	28.00
090	BL090	28.00
091	BL091	28.00
092	BL092	28.00
093	BL093	28.00
094	BL094	28.00
095	BL095	28.00
096	BL096	28.00
097	BL097	28.00
098	BL098	28.00
099	BL099	28.00
100	BL100	28.00



PROGRAM BLDG AREA SUMMARY

No.	Name	Area	Volume
1	Program	60.00	60.00
2	Program	60.00	60.00
3	Program	60.00	60.00
4	Program	60.00	60.00
5	Program	60.00	60.00
6	Program	60.00	60.00
7	Program	60.00	60.00
8	Program	60.00	60.00
9	Program	60.00	60.00
10	Program	60.00	60.00
11	Program	60.00	60.00
12	Program	60.00	60.00
13	Program	60.00	60.00
14	Program	60.00	60.00
15	Program	60.00	60.00
16	Program	60.00	60.00
17	Program	60.00	60.00
18	Program	60.00	60.00
19	Program	60.00	60.00
20	Program	60.00	60.00
21	Program	60.00	60.00
22	Program	60.00	60.00
23	Program	60.00	60.00
24	Program	60.00	60.00
25	Program	60.00	60.00
26	Program	60.00	60.00
27	Program	60.00	60.00
28	Program	60.00	60.00
29	Program	60.00	60.00
30	Program	60.00	60.00
31	Program	60.00	60.00
32	Program	60.00	60.00
33	Program	60.00	60.00
34	Program	60.00	60.00
35	Program	60.00	60.00
36	Program	60.00	60.00
37	Program	60.00	60.00
38	Program	60.00	60.00
39	Program	60.00	60.00
40	Program	60.00	60.00
41	Program	60.00	60.00
42	Program	60.00	60.00
43	Program	60.00	60.00
44	Program	60.00	60.00
45	Program	60.00	60.00
46	Program	60.00	60.00
47	Program	60.00	60.00
48	Program	60.00	60.00
49	Program	60.00	60.00
50	Program	60.00	60.00
51	Program	60.00	60.00
52	Program	60.00	60.00
53	Program	60.00	60.00
54	Program	60.00	60.00
55	Program	60.00	60.00
56	Program	60.00	60.00
57	Program	60.00	60.00
58	Program	60.00	60.00
59	Program	60.00	60.00
60	Program	60.00	60.00
61	Program	60.00	60.00
62	Program	60.00	60.00
63	Program	60.00	60.00
64	Program	60.00	60.00
65	Program	60.00	60.00
66	Program	60.00	60.00
67	Program	60.00	60.00
68	Program	60.00	60.00
69	Program	60.00	60.00
70	Program	60.00	60.00
71	Program	60.00	60.00
72	Program	60.00	60.00
73	Program	60.00	60.00
74	Program	60.00	60.00
75	Program	60.00	60.00
76	Program	60.00	60.00
77	Program	60.00	60.00
78	Program	60.00	60.00
79	Program	60.00	60.00
80	Program	60.00	60.00
81	Program	60.00	60.00
82	Program	60.00	60.00
83	Program	60.00	60.00
84	Program	60.00	60.00
85	Program	60.00	60.00
86	Program	60.00	60.00
87	Program	60.00	60.00
88	Program	60.00	60.00
89	Program	60.00	60.00
90	Program	60.00	60.00
91	Program	60.00	60.00
92	Program	60.00	60.00
93	Program	60.00	60.00
94	Program	60.00	60.00
95	Program	60.00	60.00
96	Program	60.00	60.00
97	Program	60.00	60.00
98	Program	60.00	60.00
99	Program	60.00	60.00
100	Program	60.00	60.00



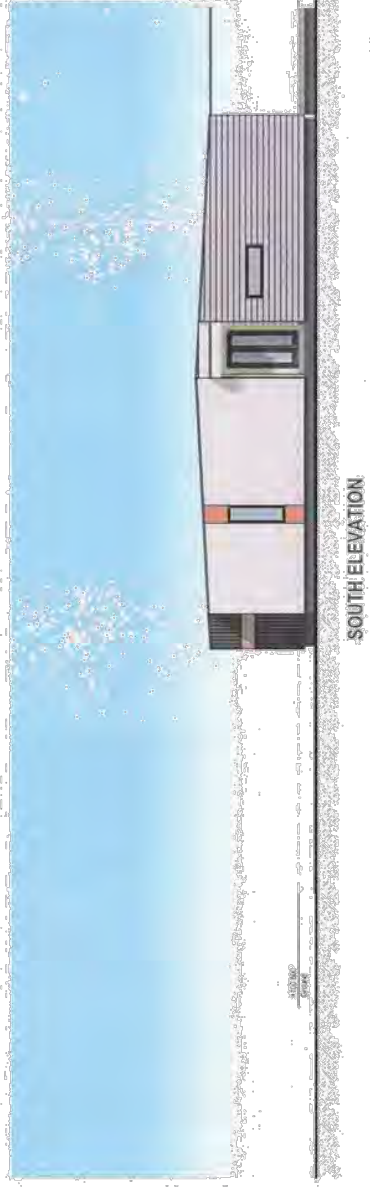
2015089TP206R

TOWN PLANNING APPLICATION

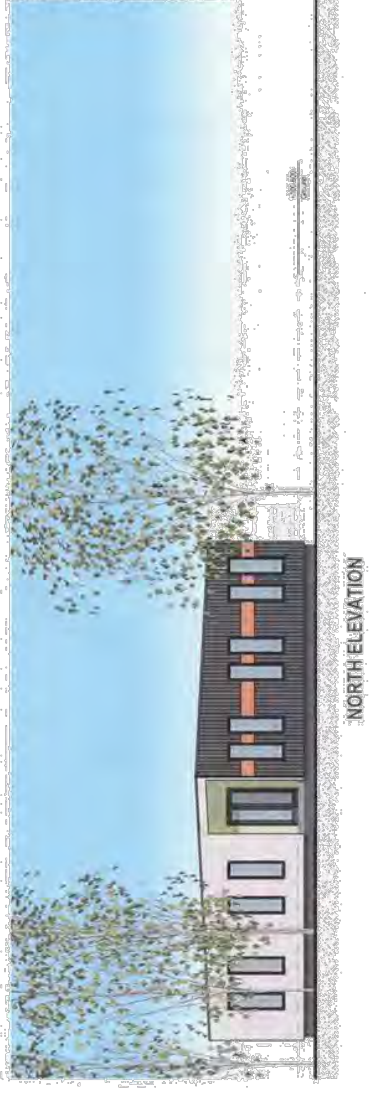
PROGRAM BUILDING FLOOR PLAN - BUILDING 18

The Goulburn Valley ARC
Addiction Recovery Centre

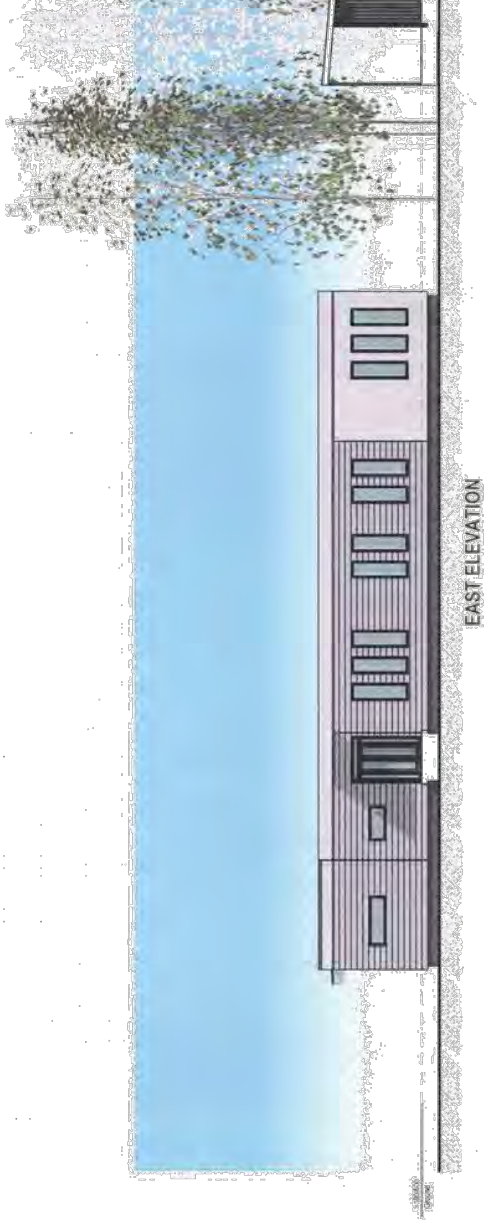
104 WATERS ROAD NUMURKAH



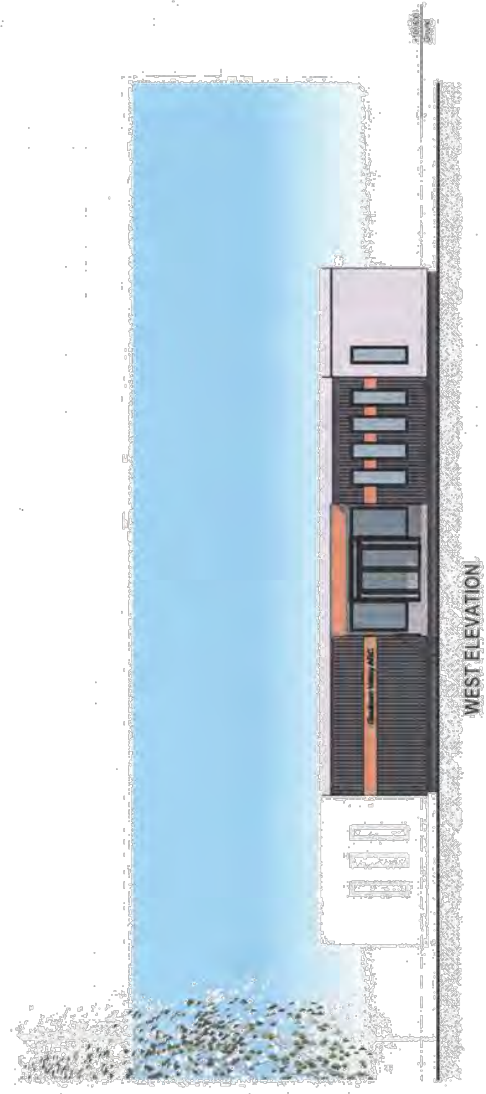
SOUTH ELEVATION



NORTH ELEVATION



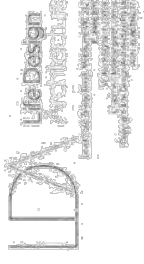
EAST ELEVATION



WEST ELEVATION

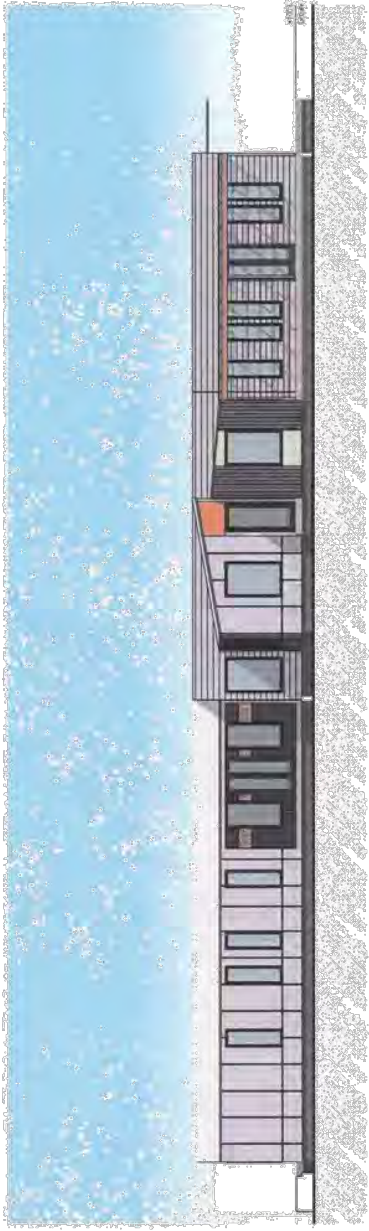
The Goulburn Valley ARC
Addiction Recovery Centre

