

APPLICATION FOR PLANNING CONSENT

DENMARK THRILLS AND SPILLS ADVENTURE PARK



Business Summary

Denmark Thrills and Spills Adventure Park will offer residents and visitors of the Great Southern an attraction/destination including a range of fun activities. These activities will include Orbing, Tarzan Adventure, Super Fly Ziplining, Power Drop, Funky Monkey Tree Climbing, Bumper Soccer and more modest activities such as a range of stepping stone mazes, bocce, hopscotch, chess and tree swings.

We will provide adventure and excitement for people of all ages and adventure seeking levels. We aim to provide coffee, cakes, gelato, drinks and available picnic area where families and friends can visit and enjoy a full day out.

Our opening hours will be from 9am – 5pm and by appointment only after those hours for night-time Tarzan Adventure and Super Fly Ziplining.

Eight members of staff each day will need to be employed in the first year of trading. This includes operators to man the facilities aside from the owner operators, Amelia Monaghan and Leah Matek. As the business grows, and we introduce future attractions the staff will increase accordingly. The staff will be responsible for delivering excellent customer service which will be very important for the success of the business.

Our progressive development opportunities include introducing Tubing on an artificial ski slope system, Spider Swing, Assault Style Course, Leap of Faith and Nighttime Tarzan and Zipline Tours. This new attraction will bring many firsts to Western Australia. We will be the first treetop high ropes course of its kind in WA, the first downhill Orbing facility in WA and the first Adventure Park of its kind in the Great Southern Region.

Denmark was highlighted on the news and other media as being the holiday destination of choice for many. Records show Denmark being the only place in WA that all accommodation was fully booked for the whole of January in advance and on average Denmark attracts 108,000 visitors spending at least one night's stay per annum over the last 3 years.

Denmark is continually growing in the tourism sector and has very little manmade attractions giving us a blank canvas to create the kind of adventurous fun activities that will draw more visitors to the town.

Our intention is to attract a minimum of 50,000 people per year during the 46 weeks that we will be open, and by appointment only during the third school term.

After speaking with local attraction operators in the surrounding areas we feel it is realistic to expect to receive anywhere between 30,000 and 150,000 visitors annually.

We aim to be recognised as an important contributing factor to the local economy by creating jobs and supporting tourism. Assisting in the positive growth and public image of our community is a key motivating factor. We also feel that providing fun, healthy, outdoor activities will greatly benefit locals and visitors alike.

We intend on creating a state wide competition amongst school age children to attract attention and let people know about our grand opening. We will also do direct marketing through visitors centres within 600km, collaborate with other businesses within the tourism industry and have a locals day to raise interest and encourage sales within the community. The corporate sector is also another target market for team building events attracting people to Denmark who otherwise may not travel down this way bringing money into the town for other facilities. Because we have so many activities that are new to Western Australia and the region we will be approaching television companies and newspapers for more promotional opportunities.

Mission Statement

We aim to provide a profitable, fun, safe, healthy attraction that supports the positive growth of our community by highlighting the unique environment that Denmark has to offer for the greatest benefit to all our families.

Business Description

Denmark Thrills and Spills Adventure Park will offer residents and visitors of the Great Southern an attraction/destination including a range of fun activities and a mini cafe.

Activities will include Tubing, Orbing, Tarzan Adventure, Super Fly Ziplining, Power Drop, Funky Monkey Tree Climbing, Bumper Soccer and more modest activities such as a range of stepping stone mazes, bocce, hopscotch, chess and tree swings.

Superfly Ziplining – This activity will be situated around the perimeter of trees at the top of the hill. Visitors will be fitted with a harness and helmet then given a safety instruction lesson before entering the course. Once attached to the Saferoller system they are ready to go ziplining, which involves gliding through the trees via a wire rope and pulley type system.

Tarzan Adventure – Similar to the ziplining, Tarzan Adventure uses the same Saferoller continuous belay system, although instead of ziplining you are putting yourself through a suspended obstacle course amongst the trees commonly called high and low ropes courses. The Tarzan Adventure ropes courses will include a low ropes of no more than 4m off the ground and a high ropes course at a higher challenge level approximately 10m off the ground.

