

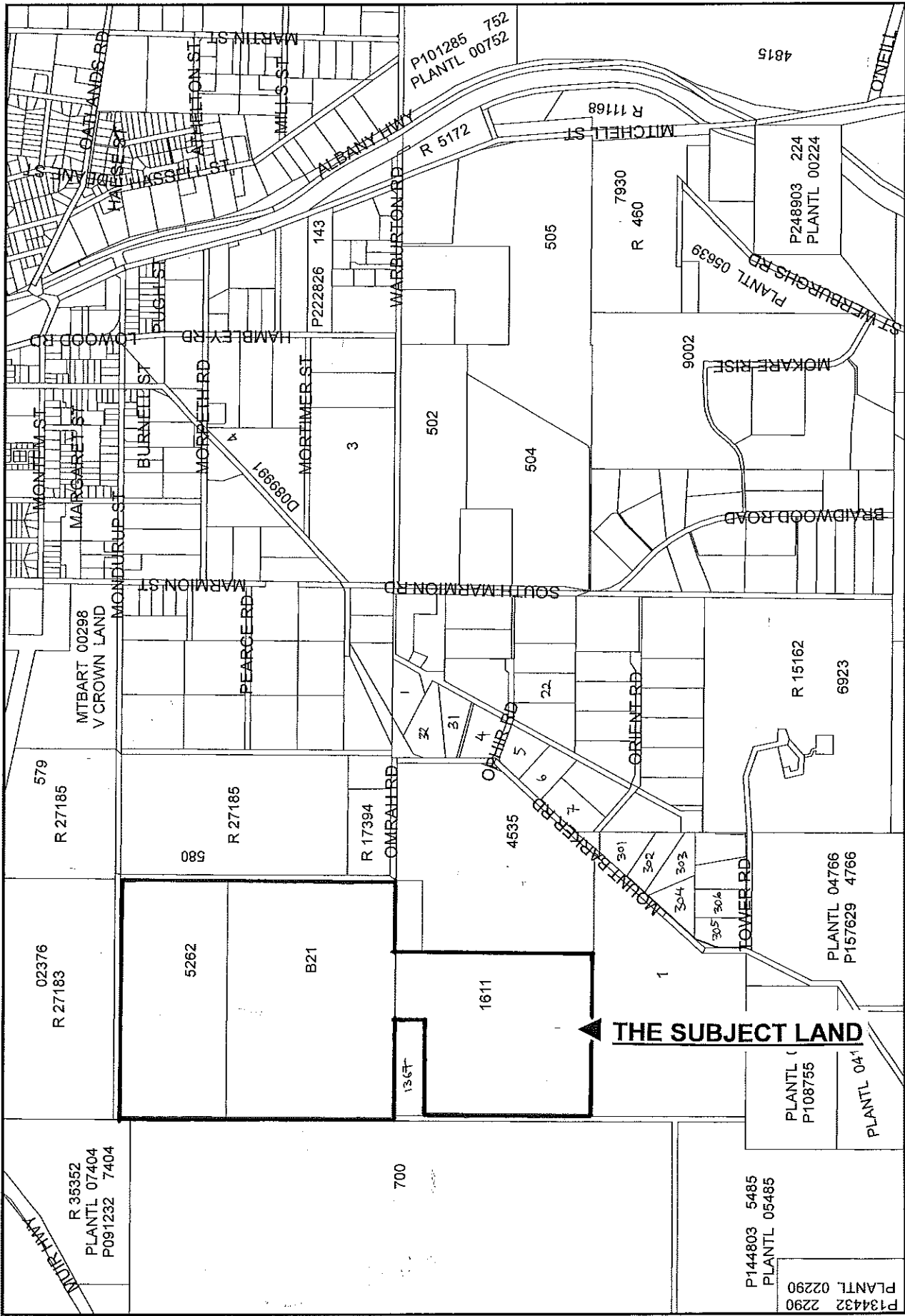
Council

Lots B21, 1611 and 5262 Omrah Road, Mount Baker -  
Timber Plantation in Special Control Area

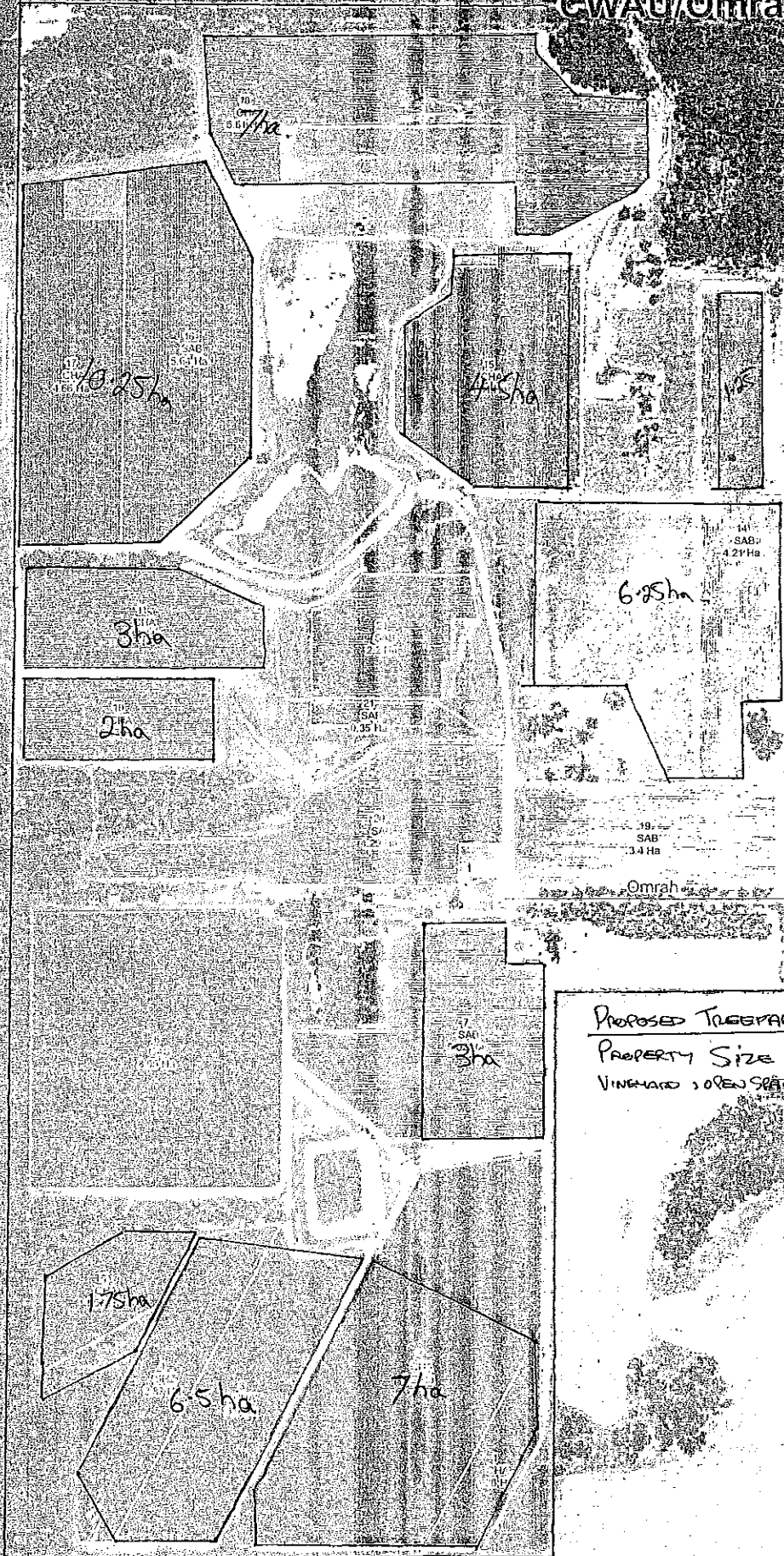
Location Plan  
Plantation Map  
Summary of Submissions

