

**From:** michael dagostino [<mailto:michaelpauldagostino@yahoo.com.au>]  
**Sent:** Wednesday, July 22, 2020 2:45 PM  
**To:** Paul Martin <[pmartin@sjshire.wa.gov.au](mailto:pmartin@sjshire.wa.gov.au)>  
**Subject:** Fwd: Oakford Fire Brigade Submission

Paul

I understand that the Shire is conducting a survey at the moment on the various oakford FB sites and that it is possible to make submissions to the working group

Would you please forward the following submission on my behalf to the Working Group

For the record I declare a potential financial interest in that I'm an adjoining land owner to the site at lot 279 Kargotich Road Oakford

Submission re Oakford Fire station location

There have been four sites proposed for the Oakford fire station

I will comment only on the existing site and the site adjoining my land at Lot 279 Kargotich Road

#### General comments on the Community Review of the Proposal

I do have a number of concerns in relation to this process and how it's been conducted

I would have expected that the Shire would have undertaken a lot more preparatory work before the alternatives were released to the community for consultation and review

I would have expected that there would have been complete detailed disclosure of the pros and cons of each site rather than just a general statement each site has pros and cons

In addition I believe the consultation process has been somewhat unclear in its objectives Eg it is not clear that submissions are welcome

I also have a number of concerns with some of the actual statements contained in the OCM paper on this topic as per below

The Existing Fire Station Site

In relation to the potential for continuing at the existing site I would have expected that there would've been significant discussions with the landowner in the last 12- 18 months to see if there was any possibility of arranging Tenure for the medium-term and Not just the short term and if so on what terms

I understand there Has NOT been significant discussions with the existing landowner in recent years and I believe this is unsatisfactory

I believe there should've been significant discussions before this proposal was released seeking alternative sites to See if unacceptable agreement could've been achieved

The last detailed discussion with the land owner seems to have been in 2018 from what I understand

Presumably the Working Group has seen the landowner's letter of 2018 which seems to raise the relevance of future zoning as relevant to possibly keeping the FB site in the long term

If not this letter should be disclosed to the WG

The owner of the existing site seems to suggest a linkage to retaining the existing site depending on zoning. As we all know zoning/planning matters do take some time and surely there would be a good possibility of arranging a lease for say five years or longer with perhaps the ability to terminate by the land owner on Two years notice but only if subdivision was to proceed

Conversely if subdivision wasn't allowed you would think the existing site land would have little value and so an arrangement could be achieved

So in summary I am concerned that there has not been enough discussions with the existing owner and some people have said there is a bias against retaining the existing site, but it is not clear if that is correct - However as I will detail later the Kargotich Rd Reserve has been publicly endorsed as a preferred site

As noted the Kargotich Road land was the preferred option after the existing land in the community infrastructure implementation plan and again it is concerning as to the lack of detail, preparation, research and information, that must've been obtained before reaching that conclusion

For a range of reasons it would seem the existing site is preferable;

a) its location is very central in Oakford

b) its location is well known

- c) its location is easily accessible
- d) the significantly reduced costs from not having to move
- e) there is plenty of room for expansion

#### General Comments

a) I would ask that it be clarified how accurate are the costs of relocation of \$1 million - as it does seem relatively light .... and they are expressly noted as just estimates... specifically have there been external quotes obtained and if so more than one ? Or are they just best estimates by the Shire officers or fire brigade staff. Representing that these costs are not great - ie \$1m supports the move and adds a bias to move and these costs should have been what is known as P10 ie within a 10% accuracy of final and I would expect that is not the case here

Again before going out to the public the Shire should have been very comfortable as to the veracity and accuracy of those costs

b) I am surprised at the lack of alternative other sites that have been raised.

I know of at least two reserves where there could be a possibility of locating the station including the Oakford community hall in Foxton drive and the previous possible location of the Oakford community hall, a reserve on Craghill way

in addition there are also private land holdings Eg Western Power have a large amount of land for the Oakford solar farm and they will have some spare land Facing Thomas Road and have previously indicated that homing the Brigade could be a possibility

#### Issues with the Reserve on Kargotich Rd

There are a number of material issues missing omitted or not disclosed about the reserve on Kargotich Rd near my land Including,

- the block is an extremely odd shape
- the block is very narrow
- the top of the block nearly touches my house and therefore a large amount of that land could not be used that is in very close proximity to my house
- the block is heavily treed with very old mature trees
- The block has a number of large holes which were there when I purchased the property and councillor Denham has advised these were old Quarrys And those holes would require a large

amount of remediation

- the block does not have scheme water
- the block is too small
- traffic onto Kargotich rd is very heavy and would be dangerous

I have previously been advised it is likely the block would not be large enough for the Brigade At its current size let alone any expansion

As the adjoining land owner I will be strongly opposed to this as in my view it is just ludicrous to be clearing this odd shaped narrow piece of land that abuts my house for a fire station

These are just the issues with the reserve near my property I am unsure of the challenges and issues associated with any of the other Site options

#### Concerns with the OCM Paper on the Oakford FB sites

I have raised with the CEO a number of concerns about the recent OCM Paper on this topic

Other issues with the Paper include

- A) On page 162 in paragraph 3 where it says the current site location is a planning investigation area this is not correct the planning investigation area is to the west of Nicholson Road and this site is to the east of Nicholson Road
- b) also on page 164 in paragraph one it is stated the officers have already submitted a preliminary funding application even though a site has not been secured and this does seem particularly concerning given there is arguably a fair bit of research and work to be done before a site is selected

In addition it is stated that any reserve must be vested for emergency services

It appears to be the quintessential putting the cart before the horse

we all understand the importance and urgency of this matter though I do not believe that means there should be shortcuts or a lack of research and a detailed analysis of sites should've been undertaken and on face value thus does not appear to have been undertaken

- c) The criteria In the attachment to the OCM I've only had time to review briefly but again

they appear well short on detail and information

So in conclusion I am strongly opposed to the Kargotich Rd reserve being proposed as a site for the reasons outlined

Regards

Michael