

From: [Taraeta Nicholls](#)
To: [Leanne Parola](#)
Subject: Public Submission
Date: Friday, 9 February 2024 3:49:57 PM

Dear Leanne

Submission below

- The current policy provided on the website does not show the date it was advertised nor when it was adopted.
- There is no date of advertisement or adoption on the “original” nor is there one placed on the draft. Was the first one ever adopted?
- The changes are so minimal that one questions what the purpose of these changes are necessary and for what purpose are they needed.
- With industrial zoned areas bordering on the townsite zoned properties, the use of these, especially when directly opposite residential zoned blocks will affect the amenity of the area
- There should be a distinction between brand new built transportable homes and any building that is transportable.
- This policy should be extended to include rural zoned as they are one of the most likely in need of worker accommodation
- This policy appears to contradict the upcoming State Government changes regarding granny flats and their approval process
- The criteria of “to councils satisfaction” on the screening of containers needs to be made public and form part of this policy. Without any criteria being established, then what is good enough for one instance may not be satisfactory for another, this can lead to bias and vast variations in the criteria being applied
- Why is this being done now? The Strategic and Corporate Business Plan requires a Statutory Review in 2025, doing it in 2024 and again in 2025 is a waste of resources.
- This isn't shown as part of the Major Proposed initiatives in the annual report. Is the surveying local businesses based on who the Shire wishes to survey or on a selective group?
- Council appear to want to do something in town and need to get this changed because they are experiencing a demand, but there is no information that confirms that between the original being written and the draft if the outcome of a demand for more affordable housing actually happened
- The comment regarding becoming an asbestos dumping area is unsubstantiated and buildings with asbestos cladding or including asbestos are actually what is within the Trayning townsite.
- The information contained section 1 is factually incorrect and misleading. There are no references to support these statements.
- 4 out of 11 regional centres – none of which are in the wheatbelt experienced property decline and 2 of the 11 no growth in the last 12 months to 31 Jan 2023
- Housing affordability is not cost of land or building – interest rates, inflation, over stimulation of housing market, supply chain and workforce shortages, rental affordability, increase in citizens returning from overseas

In summary, the policy should remain, if the undated, unadopted original has been adopted. This is to allow for the changes to granny flat State Planning rules to be implemented and incorporated into this policy. More work needs to be done on defining what is considered “satisfactory to council” so that there are clear guidelines in which planning approvals can be given. Policies written must align with the uses of land as defined by the Town Planning Scheme. Wider consultations with all business’ needs to occur before making changes so that rural land holders are more considered in the writing of policy. Valid and verifiable information needs to be provided and supported by research before being used in policy.

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