Meeting Date: 6 November 2012

Number of Pages : 16



**LOCATION PLAN**



Proposed TRUST FARM 46ha 2014.  
 Property Size 120ha  
 Vineyard OPEN SPACE 70ha

Mount Barker Road

© 2014

**Summary of Submissions**  
**Lots B21, 5262 and 1611 Omrah Road, Mount Barker**

Name	Property Address	Submission	Comment
1. Les and Chris Gee	3 Orient Road, Mount Barker	Thank you for the opportunity to have a suggestion in regards to the trucks carting blue gums from across the road from our home. We are suggesting that the trucks go up that road that goes directly onto Muir Highway, turn left and then right straight onto the by pass that goes to the roundabout on Albany Highway near the caravan park. We believe in doing so there are no homes that would be affected by the noise and surely it's the shortest distance for the trucks to go. There are a lot of homes up here now and trucks using this road would be a huge problem, not to mention the noise that they would create. We are sure that you would not want this to happen in your street.	The 'road' referred to is a gravel track constructed by Main Roads for temporary use of transporting gravel for the construction of the northern Muir Highway by-pass. The gravel track is located on the boundary between Reserve 27183, which is a class 'A' reserve for the purpose of conservation and propagation of timber and Reserve 27185 (Mondurup reserve) which is a class 'A' reserve for the purpose of a green belt. The use of a gravel track on class 'A' reserves for the purpose of heavy vehicle haulage is not appropriate.
2. Frances and Roger Barrett	9 Ophir Road, Mount Barker	We would like to thank you for the opportunity to respond in relation to the application from Timber Creek Pastoral Co regarding the extraction and transport of Eucalyptus Globus from the above locations. Our property is located at the junction of Mount Barker Road and Ophir Road, Mount Barker. In principle, we have no objection to the removal of the trees providing noise levels during extraction periods are monitored and maintained at acceptable levels. However, we are very concerned about the suggested transport route and this is compounded by a lack of information regarding the proposed operation. To assist us in making a decision we would like to know the following details:	

			<ol style="list-style-type: none"> <li>1. The frequency of transported loads in any one day.</li> <li>2. The operating hours for transport and extraction.</li> <li>3. The expected period of extraction and transport.</li> <li>4. The use of prime loaders and if they have trailers.</li> <li>5. Accommodation for the school bus which uses part of the suggested route.</li> <li>6. Any overnight transport.</li> </ol> <p>Our natural reservations relate to:</p> <ul style="list-style-type: none"> <li>• student safety</li> <li>• width and length of vehicles</li> <li>• degradation of bitumen and gravel sections of the proposed route</li> <li>• the gravel exit to Omrah Road</li> <li>• safe turning circles for semi trailers</li> <li>• emergency provisions in the case of breakdowns or falling logs</li> <li>• speed limits during transport</li> <li>• truck noise levels</li> </ul> <p>If possible can you clarify our questions and concerns prior to the October 19<sup>th</sup> 2012 deadline?</p>	<p>Noted, a plantation management plan should be provided.</p>
3.	Ian Morgan	Lot 5 Mount Barker Road, Mount Barker	<p>Wish to make a formal objection regarding the proposed tree farm on Omrah Road and the use of Mount Barker Road as the transportation route.</p> <p>When I purchased this block in the early 2000's the area was promoted as a Rural lifestyle subdivision with a covenant on each block to make sure the blocks created a rural setting. The Shire seems to have done a political back flip on the original lifestyle concept and the covenants the Shire put in place.</p> <p>Would you please advise what type of chemicals will be used in this tree farm project and what pesticides will be used??</p>	<p>Noted, no detailed supporting information was included in the application for PC.</p>