Funky Monkey Tree Climbing – using a harness and belay system this simple yet amazing new adventure sport allows you to climb trees just as you would climb an indoor rock climbing wall except in the outdoors. Climbing holds are strapped to the trees to ensure the trees good health is preserved. We intend on marketing the challenging yet fun, fitness benefits of such activities like this and our Tarzan Adventure to locals and visitors alike.

Power Drop – Similar to a Bungy jump in that you jump off a great height, Power Drop uses a product that is cleverly engineered to create a rapid descent with a safe landing. It works by dissipating potential energy created by the falling person by means of a fan. This will be situated amongst the trees near by the Funky Monkey tree climbing area keeping the noise levels at a minimum, away from neighbouring properties.

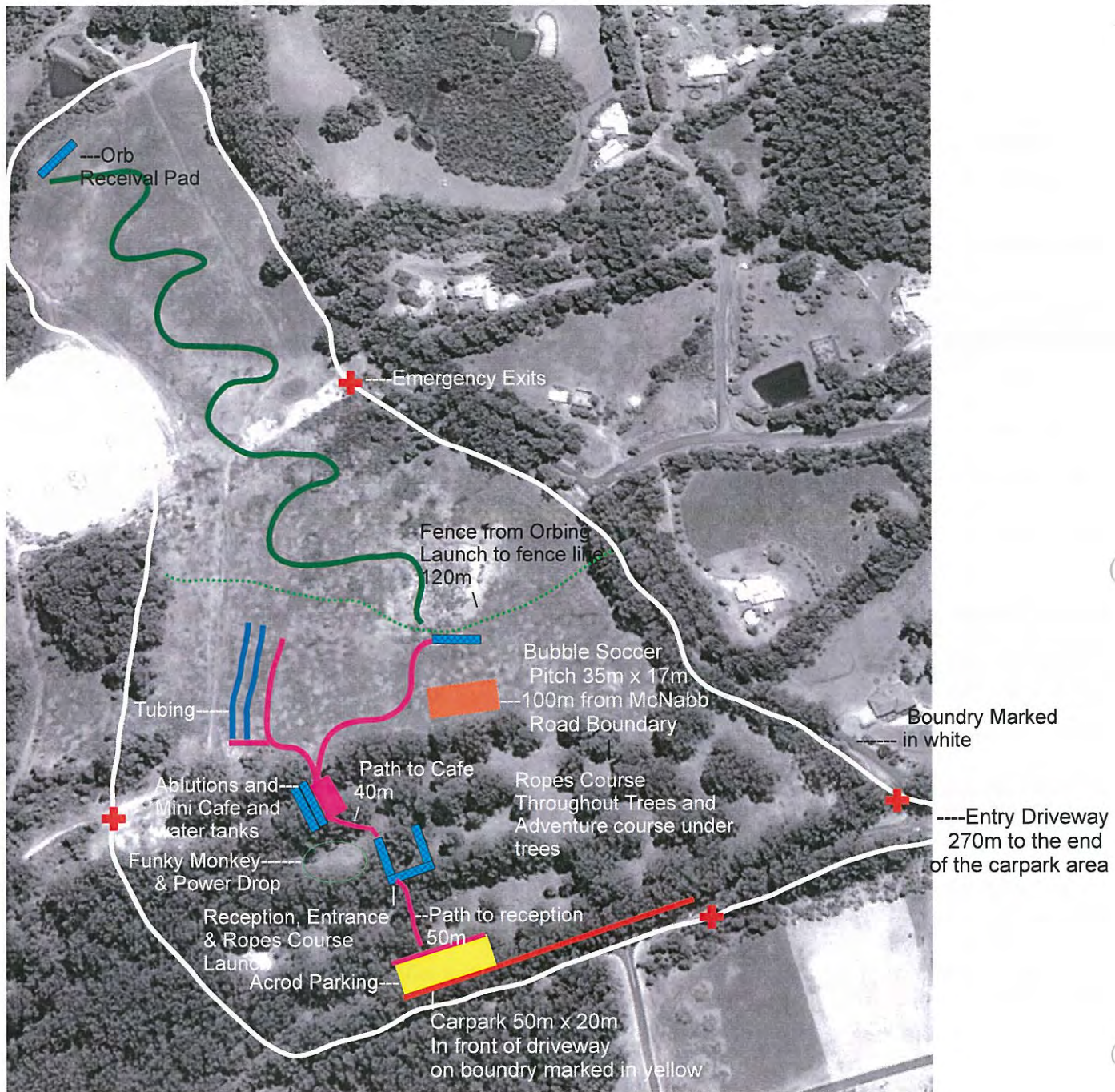
Bumper Soccer – Adding a super fun edge to what we know as soccer, but the participants enter a small inflatable ball with a tunnel running through the middle. These are designed to cover the participant from head to waist restricting the use of their arms. While remaining safe with the attempt to play soccer participants can end upside down. They are typically used to make common team sports such as soccer more difficult but safe at the same time.