2015089TP501R
RECEPTION BLDG ELEVATIONS - BUILDING 13





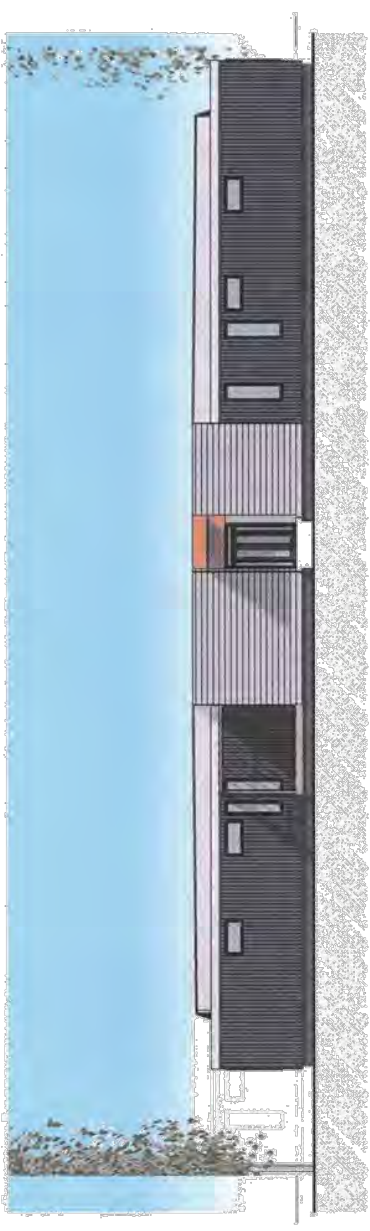
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

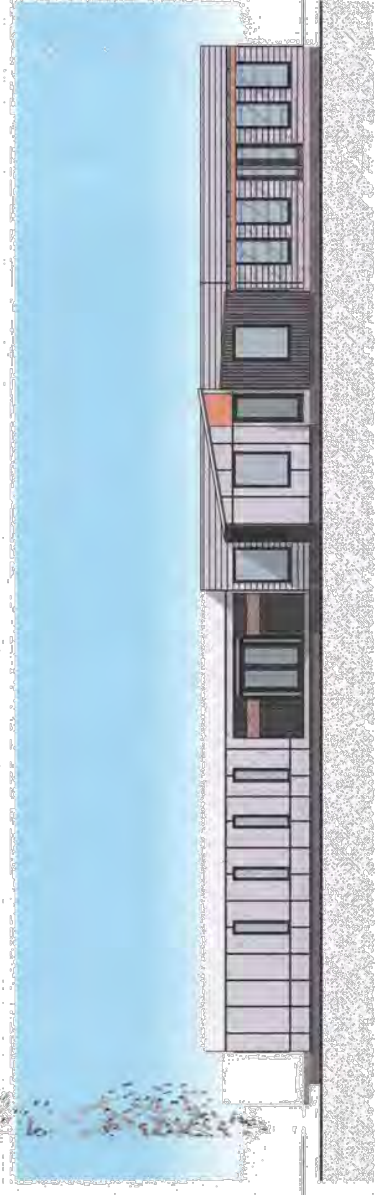
The Goulburn Valley ARC
Addiction Recovery Centre

104 WATERS ROAD NUMARKAH

TOWN PLANNING APPLICATION
FOUNDATION PHASE BLDG ELEVATIONS - BUILDING 14

2015089TP502R

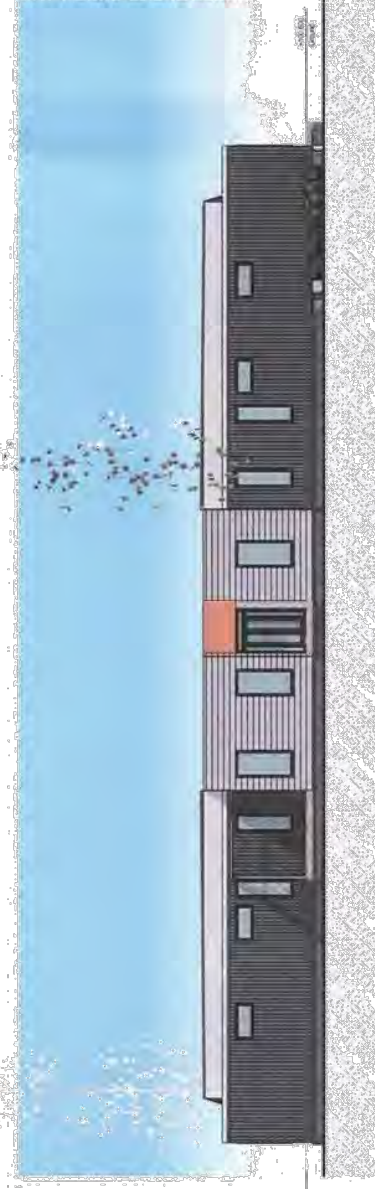




NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

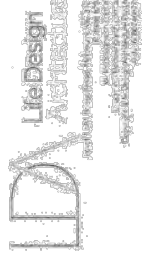


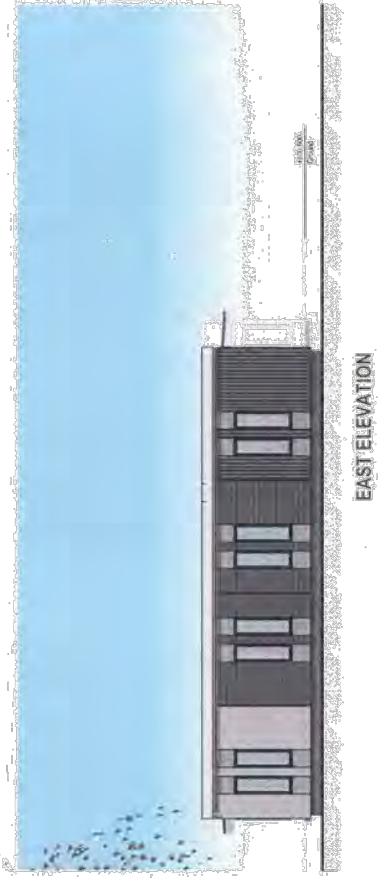
EAST ELEVATION

The Goulburn Valley ARC
Addiction Recovery Centre

TOWN PLANNING APPLICATION
STEP DOWN PHASE BLDG ELEVATIONS - BUILDING 15

2015089TP503R





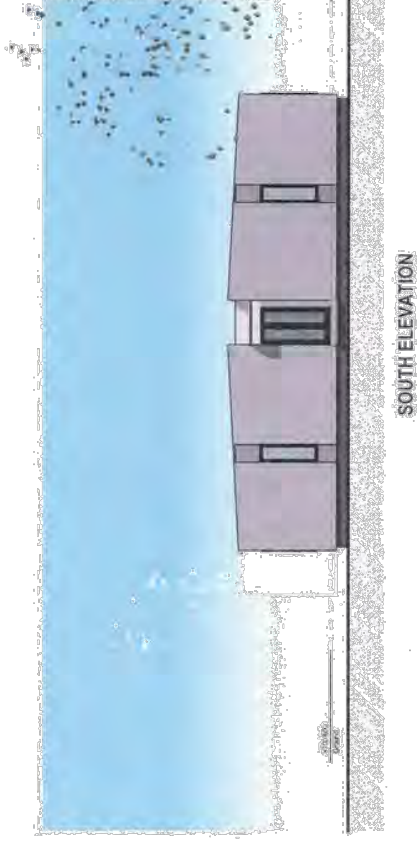
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



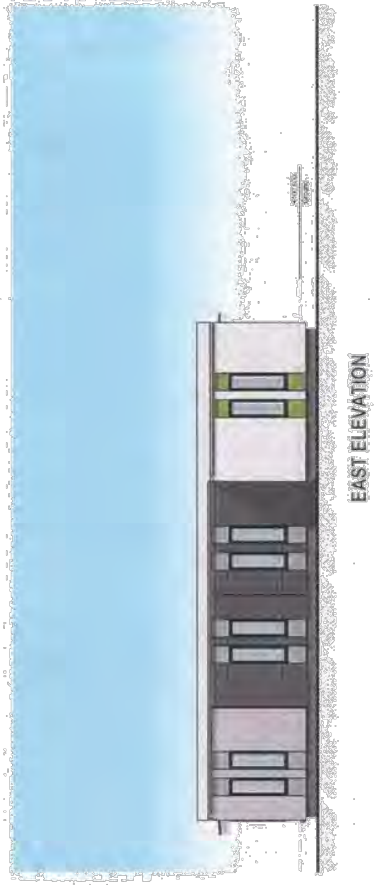
SOUTH ELEVATION

The Goulburn Valley ARC
Addiction Recovery Centre

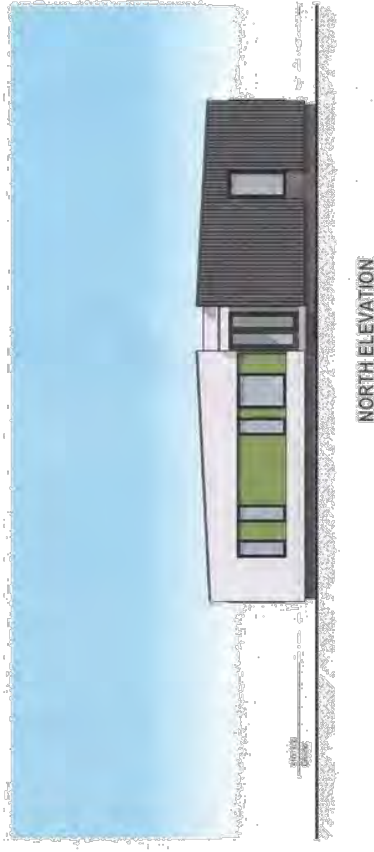
2015/2016 TOWN PLANNING APPLICATION
RESIDENTIAL ACCOMMODATION ELEVATIONS - BUILDING 16