		<p>The proposal by the Shire itself to recommend the Mount Barker Road route over the top of the hill side is going to reduce the values of properties, if the roads are upgraded to take trucks with carriers attached, not forgetting the noise levels of gear changes. Surely one of the fire break roads created a few years ago to access the area from Muir Highway would be a better proposition, during the time lapse suggested. The Shire should improve one of these access roads up to a standard that would allow the truck to exit via Muir Highway onto Albany Highway in stark contrast to the suggestion made in the Shire's letter.</p> <p>If there is a time lapse of some 10 years, the Shire should take the time to consider and review other alternatives rather than imposing their views and option on the existing ratepayers.</p> <p>We refer to your advice re the subject Planning Application and wish to submit our objections to the proposal.</p>	<p>The 'road' referred to is a gravel track constructed by Main Roads for temporary use of transporting gravel for the construction of the northern Muir Highway by-pass. See comment on submission 1.</p>
4.	Graeme and Jennifer Barrett	<p>371 Mount Barker Road, Mount Barker</p> <ul style="list-style-type: none"> <li>• Our property is directly opposite the proponent's land and was purchased in 2007 with the knowledge that our land was subject to numerous conditions as was the land opposite. Our investigations prior to purchasing our land confirmed that the proponents' land was situated in a Special Control Area and that a timber plantation was not permitted on that land. Hence the views and general amenity of the area would be protected. A deciding factor in our purchase.</li> <li>• The proponent purchased Omrah some years after our purchase with the same knowledge, i.e. it was situated in a Special Control Area and would have been aware of the restrictions relating to that zoning. The timber that is referred to in his correspondence to you of September 10<sup>th</sup> took up a very small proportion of the property (our estimation would be around two hectares) and there is no sign of re-growth so his assertion that is was a first rotation harvest does not stack up.</li> </ul>	<p>Lots B21, 1611 and 5262 are located in Special Control Area 5, Mount Barker Townsite 'Area B' where timber plantations are permissible once considered by the Council after advertising the application for public comment.</p> <p>Noted.</p>

	<ul style="list-style-type: none"> <li>• New plantings have occurred to what appears to be approximately one third of the property defined on the plan for the proposed plantation. Vines have been poisoned, reticulation and posts have been removed in preparation for future plantings, which would indicate that the proponent is confident his application is going to be approved. This can be interpreted as proceeding by stealth. Up to your advice, there has been no consultation with surrounding landowners prior to the current plantings which will still have an impact on the surrounding area even if planning approval is not granted for the rest of the property to be put under trees.</li> </ul>	
Noted.	<ul style="list-style-type: none"> <li>• The views and amenity of the area will be severely impacted if this plantation proceeds and the rural view that we designed our house to encompass will be non-existent. This will also impact on the re-sale value of our property as most people do not want to be in close proximity to a tree plantation and the panoramic view is a major factor for our property.</li> </ul>	
Noted, no detailed supporting information was included in the application for PC.	<ul style="list-style-type: none"> <li>• We are also concerned about the impact of spray drift. All the properties surrounding us rely on rainwater as we are not connected to mains water. Should there be any drift from the tree spraying there is a very real risk that our water supply will be contaminated as it is a well known fact that the sprays used for insect control on the trees are harmful.</li> </ul>	
See comment on submission 1 on the timber haulage route.	<ul style="list-style-type: none"> <li>• We note the suggested route for log trucks when harvesting occurs. As you will be well aware, Mt Barker Road is barely wide enough for two vehicles to pass with minimal shoulders in usually poor condition would and the added impact of log trucks, particularly accessing Mt Barker Road from Omrah Road, will make the road even more dangerous. There is an access road put in to haul gravel going over the hill behind the property that enters Muir Highway and that would appear to be a more practical route. There is already existing concern in that the gravel from the Omrah access to Mt Barker Road is slowly</li> </ul>	

			<p>spreading out over the bitumen and is creating a hazard when traffic travelling into town has to move well over to pass oncoming traffic and the risk of sliding is very real. The fact that it is on a corner on a narrow road is cause for concern. The impact of additional traffic noise and dust off the gravel section of the proposed route will again have a negative affect</p> <ul style="list-style-type: none"> <li>The property owners who purchased land on the Sounness subdivision have stringent conditions to abide by and those conditions are respected in order to maintain the ambience of the area, even to the point of specific roof colours being prohibited. Our question is if we are liable to abide by the zoning why does the proponent feel he can apply to override the conditions his property is liable to particularly when his actions will have such a severe impact on the neighbouring properties and the property was purchased knowing full well the zoning that applied to it.</li> <li>Mt Barker Road is a popular tourist route to the Lookout at the top of the hill and photographers are frequently seen in front of our property photographing the surrounding area. The attraction will be diminished significantly by the tree plantation. A minor point admittedly however it still goes to the beauty of the area being diminished.</li> </ul> <p>We are aware that the proponent is a Shire Councillor and are assuming that he has declared an interest in this application. Evidence of this would be appreciated.</p> <p>We trust our objections receive a fair and reasonable hearing and we are quite happy to provide further information if required to support our objection.</p>	<p>Noted.</p> <p>Noted.</p>
5.	Sidney and Sharon Schneider	Lot 305 Tower Road, Mount Barker	<p>We refer to your letter of 21 September 2012 with regard to the subject planning application. We find it somewhat disconcerting that an application has been lodged after tree planting in the area appears to be substantially complete.</p>	



	<p>Based on the information you provided us, we find it very difficult to comment on the application. Please see below for a list of points which don't appear to have been addressed in the application (or if they have been we haven't been made aware of them):</p> <ol style="list-style-type: none"> <li>1. Fire Management Plan – in accordance with the Shire of Plantagenet's Town Planning Scheme No. 3 when considering an application for approval for plantations the Council shall consider '3.9.4 (c) Consistency with the performance standards 'Planning for Bush Fire Protection' and 'Guidelines for Fire Protection', following referral to the Fire and Emergency Services Authority, and with Council's 'Annual Fire Break Notice'. As residents who live up the hill from the proposed plantation we would require to see that a Fire Management Plan has been included as part of the application in order to minimise risk to our property.</li> <li>2. Aerial Spraying Regime – no information has been provided as to the spraying regime. We require this information as we rely on rainwater as our only source of water (as do many other residents in the area). If this water was to become contaminated by pesticides and other chemicals this would be a health risk.</li> <li>3. Timber Harvesting Plan – no information has been provided addressing harvesting issues such as; total duration, time curfews (if any), number of loads per day and size/load restrictions.</li> </ol> <p>However, given the limited information provided, we do object to the proposed access route for the trucks at harvest time. We object for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed roads are only capable of accommodating local traffic and not for logging trucks. This type of heavy traffic can only pose a safety issue for all road users.</li> </ol>	<p>Noted, a plantation management plan should be provided.</p> <p>Noted, no detailed supporting information was included in the application for PC.</p> <p>Noted, no detailed supporting information was included in the application for PC.</p> <p>TPS Policy No. 15 requires the submission of a harvesting plan to the Council two years prior to the anticipated harvesting date.</p> <p>Noted.</p>
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			<p>2. Part of the proposed route along Mount Barker Road is used by tourists visiting the Communications Tower. Use of the road for commercial logging vehicles is at odds with the tourist attraction of the locality.</p> <p>3. The reason we purchased this property was based on the rural amenity of the area, the country serenity and the visual harmony between farm and residential uses. Permitting the logging trucks to use Mount Barker Road would destroy this unique environment.</p> <p>4. A previous small plantation in the same area was recently harvested and did not use the currently proposed route. Why can't the same route be used again? We would have thought that a temporary route to a major road or highway would be more appropriate. For example, through to Muir Highway and then onto Albany Highway avoiding residential areas.</p> <p>Thank you for your consideration of this matter.</p>	<p>Noted.</p> <p>Noted.</p> <p>See comments on submission 1.</p>
6.	Paul, Kathryn, Sophie and Lucy Entwistle and Winifred Poulson	350 Mount Barker Road, Mount Barker	<p>Thank you for your letter dated 21 September 2012 with subsequent planning application attached for the above.</p> <p>After looking at the information provided by the applicant, it appears that there are quite a considerable number of questions unanswered along with several issues that have not been considered or addressed:</p> <ul style="list-style-type: none"> <li>• Trucks – no reference has been given to the size and type of trucks to be used in the transportation of the tree harvest. Being a resident on Mount Barker Road where the trucks will pass and having teenage children driving in and out of our property as well as ourselves, we believe this could cause a safety issue in accessing and exiting our property.</li> </ul>	<p>Noted, a plantation management plan should be provided.</p>