Orbing options include:

Hydro Orbing - This ride involves up to 3 people, being put into a orb ball with about 20 litres of water. The water lubricates the inside of the orb ball so the customers slip and slide around as they ride down the hill. This may also include using a soft board to “Bogey Orb”

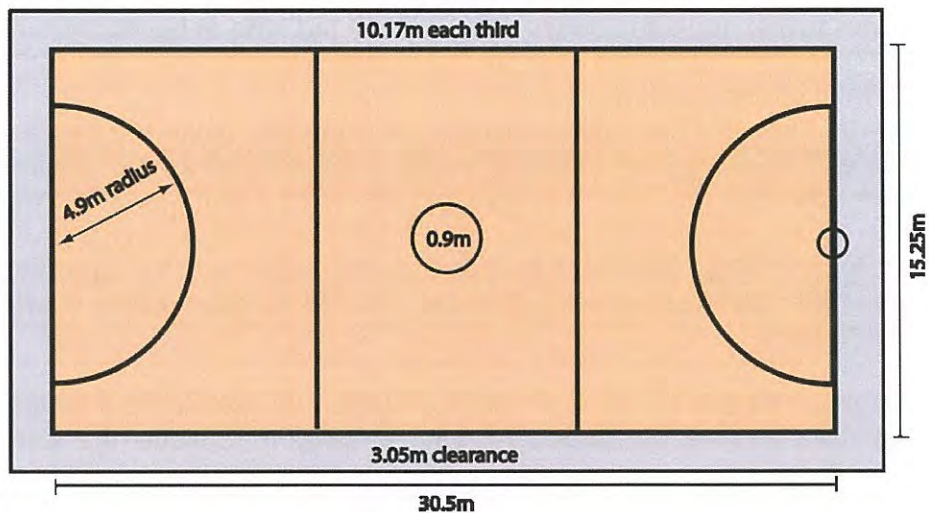
Eclipse Orbing - The orb ball is built using plastic which is opaque so that the customer is in complete darkness when in the inner sphere. Eclipse orbing is promoted to the most daring customers.

Tubing – where a participant uses a rubber tube similar to a water slide to sit in and enjoy the ride down an artificial ski slope specially designed to replicate the sense of a ski slope.



Scale: .019m:3.7m

Bubble Soccer pitch will be the same dimensions as marked on this diagram.



Staff Plans

Owner managers Amelia Monaghan and Leah Matek will be onsite at all times otherwise a manager on duty will be available as an additional staff member to the staff listed below to oversee.

Activity	Staff required at peak times	Staff required at off-peak times
Reception	1	1
Tarzan and Zipline Adventures	1	1
Funky Monkey	1	1
Orbing	3	2
Power Drop	1	Shared with Funky Monkey staff
Bumper Soccer	1	Shared with Orbing Staff
Cafe	2	1
Tubing	1	1

On ground activities including bocce, chess, mazes are all activities that will be self managed requiring no staff.