2015089TP504R

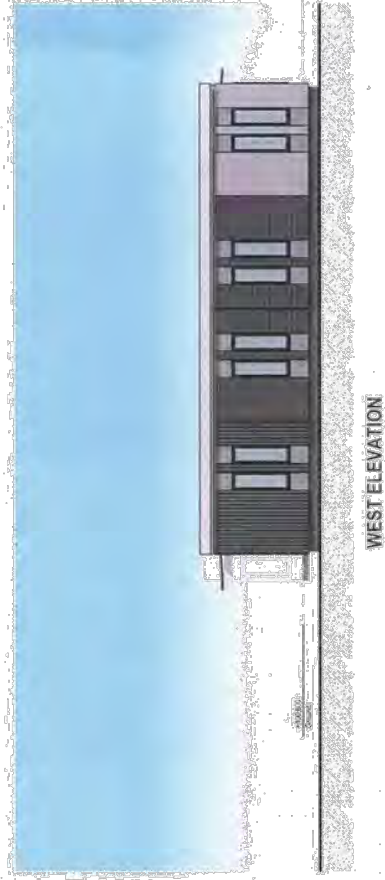




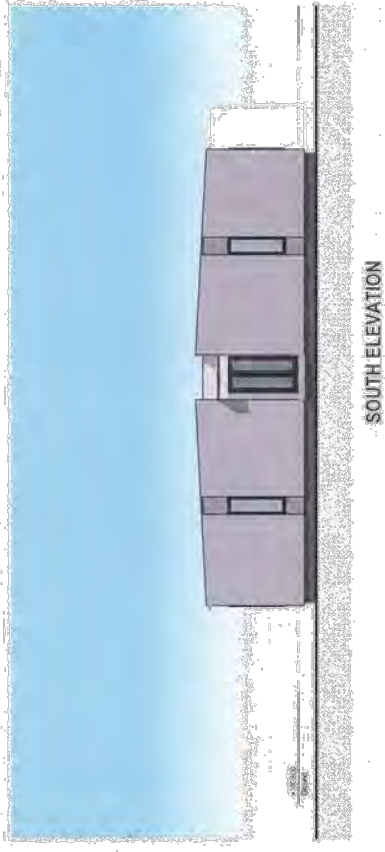
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



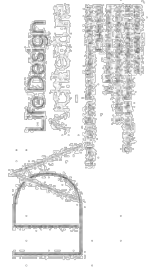
SOUTH ELEVATION

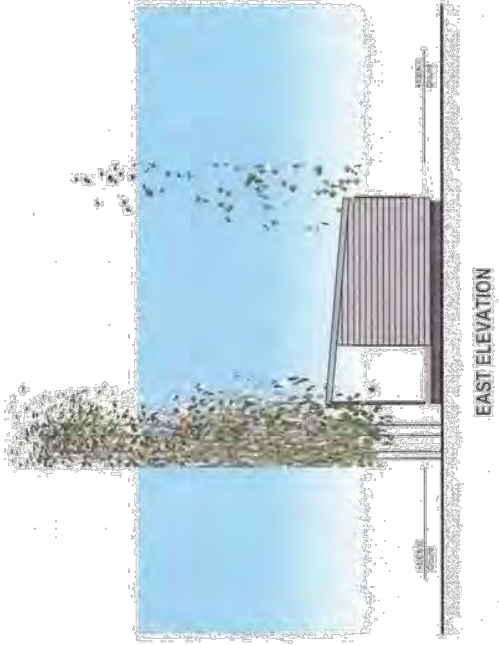
The Goulburn Valley ARC
Addiction Recovery Centre

104 WATTERS ROAD NUMURKAH

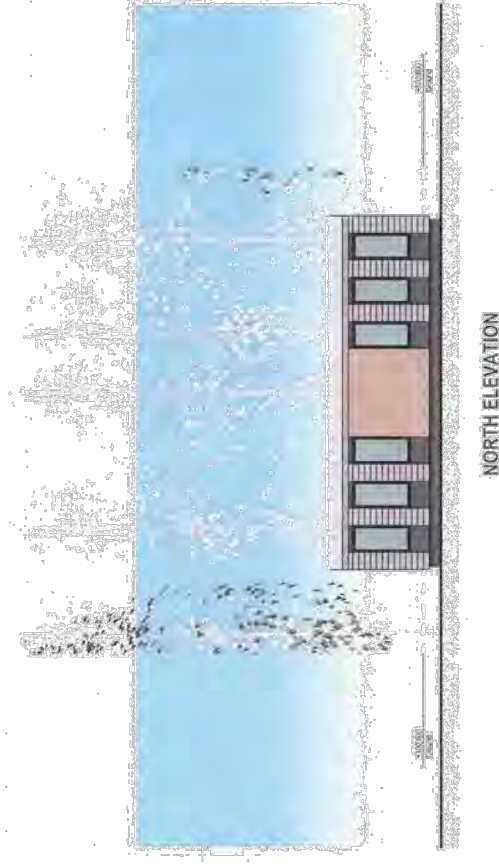
TOWN PLANNING APPLICATION
RESIDENTIAL ACCOMMODATION ELEVATIONS - BUILDING 17

2015089TP505R

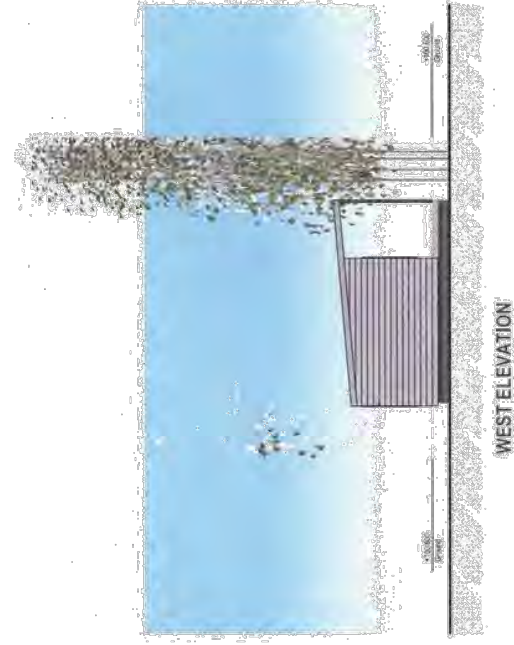




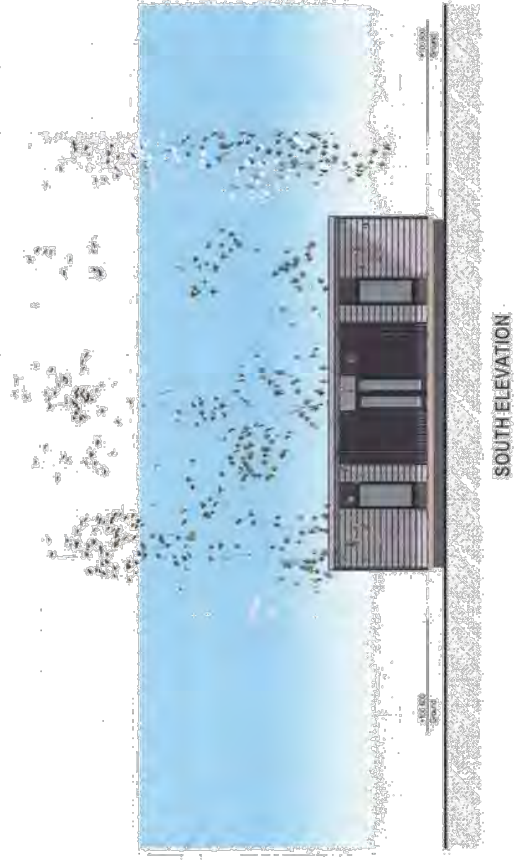
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



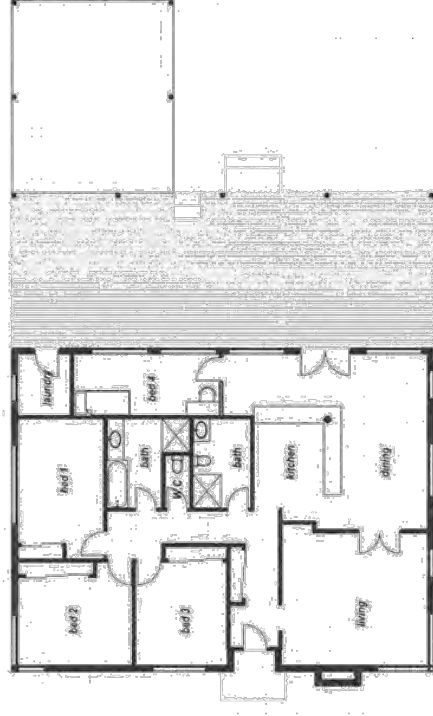
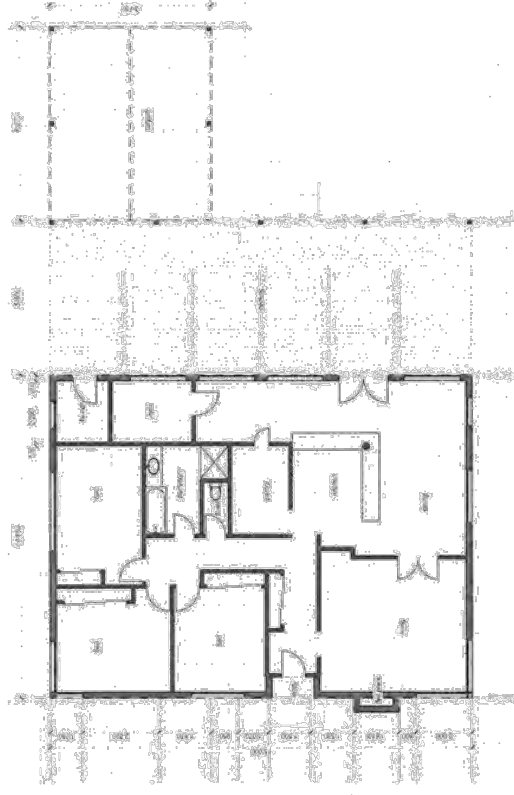
SOUTH ELEVATION

The Goulburn Valley ARC
Addiction Recovery Centre

104 WATERS ROAD NUMARKAH

TOWN PLANNING APPLICATION
PROGRAM BUILDING ELEVATIONS - BUILDING 18

2015089TP506R



LEGEND



The Goulburn Valley ARC
Addiction Recovery Centre 104

104 WATERS ROAD, NUMUKAH

19103-28116

TOWN PLANNING APPLICATION

BUILDING 04 FLOOR PLAN

2015089TP601R



FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATTERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report



The Goulburn Valley ARC
A 48-bed Residential Drug and Alcohol Recovery Centre
at
104 Watters Road, Numurkah

Prepared by:



591 Bridge Road, Richmond VIC 3121
ph: 03 8488 8205
email: ianf@lifedesignarch.com.au

For



1 Hoddle Street, Richmond, VIC 3121, AUSTRALIA
Shepparton Hub: 95-97 Welsford Street, Shepparton VIC 3630

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

Table of Contents

1.0	Project Summary
2.0	Sponsors
3.0	Overview
3.01	ACSO to build and run a residential drug and alcohol recovery centre in the Goulburn Valley
3.02	There is a need to provide drug and alcohol rehabilitation services in the Goulburn Valley
3.03	Experienced providers of drug and alcohol rehabilitation will manage the centre
3.04	The centre will run structured programs for [up to] 48 residents at a time
3.05	The centre will be supervised 24 hours a day, 7 days a week
3.06	The Goulburn Valley ARC will provide a safe environment for all
4.0	The Site
5.0	Site Master Planning
6.0	Building Design
7.0	Planning Zones and Overlays
8.0	Response to the Planning Zones and Overlays
9.0	Site Services
10.0	Response to Planning Schedule 35.07 – Farming Zone
10.01	Purpose
10.02	Table of Uses 35.07-1
10.03	Decision Guidelines 35.07-6

Attachments

Certificate of Title
Title Plan
Development Plans
Advice letter from Goulburn Broken Catchment Management Authority of 22 December 2015
Traffic Engineering Assessment by Traffix Group of 30 March 2016

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

1.0 Project Summary

The Goulburn Valley ARC is a proposed *Residential Drug and Alcohol (Addiction) Recovery Centre* providing short term residential accommodation for the delivery of rehabilitation services and to build recovery for persons with drug and alcohol addictions in the Goulburn Valley Region.