	<ul style="list-style-type: none"> <li>Operating times - There has been no mention of the times the trucks will be operating i.e. weekdays, weekends, public holidays, during day time hours etc. As one of the reasons we chose to live in a rural area was for the reduced volume of traffic, trucks regularly running across the front of our driveway would not be acceptable.</li> <li>Noise - this also leads on to the noise issue, trucks changing gear trying to get up the hill or using the compression breaks slowing down. Obviously it is acceptable for this to be a very occasional occurrence i.e. a once off delivery truck, but would not be satisfactory on a regular basis.</li> <li>Tourist route - The proposed route is also a tourist route with visitors regularly travelling up to the lookout. There would appear to again be a safety issue with visitor cars having to share the road with logging trucks. The road itself is barely wide enough to allow two cars to travel let alone cars and trucks. As it is we feel that it is quite dangerous enough especially on the bend with Ophir Road where cars speed around on the wrong side of the road. We feel this problem should not be added to with trucks.</li> <li>Aerial spraying - The application does not include any information regarding aerial spraying and pesticide. As we are not on town water supplies and therefore rely solely upon rain catchment via the roof into a tank, the use of spraying with pesticides and other potentially dangerous chemicals could lead to contamination of our water supply. More details would need to be submitted so that consideration can be given to the health impact on both residents and wild life.</li> </ul>	<p>This information to be included in the harvesting plan to be submitted to the Council two years prior to the anticipated harvesting date.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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		<ul style="list-style-type: none"> <li>Debris - this is another issue that causes concern it is well known that logging trucks or even wood chip trucks leave behind debris during transit on a regular occurrence, pieces of wood, logs, tree barks and other wood products regularly fall from the trucks which can cause damage to other transport vehicles travelling behind or in the wake of logging trucks.</li> </ul> <p>At this point in time, considering the retrospective nature of the application along with the lack of information, in particular, with regard to the above mentioned concerns that have not been addressed, we submit this letter as a strong objection to the proposed application.</p>	Noted.
7.	William Sounness	<p>Merryup, PO Box 23, Mount Barker</p> <p>Thank you for the opportunity to comment regarding this application ,being a neighbouring landholder.</p> <p>I feel many other plantations have been planted within the same proximity to the township in the past.</p> <p>Just as approximately 160-200 properties have been planted to Timber, why should this application be any different and not be approved?</p> <p>I do however think that thought should be given to the distance from boundary's that plantations can be planted. Reason's being: fire and fencing control, loss of production to neighbouring property's from root system encroachment and shade.</p> <p>With these points in mind I see no reason why the application should not be granted.</p>	<p>Noted.</p> <p>The timber plantation special control area provisions in TPS3 became effective in September 2006 and TPS Policy No. 15 (Commercial Plantations) in December 2006.</p> <p>A plantation management plan should be provided.</p>
8.	John Tonkin	<p>Area Manager FESA</p> <p>I supply the following advice in respect to the above Planning Application on behalf of FESA. The information supplied in the Planning Application does not contain enough detail. Moreover, FESA has developed the publication Guidelines for Plantation Fire Protection 2011 edition.</p>	Noted.

		<p>These Guidelines should be applied in the case of this application. Specifically Section 3 of the subject Guidelines require the development and submission of a Fire Management Plan as detailed in the Guidelines.</p> <p>A copy of the 2011 edition of the Guidelines for Plantation Fire Protection was provided.</p>	Noted.
9.	Vic and Marg Hayes Plantagenet Hotel	<p>9 Lowwood Road, Mount Barker</p> <p>This application by the applicant (Timber Creek Pastoral Co) should be rejected for a number of reasons.</p> <ol style="list-style-type: none"> <li>1. This area is a special control area which clearly prohibits timber plantations. The applicant knew of this special zoning when he purchased the property.</li> <li>2. The residents, who own property on the hill above the applicant's property, purchased their properties for the magnificent views. Having an ugly timer plantation on these proposed lots would detract from the views, therefore would devalue their properties resale value. Is the applicant going to compensate these residences for the property value lost? With property values declining in this area as a result the shire will receive less income from the rates.</li> <li>3. Fire management control would be hugely increased with the oil content of the trees making it a massive fire risk to residence both on the hill and with its close proximity to town, thus putting both fire brigade and town members in danger. (eg. Fire in Albany plantation 12 October 2012).</li> <li>4. The roads proposed by the applicant are not suitable for large road trains and also would be putting local traffic in danger. It is noted that the applicant has already started the Plantation and is killing remaining vines in preparation for the balance to be planted. This could be construed as presumptuous as permission has yet to be granted.</li> </ol>	<p>Lots B21, 1611 and 5262 are located in Special Control Area 5, Mount Barker Townsite 'Area B' where timber plantations are permissible once considered by the Council after advertising the application for public comment.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted</p>