Activity	Capacity at any one time
Cafe and Picnic Areas	Approximately 50
Tarzan and Zipline Adventures	70
Funky Monkey	10
Orbing	3
Power Drop	1
Bumper Soccer	20
Tubing	20
On-ground Activities	Approximately 50
Total	224

Hydro Orbing - This ride involves up to 3 people, being put into a orb ball with about 20 litres of water. The water lubricates the inside of the orb ball the customers slip and slide around as they ride down the hill.



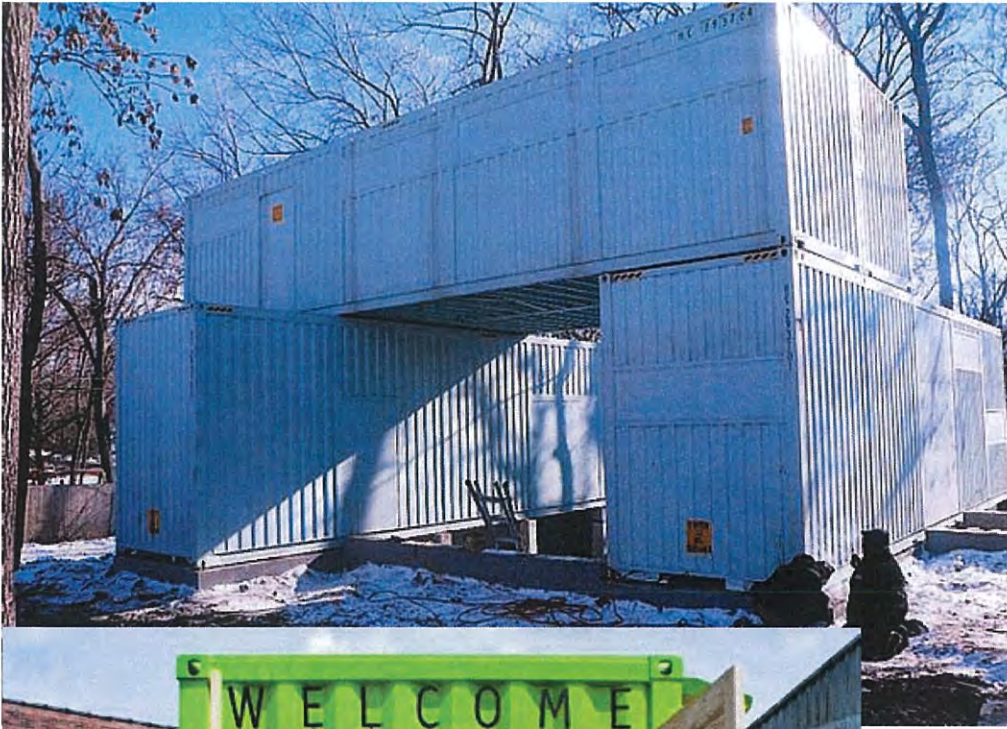
Eclipse Orbing - The orb ball is built using plastic which is opaque so that the customer is in complete darkness when in the inner sphere. Eclipse orbing is promoted to the most daring customers. **Although the orbing is the closest activity to our neighbours the squeals of excitement will not be heard from within the orb. The most to be heard would be a muffled squeal from approximately 20 metres away.**

Bumper Soccer - These are small inflatable balls with a tunnel through the middle. These are designed so that they cover the participant from head to waist restricting the use of their arms. They are typically used to make common team sports such as soccer more difficult but safe at the same time.