2.0 Sponsors

The sponsor of the development is **ACSO**. ACSO are a leading provider of services and support for people with drug, alcohol and mental health issues.

Partners with ACSO in this development are:

- **Odyssey House** – Experienced operator of two existing residential drug treatment communities in lower Plenty in metropolitan Melbourne and Benalla in North-East Victoria
- **Neatline Homes** – Shepparton based builder and developer and
- **Life Design Architecture** – Leading architectural and master planning design company

3.0 Overview

3.01 ACSO is planning to build and run a residential Drug and Alcohol recovery centre for local people who live in the Goulburn Valley 8kms outside of Numurkah.

ACSO is a Victorian leader in helping people with difficult problems and improving community safety by reducing crime.

Because of increasing demand and overstretched community services, ACSO intends to build and run a residential drug and alcohol rehabilitation centre to provide rehabilitation for people from the Goulburn Valley who are starting to get into trouble from their drug addiction.

The centre will be a short-term residential facility and have spaces for up to 48 people at a time (48 beds). It will offer a 3 month long rehabilitation program, and shorter (4-6 week) "circuit breaker" stays.

Program residents, who need it, will undertake a Detox program to help them stop using drugs and or alcohol away from Numurkah with other specialist providers at their facilities, before they come to the recovery centre.

At the end of their treatment, people will continue to receive drug and alcohol support in the community.

3.02 There is an increasing need to provide drug and alcohol rehabilitation services in the Goulburn Valley

Across the Goulburn Valley there is an increasing need to provide more drug treatment programs for people in their local community because drug usage is increasing and current community services are overstretched and can't provide intensive residential programs.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

ACSO has found that over the last 12 months that increasing numbers of people are seeking help and treatment to get off drugs and get their lives back on track. Within the valley there are particular hotspots, especially in the Greater Shepparton and Moira local government areas and further afield in both Mildura and Campaspe local government areas.

The vast majority of people currently seeking help will receive a short community based counselling program. If they need a more intensive residential drug treatment program they can typically wait for more than 6 months and will usually have to travel out of their community for this type of help and support.

3.03 Experienced providers of drug and alcohol rehabilitation will manage the centre

The Goulburn Valley ARC is a partnership between ACSO and Odyssey House Victoria. Both are leading providers of support and rehabilitation for people living in Victoria, and have substantial experience running successful community based residential facilities.

ACSO is known as the leader in Victoria in the delivery of programs for people who find themselves in trouble because of drug and alcohol issues or mental health problems. We provide a number of successful residential and community based programs across Victoria that respond to these problems.

Community safety is ACSO's first priority, and over the past 30 years we have endeavoured to build safer more inclusive communities by successfully working with people to help them change their lives for the better.

ACSO operates as a not-for-profit charity and employs over 300 staff with almost 150 working in regional Victorian towns. We currently employ 20 local staff based in the Goulburn Valley, and our local Manager lives in Yarrawonga.

ACSO are the gateway into community based mental health and drug treatment programs in the region and have been delivering programs in the Goulburn Valley for the past 19 years. Our office is in Welsford Street, Shepparton, and our staff work across the entire region.

ACSO work with individuals who are experiencing challenges because of drug and alcohol issues, mental health problems or intellectual disabilities, and help to connect them into local treatment and support programs. They also actively work with and support families affected by the issues their loved ones are facing.

ACSO has won a number of awards for our work, and we are extremely proud of these. These include awards for: crime prevention (specifically for reducing offending in the community and thus making it safer), helping people who have been unemployed for a long time to find work, and we have also been awarded for our work helping people get into safe and affordable housing.

ACSO will be working with Odyssey House Victoria to deliver the drug treatment programs at the centre. Odyssey House Victoria is an established provider of services helping those with alcohol and other drug dependencies.

Odyssey House Victoria has two residential rehabilitation communities. One in Lower Plenty in metropolitan Melbourne, and a second near Benalla in North-East Victoria.

Odyssey House aims to help people establish a life that is free from drug dependence and is productive and fulfilling.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

3.04 The centre will run structured programs for [up to] 48 residents at a time

The centre will operate (and will be staffed) 24 hours a day, 365 days a year. Residents will live at the centre for the duration of their treatment and support, and be supported and supervised by full time highly skilled experts delivering drug treatment and behaviour change programs.

Every resident will take part in an intensive structured program of activities, counselling, recreation and life skills programs which will keep them engaged and motivated for the duration of their treatment and support program

Program residents, who need it, will undertake a detox program with other specialist providers at their facilities before they come to the centre.

Once at the centre, the treatment programs have a number of stages:

- **Foundation Phase** – Initial entry assessment and treatment for up to 15 clients at a time. In this initial phase the residents will stay in the foundation phase facility for 3-4 weeks under a high level of supervision (24 hours a day, 7 days a week).
- **Step Down Phase** – Residents will then move to the step down phase facility, which will accommodate up to 15 clients for a further period of 2-3 weeks under a less intense supervision.
- **Residential Rehabilitation** – After the step down phase, depending on need, some residents will move to on-site self-contained residential accommodation for additional support for up to 6 weeks. There will be three residential houses on the site accommodating up to 18 clients.
- After the end of the program, people will leave the facility and return to their homes, or into private or supported houses in their local community. They will be monitored through ongoing off-site counselling and support.

Both programs (the full 3 month rehabilitation program and the 4-6 week "circuit breaker") programs are highly structured and provide a balance between work, therapy and recreation. Each resident has access to a variety of professional staff, and those who have recovered from their own problems with addiction.

All residents participate in decision-making, and they are also expected to contribute to the functioning of the community through cooking, cleaning, and working on property development and maintenance. There will be variety of group based activities to help individuals learn new or better coping skills, build self esteem, and take responsibility for their circumstances.

Community based drug treatment and community based mental health services will play a large role in transition, as people get ready to leave the centre. The community drug treatment and mental health services staff will visit the facility regularly, and residents will take part in supervised community visits to these programs.

The centre is planned to be located in a rural and peaceful farming environment where residents can have access to, and participate in, agricultural endeavours on-site.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

3.05 The centre will be supervised 24 hours a day, 7 days a week

ACSO expect that the centre will have a maximum of 48 residents at any one time, with an on-site staffing level of 5-7 people during peak day shifts and a minimum of 2 staff working overnight.

The centre will operate (and will be staffed) 24 hours a day, 365 days a year. It will employ over 20 full time specialist staff. Full time rostered staff will include:

- A full time centre manager responsible for the facility
- A clinical nurse practitioner
- 5 specialist drug treatment experts who will deliver Odyssey House's highly respected treatment program
- 2 specialist staff who will deliver the highly successful ACSO behaviour change program where people develop the strategies and skills to manage their behaviours
- 2 life skills workers who will plan a range of jobs and activities for residents, including cooking, cleaning, working in the gardens
- 2 case managers who will work with every resident to prepare for their exit into programs in their local community

In addition to the full time staff, there will be a number of staff working shifts and responsible for the centre in the evenings and overnight. These shifts are all "stand up shifts" meaning the centre will be staffed by a minimum of 2 active employees on site 24 hours a day, 7 days a week, 365 days a year.

The centre is designed to have a several consulting rooms where visiting GPs and local services will be able to provide a range of additional support for residents.

No other service currently operates at this level of specialist care for people living in the Goulburn Valley.

3.06 The Goulburn Valley ARC will provide a safe environment for all

ACSO want to make sure that they provide a safe community and a safe environment for residents and staff, and both ACSO and Odyssey House have extensive experience in successfully running community based facilities.

- Odyssey House currently runs more than 115 beds in the community
- ACSO currently runs more than 60 beds in the community

They have found that a strict set of rules for behaviour, appropriate supervision, and monitoring are required, and this creates a safe place for treatment and support.

On entry into all of the residential programs, participants sign a contract where they agree to adhere to all the rules before being admitted into the program.

These rules include:

- No drugs or alcohol are allowed on site (we will urine screen residents twice weekly to test for this)
- Zero tolerance to any type of violence, including threats of violence (police will be called and residents will be removed from the program if this occurs)
- Restricted visiting, with registered visitors and set visiting times
- Community access is restricted and fully supervised by staff for the first 6 weeks (the duration of the circuit breaker program)
- For longer staying residents (those in a 3 month program) any community access after the first 6 weeks is assessed and approved in advance

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATTERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

Both ACSO and Odyssey House rarely experience breaking of these rules.

In addition, this facility will be purpose built and managed to provide safety:

- The centre will be staffed 24 hours a day seven days a week
- All external doors will have alarms, so we will be aware if a resident leaves the facility without permission
- CCTV will be installed though out in this centre
- Local plans will be developed with emergency services to rapidly respond to any event in our residential programs in the most appropriate way

ACSO and Odyssey House enjoy positive relationships with their neighbours, and have been able to allay community concerns by delivering programs that do not impact on any of their neighbours. In fact, the neighbours have extremely positive things to say about the ACSO / Odyssey House programs.

4.0 The Site

The site for the development is at 104 Watters Road, Numurkah (also known as 399 Kellys Road) comprising Lot 1 on Plan of Subdivision 147159F being a land parcel of 26.64 hectares.

The site is located 7km south east of the Numurkah Township abutting Nine Mile Creek and the Broken-Boosey State Park that runs along the creek. The site is also 6.7km from the township of Wunghnu.

The Numurkah District Health Services which includes a 24 hour emergency service and ambulance depot is 6.1km from the site and the Numurkah Police Station 7.6km.

The main access to the site is along Kellys Road which is a gravel surfaced road being either a 4km drive to the bitumen sealed Katatmite-Nathalia Road to the north or 3km to the bitumen sealed Wunghnu Road to the south. Alternative access to the site is available along Sellicks Road from Wunghnu Road.

A public roadway and State park adjoins the site to the north while all other adjoining land is being used for farming.