		<p>I also believe that most neighbouring properties are dependant on rain water tanks for their water. Contamination of their sole water supply would constitute a health hazard.</p> <p>We firmly disagree with a plantation being proposed so close to this town and ask that you reject the proposal.</p>	Noted.
10.	Michael Tester and Veeta McGrath	<p>15 Tower Road, Mount Barker</p> <p>The following is in response to planning application (plantation in a special control area) for Lot B21 Location 1611 and 5262 Omrah Road Mount Barker.</p> <p>As the owner of property adjacent to the proposed site we strongly oppose any plans for a blue gum plantation in this area.</p> <p>We were informed that the property in question is part of a special control area. We would never have purchased this land and built our home here having known plans for a plantation in the immediate area.</p> <p>A plantation in this position will have a large impact us and our rural/residential property. We and our neighbours all purchased our properties in this area for its spectacular panoramic views. This blue gum plantation will be very unsightly, impose greatly on this view and lower the selling price of all our properties. This effects not only the residents of Mount Barker hill but also all the tourists and locals that stream up our streets everyday to enjoy this scenic lookout.</p> <p>It is also a great concern to be so close to an area that will be sprayed with dangerous pesticides. Our home receives wind from most directions and therefore in direct firing line for spray drift of these chemicals sprayed. We rely on rain water as our only water supply, we have concerns about this being contaminated by spray drift. We also have a aviary at the rear of our house and our birds are highly susceptible to sickness or death from such chemicals.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted, no detailed supporting information was included in the application for PC.</p>

			<p>Mount Barker Road is quite narrow and winding and it would be dangerous to pass logging trucks on any of its bends. The gravel end of this road is always in bad condition and needs constant attention with local use. Regular use by heavily loaded trucks would magnify this problem and them using this road would create a high level of dust and noise for us and our neighbours.</p> <p>We are happy to follow the many guidelines that are put in place for all residents of Mount Barker hill to make sure we only have a positive impact on our town's most beautiful area. It would be unfair for this plantation to be approved when it would negatively impact all areas of our lives.</p>	Noted.
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**Late submissions**

11.	Roger and Sheena Bartley	32 Ophir Road, Mount Barker	<p>Thank you for sparing the time this morning to explain the Omrah estate's request for planning permission, re proposed blue-gum plantation.</p> <p>I gathered that the cut-off date for comments/objections was Friday 19th. Sheena and I have been away for a few days and came back to see the planning notice at the end of Omrah Road. However I presume we can still 'comment' even if it's technically too late for a formal objection to be accepted.</p> <p>Our main concern is about fire risk. As we saw when the bushland near the hospital went up in smoke in 2009, this is a very fire-prone area. If the natural bushland surrounding the existing vineyards were to catch fire again during a strong N-NW wind, the presence of a large stand of blue-gums would hugely increase the risk to properties on the eastern side of Mount Barker Road. On this basis we strongly counsel against permitting a blue-gum plantation on the Omrah estate.</p> <p>Furthermore, although it's correct that logging might be as much as two decades away, it's hard to believe that there will be no noise and traffic impact from machinery and vehicle movement, during the intervening years, in this south-western corner of Mount Barker townsite.</p>	Noted, no detailed supporting information was included in the application for PC.
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12.	Sheryl and Geoffrey Dwyer	36 Ophir Road, Mount Barker	<p>As residents of the Mt Barker subdivision we are concerned about the proposed blue gum plantation on Omrah Estate.</p> <p>As well as the visual pollution Mt Barker Rd is totally unsuited to heavy haulage. We are very much against permission being granted for a blue gum plantation to be planted so close to town and on a tourist route.</p> <p>We have been away for a few weeks so apologies for the lateness of this feedback.</p>	Noted.
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## Council

Policy Review - Housing - Relocation of Houses

TP-SDC-5 - Housing - Relocation of Houses (with  
amendments)

Meeting Date: 6 November 2012

Number of Pages: 2

**HOUSING – RELOCATION OF HOUSES:**

<b>DIVISION</b>	<b>BUSINESS UNIT</b>	<b>RESPONSIBILITY AREA</b>
Development Services	Town Planning	Statutory: Development Control

**OBJECTIVE:**

To set guidelines to ensure houses that are to be relocated to within Mount Barker and the rural villages are completed to a standard acceptable to the Council.

**POLICY:**

1. The increased use of relocated houses to within Mount Barker and the rural villages in some instances creates difficulties which are encountered in ensuring the house is completed to an acceptable standard and is compatible to those houses in the immediate locality.
2. This policy will not apply to new transportable houses.
3. The relocation of houses referred to as ‘park homes’ will not be supported by the Council unless they are to be in an authorised caravan park.
4. The relocation of *residential* buildings referred to as ‘dongas’ will not be supported by the Council.
5. Relocated houses (excluding ‘park homes’ and ‘dongas’) will only be approved at the Council’s discretion and be subject to:
  - a) An engineer’s structural certification that the house is appropriate to be moved being submitted with the application.
  - b) Coloured photographs of the external facades of the house being supplied with the application.
  - c) Asbestos wall and roof cladding being removed and disposed of correctly before the house is transported.
  - d) A bond being paid to ensure a good standard of completion. Such bond amounts will be set annually in the Council’s Budget. The bond will only be released upon staff being satisfied the building is completed to a suitable standard in respect to the Building Code of Australia, health standards and the external visual appearance.
  - e) Any other conditions considered appropriate by the Council.
6. Approval for relocated houses will be limited to 12 months.
7. When a relocated house is not completed to an acceptable standard within the specified time, the Principal Building Surveyor may issue a Notice requiring the incomplete structure be removed and the site left in a clean and tidy condition.
8. Relocated houses outside of Mount Barker and the rural villages will be at the discretion of the Council and the standards at part 5. above, will be required when appropriate.