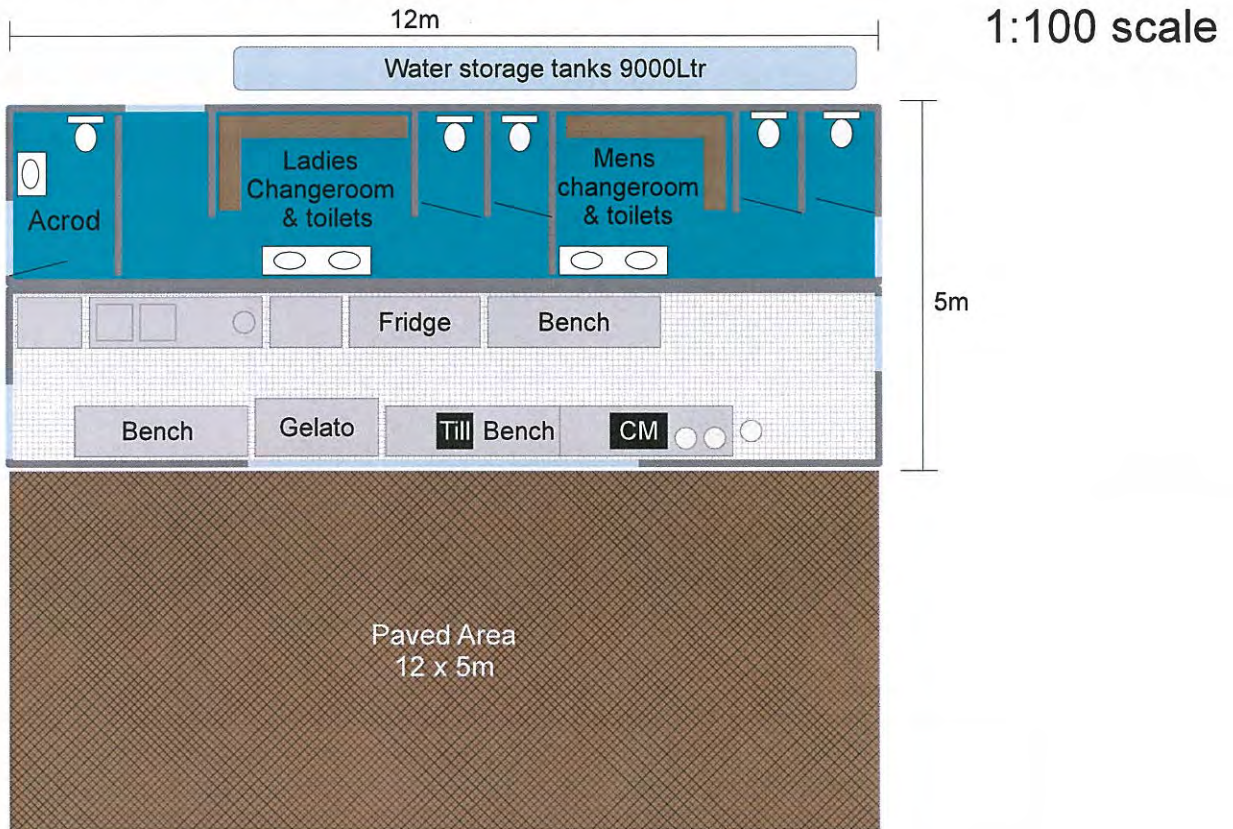
Noise Levels

Since noise levels will be of major consideration to our neighbours we would like to give a clear picture of what we anticipate. With all things considered what we hope for the enjoyment, adventure and relaxation of our visitors is to keep noise levels to a minimum. With our neighbours in mind we have positioned the activities and central hub amongst the trees on the side of the property furthest from the closest existing homes. With numbers ranging up to 250 visitors at any one time we expect the noise levels to be comparable to half the noise currently made from the Denmark primary school (500 students) at lunchtime without the noise of the bell. Just laughter and enjoyment sounds. But since the park is so far from the boundaries sounds are likely to be kept to a minimum for neighbours. An extra consideration for noise levels would be to include our plan to provide low level live music playing on the occasional weekend, once again played in the mini cafe area.



We envision that our reception and storage buildings as you enter the park from the carpark amongst the trees, will be a combination of the pictures above. You will enter through the converted shipping container upon reception where you pay entry and decide which adventures you choose to undertake. On the outside of the building will be climbing holds where you begin the launch of your tree top adventures.