There are 13 farmhouses / residents which are 2.5km or less in a direct line from the proposed building site being:

SITE ADDRESS	DISTANCE FROM SITE TO RESIDENCE
• 343 Kellys Road	0.9km (across the creek - 1.8km by road)
• 178 Prentice Lane	0.9km (across the creek - 7.0km by road)
• 268 Purdies Road	1.5km (across the creek - 2.4km by road)
• 434 Kellys Road	1.5km (1.9km by road)
• 458 Kellys Road	1.5km (2.1km by road)
• 488 Kellys Road	1.7km (2.4km by road)
• 536 Kellys Road	2.0km (2.8km by road)
• 541 Sellicks Road	2.0km (3.1km by road)
• 362 Gordons Road	2.2km (5.7km by road)
• 582 Kellys Road	2.4km (3.3km by road)
• 462 Gordons Road	2.4km (4.6km by road)
• 472 Gordons Road	2.4km (4.4km by road)
• 477 Gordons Road	2.5km (4.4km by road)

Most of these residences are a lot further away in distance if travelling via public road as noted. None of these residences have a view to any of the proposed or existing buildings on the site.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATTERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)

LDA Life Design Architecture
Town Planning Application - Overview

The site is currently used for farming and there are a range of existing buildings clustered in the northern most part of the site adjacent the creek as follows:

- A 3-bedroom residence
- A 4-bedroom residence
- Meeting / reception building
- 2no work sheds
- Various other sheds, outbuildings and open shed structures

There are a large number of existing established trees particularly around the existing buildings to the north of the site. There is an water irrigation system installed to the north east paddock of the site

5.0 Site Master Planning

The master planning of the site has been developed based on a principal of creating minimal change to the existing use and footprint of the land. It is not proposed to remove any tree on the site for the proposed development. The existing buildings on the site will be adapted for use in the new development and the general infrastructure that exists already will be retained. Land that is currently used for dry cropping or land under irrigation will be retained for that use.

The major new building works are to be located to the south of the existing buildings on the site on land that has previously been used for dry cropping. A separate and new vehicle entry will be provided from Kellys Road to access this new building and for all external visitor and public access to the site. The existing access to the site from Kellys Road will be retained but for access only for staff, some deliveries and for those clients staying in the self-contained short term accommodation.



Existing entry point to site from Watters Road – Proposed staff entry

8/1/16
Rev 0

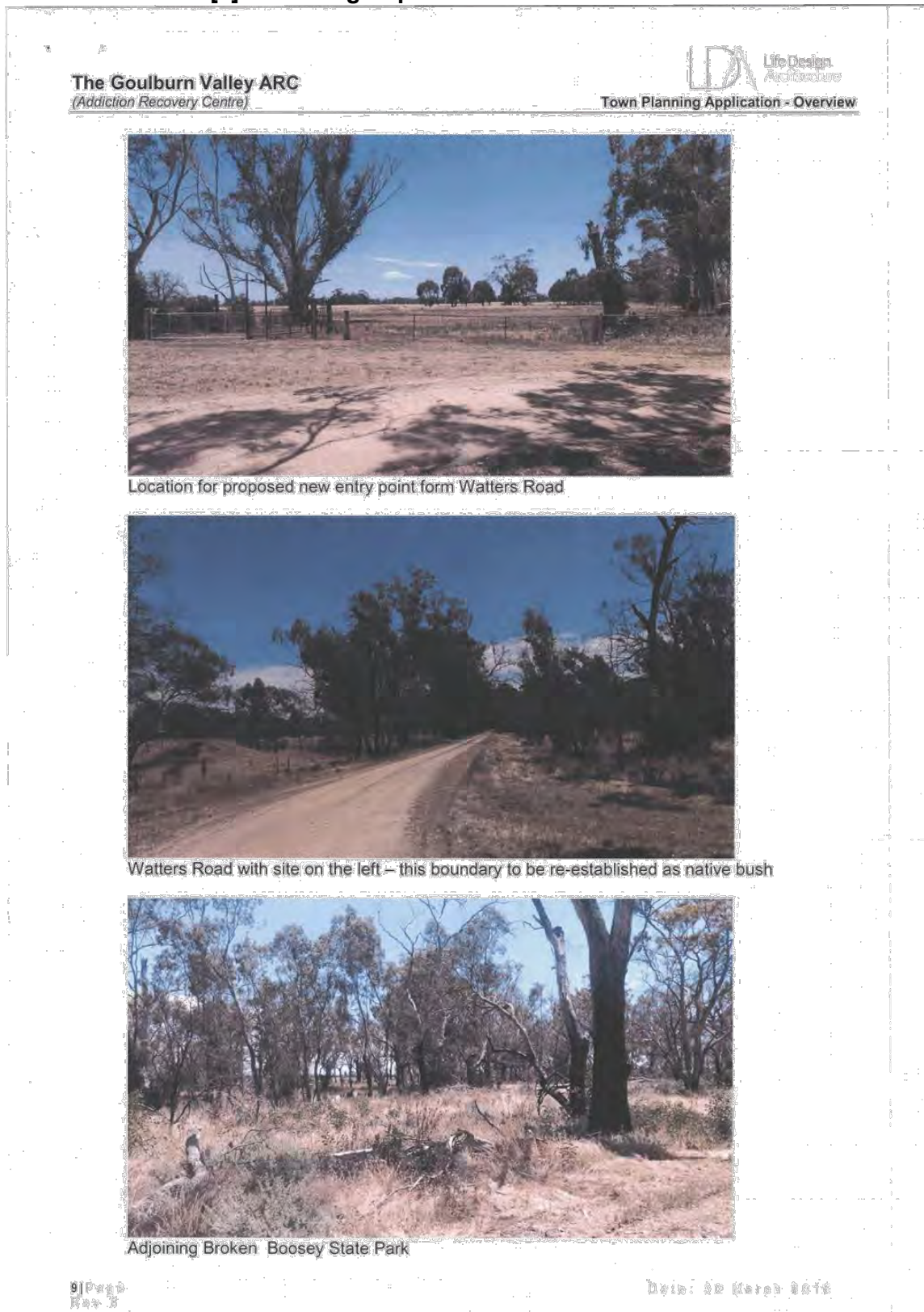
Date: 20 March 2016

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATTERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report



FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATTERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)

LDA Life Design Architecture
Town Planning Application - Overview



Native bushland on the site along Watters Road to be retained and protected



Area of site to be used for market gardens and orchards



Existing gardens to be retained

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)

LDA LifeDesign
Architecture
Town Planning Application - Overview



Site for main new buildings -13, 14, 15 and 18



Site for new building 16



Site for new building 17

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

6.0 Building Design

New Buildings

The main building complex comprises four interlinked buildings as follows:

Reception Building (Building 13) – this provides all the central facilities for the centre comprising reception entry and waiting room, offices, interview rooms, staff room, central kitchen, central laundry, medical services, stores and amenities. *Total Area 345 sqm*

Foundation Stage Building (Building 14) – a 15 bedroom residential house which will provide the initial treatment for the clients attending the program. *Total Area 470 sqm*

Step Down Stage Building (Building 15) – a 15 bedroom residential house which will provide the second stage treatment for the clients attending the program. *Total Area 470 sqm*

Program Building (Building 18) – a flexible program meeting space for running activity programs for the residents. *Total Area 60 sqm*

Entry to the main building complex for visitors is only from the west entry road / visitors carpark via the secure reception. The main building complex will be surrounded by a securely fenced north facing garden and courtyards.

There are two new residential buildings that provide on-site short term accommodation for up to 6 weeks for some participants after they have completed the program.

Residential Accommodation Building 1 (Building 16) – comprises 7 self-contained accommodation units and a central lounge.

Residential Accommodation Building 2 (Building 17) – comprises 7 self-contained accommodation units and a central lounge

Existing Buildings

Additional facilities for the new centre will be provided in existing buildings and structures on site as detailed on the pages following:

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)

LDA **LifeDesign**
Architecture
Town Planning Application - Overview

- **Building 01 – Residential Accommodation Building**
Existing – Original 19th century weatherboard homestead residence.
Proposed – No changes proposed. The building is a reasonable intact early settlers homestead with a number of original features – It is to be retained and used for activities, meetings and as a program space.



Building 01 – Existing conditions

- **Building 02 – Amenities Building**
Existing – Amenities outbuilding adjoining building 01.
Proposed – No change.



Building 02 – Existing conditions

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)

LDA LifeDesign Architecture
Town Planning Application - Overview

- **Building 03 – Wattle and Daub shelter**
Existing – Early settlers hut
Proposed – This is an excellent and rare example of a wattle and daub construction hut
No change proposed and to be retained.



Building 03 – Existing conditions

- **Building 04 – Residential Accommodation Building**
Existing – 3 Bedroom brick veneer residence plus outdoor covered deck and undercover parking for 2 cars
Proposed – Minor internal renovations will be made to provide self-contained short term residential accommodation for up to 4 clients with an additional bathroom. No external alterations proposed. Existing Carport to provide parking for 2 client cars.



Building 04 – Existing conditions

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1


**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)



LDA Life Design Architecture
Town Planning Application - Overview

- **Building 05 – Workshed and Stables**
Existing – Workshed
Proposed – No changes proposed – to be used as workshed and stables





Building 05 – Existing Conditions

- **Building 06 / 07 / 08 / 10 – Sheds / Storage**
Existing – Sheds
Proposed – No change



Building 06 – Existing conditions



Buildings 07 & 08 – Existing conditions

15 Page 15
Date: 28 March 2016

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)

LDA Life Design Architecture
Town Planning Application - Overview



Building 10 – Existing conditions

- **Building 09 – Program and Activities Building**
Existing – Reception / Activities Building
Proposed – No changes proposed – to be used for activities, meetings and as a program space



Building 09 – Existing conditions

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)

LDA Life Design Architecture
Town Planning Application - Overview

- **Building 11 – Staff Undercover Car Parking**
Existing – Undercover car parking area
Proposed – No changes proposed – to be used for staff car spaces (8 car spaces)



Building 11 – Existing conditions

- **Building 12 – Gym and Program Space**
Existing – Storage shed
Proposed – Internal alterations to provide a gym and programme space. External alterations will only be required to provide complying access provision.



Building 12 – Existing conditions

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

7.0 Planning Zone and Overlays

The site is to be located in a **Farming Zone**

Overlays to be addressed as necessary include:

- **Rural Flood Overlay**

This planning application is being made for:

Development of a Drug and Alcohol Rehabilitation Centre including:

- | | |
|---------|--|
| 35.07-1 | Use of the land for a Residential Drug and Alcohol Rehabilitation Centre in a Farming Zone 1 |
| 35.07-4 | Buildings and works in a Farming Zone 1 |
| 44.03-1 | Buildings and works in a Rural Floodway Overlay |

8.0 Response to the Planning Zones and overlays

Farming Zone - The Goulburn Valley ARC is a Residential Drug and Alcohol Rehabilitation Centre which is an innominate use in the Planning Scheme (An undefined use in the Planning Scheme) and approval is subject to obtaining of a planning permit. The majority of the land on the site will remain and be used for agricultural production.

Rural Floodway overlay - The site is located in the flood overlay however the area is suitable for further development.