Council

Lot 300 Enright Way, Porongurup - Proposed  
Permanent Closure of Pedestrian Access Way

Location Plan 4 September 2012

Meeting Date: 6 November 2012

Number of Pages : 2

LOCATION PLAN  
4 September 2012



823

2.0441 ha

822

2.0103 ha

STONE CREEK RD

808

2.0140 ha

809

2.0646 ha

805

1.1067 ha

Lot 302

302

807

2.3223 ha

806

2.0864 ha

R 40819

ENRIGHT WAY

Lot 300  
(PAW)

Scale : 1:2000 (MGA)  
MGA : SW=583939.804,6163350.7 Zone 50 / NE=584335.409,6163876.367 Zone 50  
Lat/Long : -34°40'06.131", 117°54'58.236" / -34°39'48.951", 117°55'13.590" H 263mm by W 198mm

Printed : 15:37 Tue 3/Jan/2012  
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Council

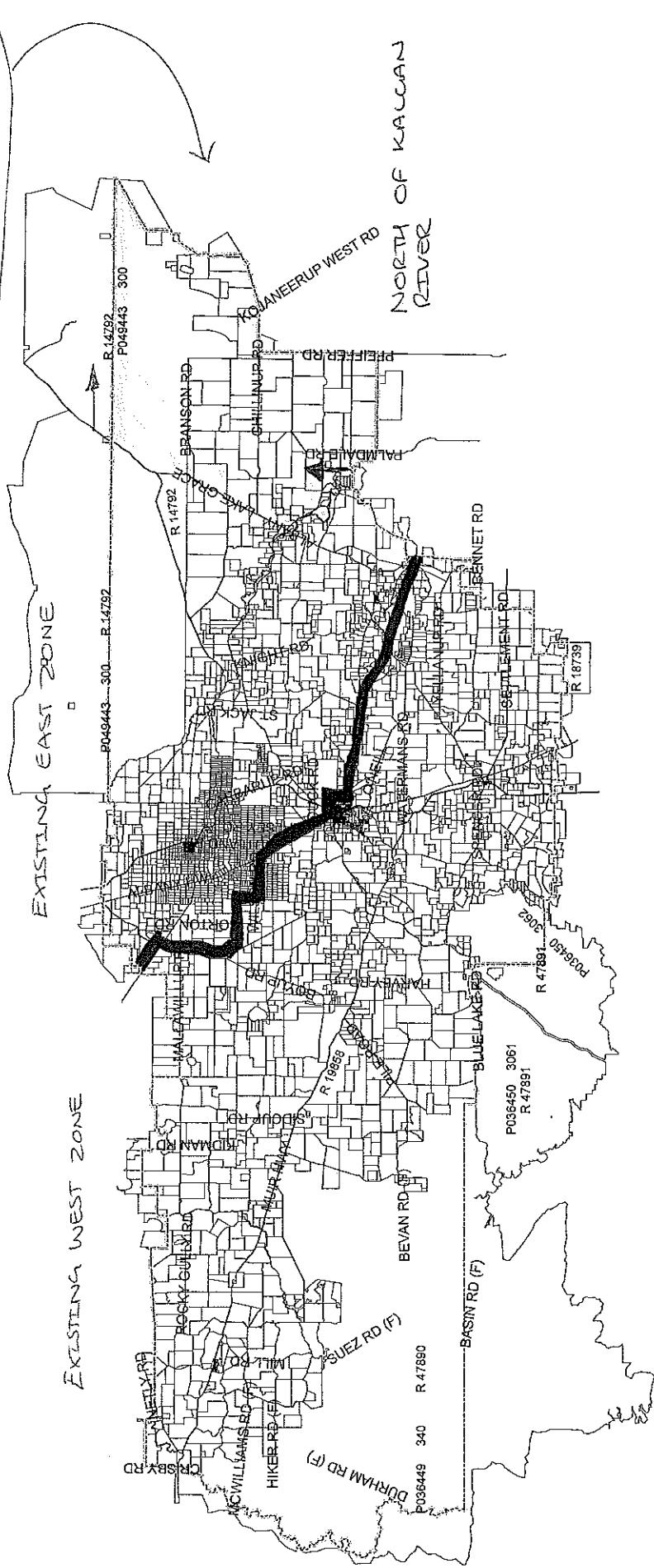
South Stirling District - Creation of a Fire Weather  
Zone

Fire Weather Zone Map with proposed changes

Meeting Date: 6 November 2012

Number of Pages: 2

PROPOSED NEW ZONE.  
EAST OF CHESTER PASS ROAD



NORTH OF KALKAN RIVER

EXISTING WEST ZONE

EXISTING EAST ZONE

11/10/12

Council

Seniors Social Needs - Shire of Plantagenet

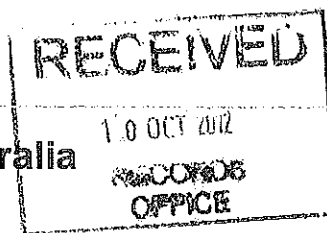
Letter - Minister for Health  
HACC Service Provision Guidelines

Meeting Date: 6 November 2012

Number of Pages 10:



I71344



**Deputy Premier of Western Australia  
Minister for Health; Tourism**

Our Ref: 25-29615

Mr Rob Stewart  
Chief Executive Officer  
Shire of Plantagenet  
PO Box 48  
MOUNT BARKER WA 6324

Dear Mr Stewart

Thank you for your letter of 31 August 2012 regarding the social needs of the elderly in the Shire of Plantagenet.

I acknowledge that the Shire Council is concerned that there has been deterioration in the level of services provided to the elderly since the introduction of the Multi Purpose Site (MPS) in Mount Barker.

It is my understanding that a meeting was held in June 2012 between the WA Country Health Service - Great Southern Director of Nursing/Health Services Manager, Community Services Coordinator, you and the Shire Community Coordinator to discuss the strategic intent of Aged Care Services in the Plantagenet Area.

From this meeting I am advised of a number of actions have arisen to address the needs of the elderly within your community including the provision of an open Community Based Day Care Centre which will offer activities for both Home and Community Care (HACC) clients and other community members.

I am aware that an activity titled 'Speedsters' was run from July to September 2012 and the intent is to amalgamate this activity with the HACC Seniors Program enabling greater access to the community. In conjunction with this amalgamation HACC has increased access to social activities to eight per month. An Open Day will also be conducted on 9 October 2012 providing information on senior's activity programs available to the community.

Should you require further information please contact Mr Sam Barron, A/Operations Manager MPS on 9848 0600 or Ms Nola Todorovich, Manager of Aged Care on 9842 7586.

Thank you for bringing this matter to my attention.