As you can see by the floor plan below we intend on putting two 12 metre shipping containers back to back to create our ablution/changerooms and our mini cafe. Our paved area will have seating for patrons to sit and enjoy the view. You can get an idea from the pictures attached below of the feel we would like to create. The building will be painted black and clad in timber. The water storage tanks will run along the back of the ablutions wall out of site from most of activities and close enough to service the cafe and ablutions. Run off from this building will be captured and plumbed into these tanks for storage and use.

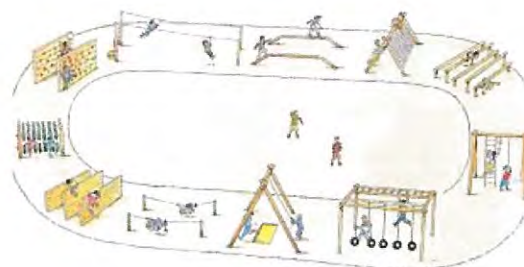
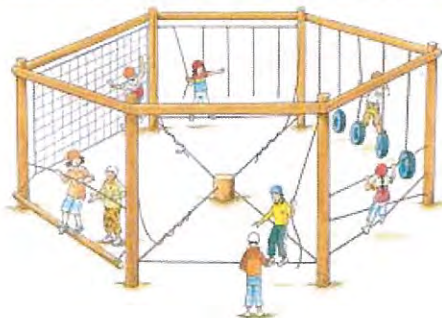


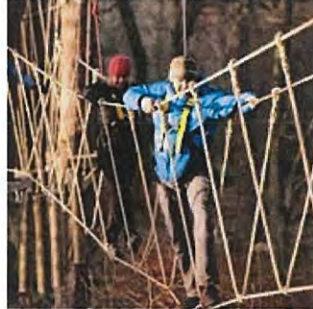
This will give you an idea of the orb launch area we will be using to receive customers ready to orb and where we will bring returning customers back to the top of the hill. This launch building will be a 12m long x 2.5m wide shipping container painted black and earth tones and clad in timber. We will have a similar set-up at the bottom of the hill for the orb landing area which will be a 6m x 2.5m building, also painted black and earth tones with timber cladding. Water storage tanks will be connected to available run off and placed behind the buildings out of site. Any potable water will be recycled for further use after running through a reverse osmosis filtration unit.



We have chosen the Saferoller as our preferred ropes course system as it is leading edge in innovation and safety. It also allows for people of all ages and skill levels to take part, knowing that safety is our top priority.

The customer is threaded on at the beginning of the course at the launch point and is secured on the continuous belay system until they have completed their journey through the tree top adventure course where they finish.





Examples of our on ground adventure course that will be amongst the trees.



Earthworks at a Glance:

Entry Driveway 70m to the end of the carpark area (47m x 8m)

From the Car park there will be a path to reception 60m

From reception to Cafe the path will be 40m

From Cafe to Orb Launch the path is 80m

All Buildings are at least 70m from the Shadforth Road Boundary and 120m from McNabb Road Boundary.

Sand Pads for Shipping Containers 6 x 4m x 13m

Orb Run: 1 x zig zag track approximately 800m

2 x Tubing runs approximately 100m long.

Landing Zone at the bottom of the Orb runs 40m leveled flat and a safety bank put in place from the excess soil.

Acrod parking on the far west end of the parking area and bus parking on the far east side of the car park area

**SCHEDULE OF SUBMISSIONS: PROPOSED PRIVATE RECREATION (ADVENTURE PARK) –
PART OF NO.380 (343) MT SHADFORTH ROAD & NO.75 (LOT 344) MCNABB ROAD, SHADFORTH (A1721; A343; 2014/97)**