The designated flood level for the site has been nominated by the Goulburn Broken Catchment Management Authority (GBCMA) as RL 108.00 (refer to their letter of 22 December 2015). The natural ground level in the area of the site to be developed varies between RL 107.80 and RL 107.90. The finished floor level of all the new buildings will be a minimum of RL 108.30 being 300mm above the designated flood level and 400-500mm above natural ground level.

The floor level of the existing buildings proposed to be used for habitable accommodation are (refer also to the level investigation survey – drawing no: 16009/01 by Chris Smith and Associates):

- Building 01 – Program and activities Building - **RL 107.96 / 108.01**
- Building 04 – Residential Accommodation Building – **RL 108.51**
- Building 09 – Program and Activities Building – **RL 108.28**
- Building 12 – Gym and Program Space – **RL 108.81**

All these existing buildings are at or above the designated 100 year flood level for the site and most are at least 300mm above this level.

Access to and from the new facility from the existing access of Kellys Road is subject to flooding but the 1:100 flood level on Kellys Road is limited to 500mm above the road surface which the GBCMA have advised is acceptable (refer to their letter of 22 December 2015).

The site is also located in an area designated as:

Area of Aboriginal Cultural Heritage Sensitivity – The preparation of a Cultural Heritage Management Plan for the site has commenced and it is expected this will be lodged with the Yorta Yorta Nations Aboriginal Corporation for approval in May 2016. The desktop audit and the initial standard assessment of the site has been completed and no scar trees were identified on site and no artefacts were discovered.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

Bushfire Prone Area – The new buildings will all be designed to meet the designated bushfire attack level

9.0 Services

9.01 Electricity

Overhead mains supply electricity is available on site. The estimated maximum demand for the new facility has been calculated to be 177 kVA (256A 3 phase @ 400V). An upgrade to the current supply will be required from high voltage lines that are located in Waters Road. An application for this upgrade has been lodged with Powecor.

9.02 Sewer Services

There are three separate existing on-site septic tanks that serve the current buildings. These existing installations will be upgraded or replaced as required to comply with current standards. The new buildings proposed will be connected to one or two new on-site septic treatment facilities to the requirements of the Moira Shire Council. An initial review of the requirements has been undertaken by Alan Petrie from the Council.

9.03 Water Supply

Potable water will be provided on site through the collection, storage and treatment of water from the roofs of the new buildings. Excess rain water collected from the roofs will be connected to the legal point of discharge. There will be a shortfall of water collected from the roof and the demand for potable water on the site so some water top-up of the on-site tanks will be required.

9.04 Irrigation Water

There is 8.4 megalitres of irrigation water available on site from the Lower Broken Creek located along the northern boundary of the site. This water will be used for toilet flushing, watering of the landscape and irrigation on the site.

9.05 Fire Protection

A smoke detection and alarm system compliant with AS1670 will be installed to all new buildings. The system will be connected to an emergency warning and intercommunication system and monitored by an external service provider. All exit doors from the facility will deactivate (open) on activation of the smoke alarms. Portable fire hydrants will be provided to the requirements of the BCA.

9.06 External lighting Security

24 hour external lighting will be provided at all entry and exit doors to the facility, car parks and to access paths linking carparks and the entries to the facility

9.07 Electronic Security

All external entry and exit doors to the main facility will be alarmed and connected to a security alarm system monitored by an external service provider 24 hours a day. Residents in the main facility will also have access to a secure and fenced external garden area.

9.08 General Security

Residents in the foundation or step down phases will not be able to leave the facility without approval of and under the supervision of staff or other approved person.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

10.0 Response to Planning Schedule 35.07 – Farming Zone

10.01 Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

Response: The proposed development supports the State and local planning framework, the Municipal Strategic Statement and local planning policies

To provide for the use of land for agriculture.

Response: While the proposed use is not for agriculture a key component of the program at the new facility is to engage the residents in rural and agricultural activities both on and off the site. Most of the land will remain in Agricultural use as a market garden, orchard, cropping and grazing and a key component of the new centre's program is to develop the resident's skills and experience in agricultural activities.

To encourage the retention of productive agricultural land.

Response: The proposed use of the property in this application will allow agricultural production to continue on the site as the residents will as part of the program of rehabilitation establish and manage market gardens and an orchard on the site and carry out cropping and grazing activities.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

Response: The proposed building footprint will occupy only a small proportion of the total site land area. The balance of the site will continue to be available for agricultural use. The residents of the facility will as part of their program of rehabilitation establish and manage an orchard and market gardens on the property and will be encouraged to partake in other agricultural activities including cropping and grazing both on and off the site.

To encourage the retention of employment and population to support rural communities.

Response: The facility will bring employment opportunities to the area. It will create 13 full time positions together with a number of casual positions for shift workers and further opportunities for work for health professionals in the region. The centre will also be an accredited trainer and it is intended to allow clients to pursue training in agricultural related trades and disciplines.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Response: The proposal complies with sustainable land management practices and will in the majority retain the current farming use while the new buildings will be fully connected to compliant water and waste management services

10.02 Table of Uses 35.07-1

The proposed use is for a **Residential Drug and Alcohol Rehabilitation Centre** which is an innominate use in the Planning Scheme (An undefined use in the Planning Scheme) and approval is subject to obtaining of a planning permit.

10.03 Decision Guidelines 35.07-6

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

General issues

The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

Response: The proposed development supports the State and local planning framework, the Municipal Strategic Statement and local planning policies

Any Regional Catchment Strategy and associated plan applying to the land.

Response: The proposed development does not impact on any regional catchment Strategies

The capability of the land to accommodate the proposed use or development, including the disposal of effluent.

Response: The land has access to mains electrical power and irrigation water and the proposed on site sewerage treatment facility will not impact on the capability of the land

How the use or development relates to sustainable land management.

Response: The proposal complies with sustainable land management practices and will in the majority retain the current farming use while the new facility will be fully connected to compliant water and waste services

Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

Response: The site is well suited for the use as a drug and alcohol rehabilitation centre. The centre is located in a farming area so the residents can participate in farming and other outdoor activities including market gardening, managing an orchard, horse riding and landscape gardening. The centre needed to be close to the hospital and other essential services and at this site it is within 10 min of all these services. The facility is compatible with all adjoining and nearby land uses but is well setback from all boundaries of the site. The adjoining land uses include farming land to the south, east and west. The north of the site adjoins the Broken Boosy State Park.

How the use and development makes use of existing infrastructure and services.

Response: The facility will be connected to mains electricity and irrigation water that is available on site. Vehicle access is directly off Watters Road / Kellys Road.

Agricultural issues and the impacts from non-agricultural uses

Whether the use or development will support and enhance agricultural production.

Response: The facility is to provide a residential drug and alcohol rehabilitation program in an agricultural setting. Residents of the facility will be encouraged to participate in agricultural activities on the site including a market garden, orchard, horse riding and potential some livestock management. It is anticipated that agricultural skills can be developed with the residents and some would finish their programs and pursue an agricultural career. On site there will be operating market garden and orchard managed by the residents which would be able to sell produce to the local community

Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.

Response: The development will not have any impact on the soil quality as there are no adverse processes within the facility and the site will be fully serviced with compliant sewer, power and water services. That part of the land to be developed for the new centre will be partially removed from Agricultural production however this is a small

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)


Town Planning Application - Overview

component of the total site area and the balance of the land will remain available and be used for agricultural production

The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.

Response: The proposed development will have no impact on the operation and expansion of adjoining and nearby agricultural uses.

The capacity of the site to sustain the agricultural use.

Response: The development will include the establishment of orchards and market gardens by the residents as part of their program of rehabilitation. The agricultural use of the land will be maintained.

The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

Response: There should be no impact to the agricultural qualities of the land. The new facility will be connected to irrigation water and will have compliant on site potable water collection and sewer treatment. The majority of the land remains as existing in Agricultural production.

Any integrated land management plan prepared for the site.

Response: An indicative masterplan for the site has been developed and has been provided as part of this application on the proposals for the total management and development of the site

Environmental issues

The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.

Response: There should be no impact to natural features and resources of the area. The new facility will be connected to irrigation water and will have compliant on site potable water collection and sewer treatment. The majority of the land remains as existing in Agricultural production.

The impact of the use or development on the flora and fauna on the site and its surrounds.

Response: There should be no impact on the flora and fauna of the site and its surrounds. No native vegetation is proposed to be removed. An existing area of original native bush to the north of the site will be retained, protected and enhanced. This will include a commitment to the retention of ground fallen limbs and branches that provide a nesting place for a range of native birds. An additional area of land along Watters Road adjacent the Broken-Boosey State Park will be re-established as a native bushland buffer. This will provide an additional native environment for wildlife birds to breed and nest.

The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.

Response: There should be no impact on the flora and fauna of the site and its surrounds. No native vegetation is proposed to be removed. An existing area of original native bush to the north of the site will be retained, protected and enhanced. This will include a commitment to the retention of ground fallen limbs and branches that provide a nesting place for a range of native birds. An additional area of land along Watters Road adjacent the Broken-Boosey State Park will be re-established as a native bushland buffer. This will provide an additional native environment for wildlife birds to breed and nest.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [2] - Planning Report

The Goulburn Valley ARC
(Addiction Recovery Centre)



Town Planning Application - Overview

The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

Response: The on-site sewerage treatment system will be designed to the requirements of the relevant authority so that there is minimal impact on waterways and native vegetation. An initial assessment of this has been completed by Alan Petrie representing the Moira Shire Council.

Design and siting issues

The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.

Response: The buildings have been sited adjacent to the existing farmhouses on the property minimising any loss of productive land and enhancing the value of the existing infrastructure and landscape in this area of the site.

The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.

Response: The buildings are designed to nestle into the existing established trees and infrastructure of the site and will not be greatly visible from any adjoining resident or from Kellys Road. The buildings are all single storey with predominately muted colours to blend into the native landscape.

The impact on the character and appearance of the area or of natural scenic beauty or importance.

Response: The new development is reflective of the existing infrastructure being provided in a number of interlinked independent structures and additional plantings and landscaping between the buildings will be supportive of the existing native tree canopy.

The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.

Response: The facility will have access to mains power, irrigation water and telecommunications and direct access from Waters Road.

Whether the use and development will require traffic management measures.

Response: A traffic engineering assessment has been prepared by Traffix Group which has identified that the new facility will have a demand for 30 car parking spaces comprising:

- o 5 spaces for residents / clients
- o 16 spaces for visitors
- o 7 spaces for staff
- o 2 spaces for medical practitioners

The development has proposed the provision of 33 car parking spaces which exceeds the expected demand. These spaces will be located as follows:

- o 8 undercover parking spaces for staff vehicles (Building 11)
- o 2 undercover parking spaces for client vehicles (Building 04)
- o 23 spaces for visitors, medical practitioners and residents at the main entry building

The traffic engineering assessment has also determined the expected number of traffic movements to be created by the development will be in the order of 50 vehicles per day with a conservative estimate being that there is currently 50 vehicles per day using the local rural road network. The increased traffic numbers will have a negligible impact on the local road network.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [3] - Response to Objections

Goulburn Valley ARC

6 May 2016

OBJECTIONS Response

Goulburn Valley Addiction Recovery Centre

104 Watters Road, Numurkah

Response to Objections

11 May 2016

The following is a list of Objections that have been raised by the Brookfield Action Group. The applicant for planning approval 5/2016/65, Life Design Architecture in conjunction with ACSO respond to these objections as detailed below

1. Development of this site will impact on many endangered species some may become extinct

- **Response** – All new development on the site is to take place on already cleared land that has been used for many generations for farming use. No native fauna or habitat of any local species is proposed to be removed or altered by this proposal. There is existing areas of native habitat on the property which include an undergrowth of natural fallen tree limbs and debris which are important to a number of local bird species. These existing area are proposed to remain and be enhanced by the reinstatement of native habitat along the northern boundary of the site.