Yours sincerely

**Dr Kim Hames MLA  
DEPUTY PREMIER  
MINISTER FOR HEALTH**

- 8 OCT 2012





## HOME AND COMMUNITY CARE (HACC) SERVICE PROVISION GUIDELINES FOR YOUNGER PEOPLE WITH DISABILITY - OCTOBER 2012

These guidelines are intended to assist Regional Assessment Services, Local Area Coordinators, HACC service providers and other stakeholders to understand eligibility and priority of access for people with disability seeking assistance from the HACC Program. Part 1 of this document provides a summary of the over-arching WA HACC Service Provision Level Guidelines ([http://www.health.wa.gov.au/HACC/docs/Guidelines to HACC Service Provision Levels.pdf](http://www.health.wa.gov.au/HACC/docs/Guidelines%20to%20HACC%20Service%20Provision%20Levels.pdf)).

### Part 1: Eligibility and Priority of Access to HACC Support

The overall objective of the HACC Program is to enhance the independence of people in the target population and to avoid or delay their premature admission to long term residential care through the provision of basic maintenance and support services.

All HACC support in WA is underpinned by the Wellness philosophy and is delivered in a manner that supports people to develop, retain and/or regain independence in their physical, social and emotional functioning and continue to live autonomously in the community.

The HACC target population<sup>1</sup> is defined as:

- (a)...people in the Australian community who, without basic maintenance and support services provided under the scope of the National Program, would be at risk of premature or inappropriate long term residential care, including:
  - (i) older and frail people with moderate, severe or profound disability;
  - (ii) younger people with moderate, severe or profound disability; and
  - (iii) such other classes of people as are agreed upon, from time to time, by the Commonwealth Minister and the State Minister; and
- (b) the unpaid carers of people assessed as being within the 'target population'.

Eligibility is based on impaired functional capacity and individuals do not qualify for HACC support on the basis of advanced age alone. HACC eligible individuals have difficulties in carrying out tasks of daily living and need support due to an ongoing moderate, severe or profound functional disability.

Once eligibility is determined the individual's relative priority of access to HACC support needs to be considered. Eligibility and priority of access are reviewed on an ongoing basis.

Priority of access to HACC support is for eligible people who:

- are receiving no formal services;
- are living alone with no informal support;

<sup>1</sup> National Program Guidelines for the Home and Community Care Program 2007



- do not have access to, or are ineligible for, assistance through other government funded programs; and/or
- are carers of HACC eligible people experiencing carer stress.

Therefore, priority of access is lower for HACC eligible people who:

- have access to, or are eligible for, other government funded programs; and/or
- are considered less at risk of premature or inappropriate admission to long term residential care.

Levels of HACC support provided must be consistent with the WA HACC Service Provision Level Guidelines and the definition of basic maintenance and support<sup>2</sup>. Generally, HACC support should not exceed the value of \$14,000 per annum; an amount equivalent to the average Community Aged Care Package (CACP). If a person requires support well in excess of \$14,000 per annum it is appropriate to explore assessment and referral for alternative programs of support and maintain the HACC support until an appropriate transition can be arranged.

Where a person is receiving low to moderate levels of assistance through another government funded program it may be appropriate to provide limited HACC support in areas that do not duplicate existing support and are outside the parameters of their existing program. This complementary support should only be provided where it does not impact negatively on access for HACC eligible clients who are receiving no or minimal other supports.

Where a person is receiving high levels of support through another government funded program it is not appropriate for that individual to commence receiving HACC support.

Where a current HACC client commences receiving high levels of support from another government funded program it is expected all client needs will be addressed through the new program and planning for an appropriate transition to the new program will commence.

For the purposes of these guidelines 'high levels of support' is deemed to be equivalent to the funding level for an Extended Aged Care at Home (EACH) package, currently funded at approximately \$45,000 per annum.

Where an assessment determines a current HACC client requires assistance from an alternative program the support needs to be maintained until an appropriate transition is arranged.

Respite and Counselling, support, information and advocacy (CSIA-carer) are provided specifically for carers of HACC eligible people in acknowledgement of their need for support, recognition and assistance in their role. Carers are not eligible for other types of HACC support, but carer needs will be considered in determining priority of access to HACC support for eligible people with moderate, severe or profound disability.

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<sup>2</sup> Basic maintenance and support services are defined as those that are essential to a person's well being, for example, nutrition, community nursing, domestic assistance and personal care.

## Part 2: Younger People with Disability and Case Examples

### Children with disability living with their family/carer

Part 1 of this document provides guidance on the broad group who may be assisted by the HACC Program and the priorities for assistance.

While younger children with 'moderate, severe or profound disability' may meet HACC eligibility criteria this group are not considered 'at risk of premature or inappropriate long term residential care', or appropriate for support that focuses on maximising independence with tasks of daily living, including showering and dressing, preparing meals, house cleaning and maintenance, and using public transport.

As such, younger children with a moderate, severe or profound disability may meet HACC eligibility criteria but do not have priority of access to HACC support in their own right.

In these cases it may be appropriate to support the carer of the HACC eligible child through HACC Respite or CSIA (see 'Support for Carers' below).

When a child reaches an age where it is not common practice for a family member and/or carer to provide ongoing support (e.g. shower assistance/personal care to a teenager) and they may benefit from support to maximise their independence, HACC support can be appropriate.

In these cases priority of access is determined on the basis of current informal and formal supports in place and the client's ability to access other assistance (as described in part 1 of these guidelines).

Case example	Support needs/request	Comments
Seven year old boy with vision impairment and intellectual disability lives with his mother and four older brothers.	Request for HACC support household tasks and to maintain the garden. The family currently receives support from the DSC Local Area Coordinator (LAC).	Assistance with household tasks and garden maintenance should not be provided by HACC as these activities are not activities of daily living for a seven year old. HACC should explore the need for respite or a carer support group for the mother if this is not provided by another program.

Case example	Support needs/request	Comments
Three year old girl with physical disability living with her mother.	Request for assistance with showering/bathing and dressing in the mornings.	As three year old children do not usually shower/bath or dress independently this support should not be provided by HACC. HACC should explore the need for respite or a carer support group for the mother if this is not provided by another program.
Fifteen year old boy with a physical disability living with his parents.	Requests assistance with showering from HACC. Family provides all other assistance. LAC also provides support.	HACC support is appropriate but level of support should be consistent with HACC Service Provision Level Guidelines. If personal care and other needs are likely to increase, HACC and LAC should support this family to apply for DSC funding for all care requirements.

