



**Minister for Regional Development; Lands;
Minister Assisting the Minister for State Development**

Your Ref: Petition No 139
Our Ref: 27-18204/3

Hon Brian Ellis MLC (Chair)
Standing Committee on Environment and Public Affairs
c/o Mr Mark Warner (Committee Clerk)
GPO Box A11
PERTH WA 6838

Dear Chair

PETITION NO 139 - BASSETT ROAD SENIORS' VILLAGE, KARRATHA

Thank you for your letter of 3 November 2011 enclosing a petition tabled by Hon Helen Bullock MLC in the Legislative Council on 20 October 2011, seeking my comment on the terms of the petition.

The relocation of the Seniors' village, to allow for the connection of Sharpe Avenue to Dampier Road, was a key element of the Karratha City of the North Plan (the Plan), prepared by the Shire of Roebourne in conjunction with LandCorp. The Plan was prepared following community engagement and consultation processes followed by specialist engineering advice. The Shire Council unanimously endorsed the Plan.

In relation to the issues raised within the Terms of the Petition and the Submission from the principal petitioner, I can provide you with the following response.

TERMS OF THE PETITION

Cause Undue Stress and Isolation for Aged Residents

Since early 2011, the Shire and LandCorp have held regular meetings with residents of the Seniors' village to keep them informed on the proposed changes to the city centre and the requirement to relocate the Seniors' village. Whilst the Seniors' village residents have been supportive of the overall vision and planning for Karratha, the residents were initially concerned demolition of the existing Seniors' village was to be undertaken when there was not an alternative accommodation solution in place. As a result, other members of the community lodged a petition with Council to reconsider the demolition of the units.

New replacement accommodation has been designed in close consultation with the residents of the existing Seniors' village. I recently met with some of the residents and the feedback I received indicated they are satisfied with the current plans and also recognise, and look forward to, the substantial benefits the Karratha Revitalisation Project will bring to the whole community.

The Seniors will not be relocated from their current premises until such time that the new Seniors' village accommodation within the Warambie Estate is ready for occupation.

The location of the new Karratha Seniors' Village is within the town centre in close proximity to key services and facilities. This was a fundamental consideration in the selection of the site. In addition, the new Karratha Seniors' Village will be located approximately 150 metres from Finbar's Pelago Development which has approximately 3000sq/m of retail and commercial space.

Shade structures, tree lined streetscapes and new pedestrian links are proposed as part of the town centre revitalisation to improve the amenity for pedestrians and users of the town centre.

SUBMISSION FROM THE PRINCIPAL PETITIONER

Validity of Community Consultation Process/State Government Award to Finbar

During the preparation and assessment of the Plan (November 2009 to May 2010), extensive community consultation and engagement was undertaken. The award of the development contract to Finbar was provided after a publicly advertised expression of interest process under the State Government's Pilbara Cities Initiative. The award of the contract to Finbar preceded the endorsement and release of the Plan and is not related to the relocation of the Seniors' village.

Location of the Proposed Seniors' Accommodation

The State Government, through LandCorp, has engaged with National Lifestyle Villages (NLV) to co-locate and manage the new units as part of the existing Warambie Estate. The new units will be grouped together and comprise 11 new two bedroom units, a new Autumn Club common use recreational building, and an undercover area for the Autumn Club bus. The village will also be provided with a secure entrance gate to differentiate between the Seniors' village residents and the service workers accommodation, built adjacent.

As previously stated, the location of the new Karratha Seniors' Village will remain within the town centre in close proximity to key services and facilities, and approximately 150 metres from Finbar's Pelago Development, which has approximately 3000sq/m of retail and commercial space.

Commercial Value of Existing Site

The Plan identified the extension of Sharpe Avenue to Dampier Road as a critical element of the revitalisation of the town centre. The connection of Sharpe Avenue will provide improved connectivity and legibility for the Karratha