2. Development of this site will impact on some very rare plant life, some may also become extinct

- **Response** – All new development on the site is to take place on already cleared land that has been used for many generations for farming use. No native plant life is proposed to be removed or altered by this proposal. There is existing areas of native habitat on the property which include an undergrowth of natural fallen tree limbs and debris. These existing area are proposed to remain and be enhanced by the reinstatement of native habitat along the northern boundary of the site.

3. The Brookfield Addiction Recovery Centre will only pay minimal shire rates

- **Response** – The recovery centre will pay the normal rates as for appropriate for the use proposed on the site. There is no agreement in place with the local shire council to pay reduced rates.

4. There will be long term negative social and economic impacts on Numurkah and Wunghnu

Response –

- The centre will provide addiction recovery programs for up to 300 local residents per year resulting in these people leading a healthy and productive life and breaking the cycle of addiction. These people having undertaken the programme will then be

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [3] - Response to Objections

Goulburn Valley ARC

6 May 2016

OBJECTIONS Response

able to productively contribute to the improvement in the social and economic well-being of the region as a whole including Numurkah and Wunghnu

- The centre will employ 25 local staff
- The centre will contribute to the local economy, buying food and resources from both Numurkah and Wunghnu.

5. This facility will attract substantial transient population which will have negative impact on local services and the community

Response –

- The residents attending the Recovery program will all live in the Goulburn Valley region. They will be locals of the area.
- In 2015 ACSO conducted over 1,000 alcohol and drug assessments and helped connect local people into drug treatment programs across the Goulburn Valley.
- We know from our data that less than 10 people in the region were able to enter into a local residential recovery program that they needed because of a lack of suitable facilities.
- A residential program is considered to be the “gold star” approach for people who need more than counselling support to change their drug and alcohol use, and is much more successful at helping people stay off drugs and out of trouble. This is the missing piece of the jigsaw puzzle that we want to create.

6. Clients are free to leave the Brookfield Addiction recovery Centre at any time

Response

- Local Adults of all ages, gender, cultural backgrounds etc who meet the admission criteria will be eligible for the program. We will have assessed them as having a high likelihood of responding to rehabilitation and getting their lives back on track, and we will make sure that they understand the conditions of their treatment and the consequences of not following them.
- The centre will be drug and alcohol free, that is to say Drugs and Alcohol will not be allowed on site at all. People will not come to the centre if they are intoxicated, high on drugs or considered dangerous in any way, and if they need “detox” to come down from drugs, that will happen at other locations in the state before they come to the centre. People entering the program will agree to follow a strict set of rules before being allowed to start. These rules will be closely monitored and residents will be regularly tested for drugs and alcohol.
- Drug and alcohol treatment specialists, including psychologists, clinical staff, and allied health workers who are experts in addiction medicine and in treating addiction, will provide the treatment programs, and the centre will be staffed 24 hours a day.
- All residents attending the recovery program will be in monitored conditions supervised by staff, monitored by electronic surveillance and retained by physical

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [3] - Response to Objections

Goulburn Valley ARC

6 May 2016

OBJECTIONS Response

barriers 24 hours a day. They are not free to leave the centre unless supervised at any time.

7. The centre will take addicts from the Hume region which is 12 municipalities, a population of 331,000

- The centre is for local people living across the GV region.

8. Numurkah police station is not manned for 24 hours per day

Response

- Community safety is our first priority. People who come to the centre for treatment will be closely supervised and monitored at all times, as they would be in a hospital or other health setting.
- We (ACSO & Odyssey) have a long history of running these sorts of recovery and rehabilitation centres safely. For example– Benalla, Lower Plenty.
- Residents will be drug free when they come to the centre and will already have been through a detox program, with other specialist providers at their facilities (usually in metropolitan Melbourne), before they come to the centre if they need help to stop using.
- The centre is a drug and alcohol free complex. Residents who voluntarily enter the program will agree to follow a strict set of rules before being allowed to start and people will not come to the centre if they are intoxicated, high on drugs or considered dangerous in any way.
- Residents will only be able to leave the facility under staff supervision in the first six weeks and only with advance approval after that.
- There will be a zero tolerance to any type of violence, including threats of violence. Police will be called and residents will be removed from the program and the community if this occurs.
- For decades ACSO has successfully worked with people who have a range of problems including addiction. And we (and our partners Odyssey House) have safely run residential facilities like this one across Victoria since the 1980s

9. Local addicts will not be given priority over those from the justice system

- **Response** – The Goulburn Valley Addiction recovery Centre is specifically set up to provide places for local residents of the Goulburn Valley region

10. It is estimated that over 1 million dollars of infrastructure will have to be funded by local rate payers

- **Response** – No infrastructure is to be funded by the local Council. Any infrastructure requirements will be totally funded by the developers and operators of the centre

11. Real employment opportunities for locals will be limited

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [3] - Response to Objections

Goulburn Valley ARC

6 May 2016

OBJECTIONS Response

- **Response** – The centre will provide new employment opportunities for 25 staff all of whom will be locals of the Region

12. All emergency services will be further stretched – putting our community at potential risk

- **Response** – From our experience running residential programs we know it is extremely rare that require the support of emergency services. The impact on local emergency services will be minimal

13. The centre will not have any positive impact on the local drug crisis

Response

- Almost 1,000 people living in the GV came to ACSO in 2015 for help with drug and alcohol use in 2015.
- Almost 1 third need help for alcohol use, another third for amphetamine use (including methamphetamines) and 20% for cannabis use.
- Less than 1% were able to access a residential treatment program, considered to be the “gold star” approach to help people recover from addiction.
- This is considered to be the “missing link” in the treatment pathway locally.
- The proposed recovery centre will provide a *world class* health program supporting people with addiction illnesses to stop using drugs and alcohol in a harmful way.
- The centre will provide a six-week recovery focused residential treatment program helping people to get off and stay off drugs and alcohol.
- For some people who need a longer stay a 12-week program will be offered to help them get their lives back on track.

14. Residential rehabilitation is only the beginning of the struggle to beat addiction

Response – Yes, we agree, it is a very important component of the recovery journey.

- Residential rehabilitation is considered to be the “missing link” in the treatment pathway locally.
- People who take part in the program will transition into community based drug treatment programs (that already exist) across the region.
- They include day programs, outreach support programs, supported accommodation and counselling programs
- Everyone entering the centre will have a transition plan which will ensure supported pathways into these community based drug treatment programs.

15. There are no local support services for post Addiction Recovery care

- **Response** – Please see above

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [3] - Response to Objections

Goulburn Valley ARC

6 May 2016

OBJECTIONS Response

16. If it is not suitable for Mooroopna why is Brookfield suitable

Response –

- Through consultation, we (and the community) felt a semi rural setting was ideal rather than the site we had explored originally.
- A freeway planned to go through the site would negatively impact the therapeutic nature of the facility.
- A local advisory committee selected the site from a large number based on the therapeutic setting and environment after an exhaustive search
- It's the "perfect setting" for a treatment and recovery centre, far away enough from local townships in a serene environment

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [4] - Response to objections raised at forum

Application 5/2016/65 – Goulburn Valley Addiction recovery Centre

Response by applicant to Objections raised at the Forum on 16 May 2016

The following headings cover the major issues raised by the objectors to the proposal as outlined at the forum. Many of the issues were dealt with in our application and also in our response to objections lodged on 12 May 2016. We provide for your information a short summary on the issues raised and our response.

1. The recovery centre is not for Locals

The centre is specifically targeted for residents of the Goulburn Valley Region. There is an overwhelming demand for this residential drug and alcohol service in the local community.

2. Safety Issues

Community Safety is the centres first priority

Potential participants will be screened before entry based on:

- Those whom without treatment pose a risk to themselves or the community
- Those who have been assessed as having the capacity to complete the program without further risk of harm to themselves or others within the facility.

Residents will be drug free when they arrive having already been through a detox program

Drugs and Alcohol are banned from the facility so no resident will be under the influence of drugs while at the centre

There is a zero tolerance to any type of violence, including threats of violence at the centre and a resident will be removed from the program and the community if this occurs

Residents are not free to leave the centre at any time. If they have to leave temporarily this will only be done under staff supervision and with advance approval.

Residents are monitored by CCTV, door alarms and external security fencing.

Residents are monitored by staff 24 hours a day 7 days a week.

2 staff overnight monitor the facility during the period that residents are asleep. The overnight staff are on duty and located in the Foundation Stage building where those at most risk are located. This is a greater level of supervision that currently in place at similar centres.

Visits are limited to family therapy sessions as part of a residents treatment.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [4] - Response to objections raised at forum

Application 5/2016/65 – Goulburn Valley Addiction recovery Centre

Response by applicant to Objections raised at the Forum on 16 May 2016

3. Wrong Location

This location was selected after thorough consultation with the community and meet key selection criteria of:

- It's distance and remoteness from other residential properties and
- It's relative closeness to support services in Numurkah
- It's ability to provide agricultural related programs including farming, horse riding and trade skills development
- The presence of existing infrastructure and landscape that will greatly enhance the capability of the rehabilitation programs
- A serenity and calmness that will aid the success of the recovery program

4. Traffic and road Issues

Access to the site is either (these are also the directions given on google maps):

- If coming from Shepparton via Wunghnu Road and Kellys Road
- If coming from Numurkah via Katamitte – Nathalia Road and Kellys Road

It is not intended that staff, service providers or visitors to the site will use either Purdies Road or Sellicks Road.

The increase traffic is confirmed in the traffic assessment at 50 cars per day and this can be accommodated in the existing road network as confirmed in the Traffic Report submitted.

5. Flood Issues

All new Buildings will be built with a finished floor level 300mm above the 100 year flood level of 108.00 AHD

The Goulburn Broken Catchment Management Authority has no objection to the development.

6. Services and infrastructure

The facility will provide all the necessary infrastructure for the development

High Voltage electric power is available on the boundary of the site

On site sewerage will be treated in accordance with the requirements of the local authority. An initial assessment has been undertaken by Moria Shire Council and we do not envisage any issues in comply with all requirements

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [4] - Response to objections raised at forum

Application 5/2016/65 – Goulburn Valley Addiction recovery Centre

Response by applicant to Objections raised at the Forum on 16 May 2016

Secondary water is available and will be used for irrigation and toilets flushing when possible as adjoining properties are using this water for.