### Adults with disability living with their family/carer or independently in the community

Adults with moderate, severe or profound disability living with their family/carer or independently in the community may have priority of access for HACC support.

In these cases priority of access is determined on the basis of current informal and formal supports in place, the client's ability to access other assistance and, if present, the carer's need for support (as described in part 1 of this guideline).

People being supported by a DSC **Local Area Coordinator** without ongoing funding for formal services may be eligible for HACC support.

People in receipt of DSC **Community Living Initiative** funding and **Family Living Initiative** funding are eligible for complementary HACC support.

People in receipt of any combination of DSC **Accommodation Support Funding, Intensive Family Support** and/or **Alternatives To Employment** funding below \$45,000 per annum may be eligible for complementary HACC support if support is required outside of existing funding parameters.

People in receipt of any combination of DSC **Accommodation Support Funding, Intensive Family Support** and/or **Alternatives To Employment** funding in excess of \$45,000 per annum are not eligible for HACC support.



People residing in **24 hour supported accommodation** are not eligible for HACC support.

Where an assessment determines a current HACC client should be supported through an alternative program HACC support must be maintained until an appropriate transition is arranged.

Case example	Support needs/request	Comments
Nineteen year old man with a physical disability living with his parents.	Requests assistance to access age appropriate social activities each Saturday. Does not require other assistance at this time or in the foreseeable future.	Requested level of HACC support is consistent with HACC Service Provision Level Guidelines and can be provided.
Older couple in their 70s caring for their adult son who has an intellectual disability.	HACC service provider currently provides 10 hours per week personal care. DSC Intensive Family Support funding provides 40 hours per week of respite and personal care support.	Client will continue to receive the current level of HACC support until a transition plan to cease HACC can be implemented. Priority is to reduce duplication of personal care support and transition all support needs to DSC as client is already receiving high levels of support.
Married woman 42 years old with a neurological condition, her husband works.	HACC service provider currently provides 3 hours per week to support client to manage household responsibilities. Funding from DSC Family Living Initiative provides 10 hours per week for all other support needs.	This level of HACC support is consistent with the WA HACC Service Provision Level Guidelines and is complementary to (does not duplicate) DSC provided support.
Two women with intellectual disability living together (aged 26 and 34).	Women request two hours per week of HACC support for assistance with banking, bill paying and some shopping. Currently receive support through the DSC Local Area Coordinator.	This level of HACC support is appropriate and consistent with the WA HACC Service Provision Level Guidelines.

Case example	Support needs/request	Comments
42 year old woman with physical disability	Receives a small amount of Accommodation Support Funding from DSC that is used to cover personal care requirements four days per week. Requests HACC support for personal care for remaining three days per week.	This duplicates existing support provided by DSC. Client should not receive HACC support for personal care. Client should be supported to apply for increase in Accommodation Support Funding from DSC.
54 year old man with physical disability.	Requests HACC support to attend the football during home games. Ten hours per week for support with personal care and meal preparation provided through DSC Accommodation Support Funding.	This level of HACC support is appropriate and consistent with the WA HACC Service Provision Level Guidelines.
30 year old man with physical disability lives with his wife and works full time.	Requests HACC support for personal care on week ends to give his wife a break from providing this support.	This level of HACC support is appropriate and consistent with the WA HACC Service Provision Level Guidelines.

## Support for carers

Respite support and Counselling, support, information and advocacy support are provided specifically for carers in acknowledgement of their need for support, recognition and assistance in their role. Carers are not eligible for other types of HACC support but carer needs will be considered in determining priority of access to HACC support for eligible people with a moderate, severe or profound disability.

The primary purpose of the HACC Respite support is to provide a substitute for the carer on a planned/regular basis. The HACC Program only provides direct respite services (a carer replacement) while other respite programs may provide indirect respite services (other support that has the effect of providing a break e.g. completing household tasks, shopping etc).

The Regional Assessment Service/HACC service provider should explore whether HACC Respite support is the most suitable for the carer and, where appropriate, refer to an alternative carer respite program.

Carers not able to access other government funded respite programs should have a higher priority of access to HACC respite support.

The carer of the HACC eligible person may also access carer specific support through HACC for counselling, support, information and advocacy.

Case example	Support needs/request	Comments
54 year old woman is caring for her 65 year old husband who has a physical disability. She also works full time.	Carer requests 2 hours per week assistance with household tasks and minor garden maintenance. This couple receive no other assistance.	The carer is not eligible to receive this assistance but her husband is assessed and is eligible for support. Husband is provided with support to undertake household and garden maintenance tasks. This level of HACC support is appropriate and consistent with the WA HACC Service Provision Level Guidelines.
Carer of a 9 year old with an intellectual disability.	Carer requests respite each Tuesday evening to attend her choir.	This level of HACC support is appropriate and consistent with the WA HACC Service Provision Level Guidelines.
60 year old man with an intellectual disability is supported by his sister.	Sister requests respite as her brother has recently retired from a disability business service and relies on her for all his social needs. No other support is provided.	A discussion with the man and his sister identifies an interest in woodwork. The man is supported to attend the local HACC Centre Based Day Care Men's Shed twice a week. The sister benefits from the break without receiving formal respite support.

### Websites of Interest

Home and Community Care Program website  
[www.health.wa.gov.au/hacc](http://www.health.wa.gov.au/hacc)

Disability Services Commission Website  
[www.disability.wa.gov.au](http://www.disability.wa.gov.au)

Department of Health and Ageing website  
<http://www.health.gov.au/internet/main/publishing.nsf/Content/ageing-whatnew.htm>

**For further information:**

Home and Community Care Program  
Department of Health WA  
PO Box 8172, Perth Business Centre  
PERTH WA 6849  
(08) 9222 4060

**Complaints and Advocacy**

If a client has an issue regarding the community care they receive and are not able to satisfactorily address their concerns with their service provider, they may contact **Advocare**.

Advocare is an independent advocacy agency which advocates and protects the rights and best interests of people living in aged care facilities, people receiving community care services, and people not currently receiving these services but who are eligible for them.

Advocare services are free.

Advocare  
1/190 Abernethy Rd  
BELMONT WA 6104

Freecall 1800 655 566

Advocare Website  
<http://www.advocare.org.au/>