Water will be collected from roofs for potable water although there will be a need for some make up potable water

7. Impact on Agricultural use

Only a small proportion of the total land will be removed from Agricultural production

The development will not have any impact on soil quality

The development will not limit the capacity of adjoining sites to continue or expand their agricultural production

The residents will participate in agricultural activities on the site including market gardening, cropping and livestock management developing agricultural skills for the residents that can be further developed after the program

8. Environmental Issues

No native tree or native plant is to be removed as part of this development

No native bushland or undergrowth is to be removed as part of this development

Native Bushland is to be re-establish along the northern boundary providing additional native habitat for local birds and wildlife including the Curlew

9. Cultural and Built Heritage Issues

A cultural Heritage Management Plan is being prepared for the site

The desktop study and initial assessment has been completed and there is no evidence of Indigenous artefacts on the site

None of the original homestead buildings and other such original structures or landscape are proposed to be altered as part of this development

10. Bush Fire Safety

The new buildings are being built at an appropriate distance from any existing tree

The centre will develop an appropriate bushfire emergency action plan as we do with all others sites and residential programs in bush fire risk areas. These are approved by the Department of Health and Human Services.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [5] - Social Impact Statement



Application 5/2016/65 - Goulburn Valley Addiction Recovery Centre

Social impact Statement

Why does the Goulburn Valley need a residential drug and alcohol recovery centre?

The Goulburn Valley needs a residential Drug and Alcohol recovery centre because the current treatment options available are inadequate and the need is growing.

Current options are inadequate; what is available is not particularly successful and there is insufficient access to treatment options for people with difficult drug and alcohol options.

There are very limited treatment options in the Goulburn Valley for people wanting to get off drugs and alcohol and get their life back on track. Throughout Victoria only 3.5 % of people who need drug and alcohol rehabilitation are able to access a residential program. The vast majority of treatment is counselling and outreach support (89% of the treatment for methamphetamine /Ice addiction for example) and we know that this is not particularly successful. Recent data shows that only about half the people referred for treatment actually complete an outreach and counselling program (52%) and even fewer (40%) if their drug of choice is meth/Ice.

By contrast there is clear evidence that an intensive residential rehabilitation model is more successful for methamphetamine /ICE users and for those with severe alcohol and other drug use issues. It is the "gold star" approach for people who need to change their drug and alcohol use, and is much more successful at helping people stay off drugs and out of trouble.

The 12-month and 24-month findings of the Australian Treatment Outcome Study suggest that residential treatment services do see people who are "harder cases" – that is, people with longer-standing drug problems and/or a history of failed treatment, lack of social support, psychological comorbidity (Ross et al 2004).

Residential treatment services were found to have good levels of short and long term retention in treatment (Ross et al 2004).

The 24-month follow-up study found that 71 per cent of study participants were abstinent in the month before their follow-up interview and that changes in other drug use from baseline were most evident in the residential treatment group (Darke et al 2006).

Studies have shown that residential treatment is effective for some users. Residential rehabilitation (RR) is based on the principle that a structured, longer term, residential setting provides an appropriate environment in which to address the underlying causes of problematic drug use Jenner L and Lee N (2008). Treatment Approaches for Users of

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [5] - Social Impact Statement



Application 5/2016/65 - Goulburn Valley Addiction Recovery Centre

Social impact Statement

*Methamphetamine: A Practical Guide for Frontline Workers. Australian Government
Department of Health and Ageing, Canberra.*

This is particularly important for younger people (18-35 year olds) and for people with complex needs such as mental health issues as well as drug and alcohol use problems.

The need for treatment is growing in the Goulburn Valley

In 2015, there was a 30% increase in women referred by police for drug diversion in the Shepparton area, more than any other area in the state, and in the past 12 months over 1,000 people have attended ACSO intake programs for alcohol and other drugs in the Goulburn Valley.

Methamphetamine/ICE is a particular problem in the Goulburn Valley. The Victorian catchment with the greatest percentage of methamphetamine /ICE as the drug of choice is the Goulburn Valley with methamphetamine /ICE accounting for 27.5% of the primary drug count (compared to an average of 17.5% across other catchments), and methamphetamine /ICE addiction is now more common than alcohol addiction in the Goulburn Valley.

In 2015 only 12 Goulburn Valley residents were able to access residential rehabilitation services in Victoria. Current waiting lists for residential rehabilitation services are 6 months and no residential options are available in the Goulburn Valley. More broadly, there are only 208 publicly funded drug and alcohol rehabilitation beds in Victoria, in comparison NSW has more than 800 beds.

There is clear evidence that addiction – particularly abuse of alcohol, and use of ICE (methamphetamine and other amphetamines) and cannabis – leads to more crime and violence if not successfully treated. There is a particularly clear link between ICE use and criminal behaviour.

There is also clear evidence that successfully treating addiction reduces crime and reoffending making the community safer.

Several major studies including Drug Abuse Reporting Program (DARP); Treatment Outcome Prospective Study (TOPS); National Outcome Treatment Research Study (NOTRS); and the Drug Abuse Treatment Outcome Study (DATOS); provide evidence for the efficacy of drug treatment to reduce crime, save money and improve the long term prospects for those involved.

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [5] - Social Impact Statement



Application 5/2016/65 - Goulburn Valley Addiction Recovery Centre

Social impact Statement

Program Overview

The proposed Goulburn Valley Addiction Recovery Centre (GV ARC) will provide residential programs for more than 300 local residents of the Goulburn Valley per year. Our approach brings together ACSO's expertise in forensic residential and behavioural change programs, and Odyssey House Victoria's proven and well-known expertise in residential drug rehabilitation programs. This model is particularly successful because of the way we "wrap" services around a person and are responsive to their specific and unique needs.

This centre is specifically targeted at the following groups:

- Residents of the Goulburn Valley (where there is an overwhelming demand for this service), who will come to the recovery centre voluntarily, to recover from their drug and / or alcohol use.
- The program will not accept violent and/or sex offenders or parolees.
- Those who would pose a risk to themselves or the community without treatment
- Those who have been assessed as having the capacity to complete the program without further risk of harm to themselves or others within the facility.

The centre will be managed by ACSO / Odyssey House with funding from the State Government.

ACSO has been working in the Goulburn Valley for almost 20 years, and are the gateway for mental health and alcohol and drug treatment programs across the region. Our partner, Odyssey House Victoria, is an established provider of services helping those with AoD dependencies for nearly 40 years.

It is expected that the centre will provide a holistic program with the following stages:

1. Withdrawal (Detoxification)	Withdrawal programs will be provided away from the centre in Numurkah by specialist clinical providers prior to the client's entry to the recovery centre.
2. Foundation Stay	The first stage of the residential program is an intensive model of support that encompasses clinical / therapeutic interventions, addressing each participant's treatment needs. The focus will be on drug treatment and behavioural change interventions. The length of stay will be 21-28 days.
3. Step Down Stay	The second stage of the program will provide specialised

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [5] - Social Impact Statement



Application 5/2016/65 - Goulburn Valley Addiction Recovery Centre

Social impact Statement

	preparation for exit into the community based on living arrangements, with a focus on equipping participants with life skills and treatment strategies. There will be collaboration and referral into community based drug treatment programs. The length of stay will be 14-21 days.
4. Residential Support	Some residents will transition to this stage, which will allow for additional based treatment and maintain engagement in the program. Focus on supporting this group to transition to safe and stable housing in the community and into community based drug treatment programs
5. Aftercare	On return to the community ACSO will provide a co-ordinated aftercare & treatment linkage, in partnership with local therapeutic treatment providers, for all those who have attended the program.

Noteworthy aspects of the Social Impact of the GV ARC and the ACSO / Odyssey program for the region.

There will be a considerable number of significant, positive social and economic impacts from this centre for the Goulburn Valley community.

We expect the major benefits to flow from better drug treatment and improved recovery, but also expect some economic and ecological benefits, some job creation and local skills improvement.

The significant social benefits that accrue from improved drug and alcohol rehabilitation include:

- An improved rate of successful treatment completion by participants and therefore improved community safety;
- A reduced rate of return to alcohol and drug use by participants;
- A reduced risk of alcohol and drug related violence and crime in the Goulburn Valley community; this is especially critical in light of increasing family violence;
- A reduction in alcohol and drug usage and reduced return to AoD use will lead to a reduced burden on local health and emergency services, fewer drug-related hospital admissions, ED presentations, ambulance costs and utilisation of mental health services;

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [5] - Social Impact Statement



Application 5/2016/65 - Goulburn Valley Addiction Recovery Centre

Social impact Statement

- A reduction in reoffending rates is likely to lead to a reduced burden on police resources in the Goulburn Valley, through reduced violence and crime and a decrease in the costs incurred by victims of crime;
- Substantial savings realised through diversion of individuals from prison, resulting in reduced reoffending and recidivism;
- Treatment of local participants in their home location. Local treatment allows for better support mechanisms by family and carers and a greater chance of success;

Economic, employment, skills and ecological benefits include:

- In total, the modelling of the proposal identifies a direct net benefit of **\$24.57 million** (nominal dollars) for the Victorian Government over the first five years of operation.
- The Program will provide significant tangible financial savings to the justice system and delivers broader benefits also realised by other areas of Government and the community as a whole
- Improved skills training in Agricultural and Trade disciplines as part of the treatment program at the centre;
- Increased ability for participants to continue (or return to) employment and their wider life and positively contribute to the community;
- A reduced burden on social services and community support services, improved employment outcomes and productivity – and conversely a reduction in welfare support.
- Infrastructure benefits to the Goulburn Valley community. The project represents a \$6M plus infrastructure build with over 90% of the supply of construction services to be provided from the Goulburn Valley Region; No infrastructure will be funded by the local Council;
- An additional 20 full time local jobs will be created ongoing at the addiction recovery centre;
- Skills in rehabilitation care expertise to be transferred to the local community;
- Support services to the centre to provide additional opportunities for local business. The centre will contribute to the local economies, buying food and resources from both Numurkah and Wunhyu;
- The refurbishment of the site. The proposed site is generally cleared land that has been used for many generations for farming use. We expect that the existing fauna

FILE NO: 5201665
2. IMPROVING MOIRA'S LIVEABILITY

ITEM NO: 7.1

**PLANNING PERMIT APPLICATION NO. 5201665 - USE AND DEVELOPMENT
OF LAND FOR A DRUG AND ALCOHOL REHABILITATION CENTRE AT 104
WATTERS ROAD NUMURKAH (cont'd)**

ATTACHMENT No [5] - Social Impact Statement



Application 5/2016/65 - Goulburn Valley Addiction Recovery Centre

Social impact Statement

and flora be enhanced by the reinstatement of native habitat along the northern boundary of the site.

Summary

In summary, there is much worldwide evidence for the success of residential addiction recovery centres compared to community-based drug and alcohol counselling in cases of methamphetamine/ICE and amphetamine addiction. There are numerous advantages to be gained by improving drug and alcohol rehabilitation services, both for the local community and for the Goulburn Valley more generally, where demand is only growing. There are significant, positive social and economic impacts with minimal cost to the local community and specific benefits of the Numurkah location due to the secluded, serene and peaceful semi rural location.