** NB: Below table represents all submissions received up until 23 November 2014*

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
S1	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjacent landowner.</p>	<p>We have been Denmark ratepayers since 1996 and our property [details omitted by officer] has been available for Holiday accommodation for the past 16 years. We were very concerned to learn that we were one of the very few people notified about a large noisy commercial development that would impact heavily of both 'Sovereign Hill' and 'Walnut Grove' residents in these subdivisions. As neighbours to the proposed 'Denmark Thrills and Spills Adventure Park' situated opposite our property, we have strong objections to this commercial development for the following reasons.</p> <p>1. NOISE LEVELS. This is of major concern to us and has not been adequately addressed in this proposal. The proposed business is planning to operate between the hours of 9.00am to 5.00pm each weekday, for 46 weeks of the year and in the remaining 6 weeks of the year, pre -arranged bookings can be made. Further, in addition to these hours, night time, after hours activities, 'Tarzan Adventure' and 'Super Flying Ziplining,' (these hours of operation are not stated so one presumes from 6.00pm to 10pm) can be booked.</p> <p>Thus the Adventure Park proposes to operate 7 days per week for almost the entire year with the aim of operating after hours activities as well.</p> <p>In addition, it is also proposed that low level music from live bands will be played on weekends from the Kiosk, which will add another layer of noise intrusion to our quiet and peaceful neighbourhood.</p> <p>Therefore, the noise levels from the constant flow of happy squealing participants from 9.00am to 5.00pm and continuing on from sunset to 10.00pm in evenings would be totally unacceptable and unfair to us as neighbours. There is no doubt that our current life-style would be severely compromised.</p> <p>The proposal states that, '<i>the noise level can be compared to half the noise of the Denmark Primary school of 500 students at lunchtime.</i>' The Adventure Park proposes to have 250 people at any one time during the day, so that would mean the noise level from such a group of 250 people at any one time in the day, would remain fairly constant for 8 hours</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise, traffic, light pollution and extent of community consultation. • In regards to potential devaluation of property it is advised that this is not a planning matter, however due consideration has been given to amenity impacts. • Planning Services consider that the proposed development is a low impact, eco-tourism venture that is consistent with Denmark's image.

continuously and with a further addition of raised vocal levels from thrill seekers, into the night.

In addition, live music from bands will be playing on the weekends, which would raise the levels again.

The proposal does not address other noise levels which may be made from loud speakers or the use of microphones from the outdoor instructors . Nor the large numbers of cars, motorbikes and buses, which would be travelling up and down McNabb Road and Mount Shadforth Road to enter the Adventure Park.

At present, **noise levels** on our property are extremely low and the peace and quiet of our neighbourhood is what attracts people to our accommodation. We hear the sounds of birds, insects and kangaroos thudding on the ground. We are aware of each single car that passes up Mc Nabb Road, each neighbour using a lawnmower, or person in the valley chopping wood. On occasions, we can hear the muffled conversations of neighbours who sit outside on their verandahs. The chatter from the neighbouring restaurant Castelli Winery can sometimes be heard on still evenings.

Certainly when a band is playing at Castelli Winery (perhaps twice per year) we can hear the music clearly from inside the closed doors of our house.

Therefore to say that there would be minimal noise levels coming from the proposed Adventure Park of an expected number of people between 30,000 to 150, 000 people per year, is totally unsubstantiated, unqualified, and unacceptable to us.

2. TRAFFIC INCREASES

The increase in traffic travelling long Mt Shadforth to enter the Park at the corner McNabb road would be **substantial and unprecedented**. The expected numbers of up to 150,000 people per year would definitely put a huge strain on the existing roads designed to take light traffic at present. Further, Mt Shadforth Road, is a scenic winding road and also boarded by magnificent Karri Trees which would prohibit the widening of the road. It is also relatively dangerous with poor visibility and overtaking along most of this road is prohibited. As for McNabb road, where the entry to the park is proposed, this corner would become a traffic hazard to motorists, and in particular us as neighbours who use McNabb Road to gain entry to our property and to the town of Denmark. In addition, if the entry point is near the corner of Mt Shadforth and McNabb roads, then this would also adversely affect traffic entering McLean Road which has a tight entry off Mt Shadforth Road. Residents and neighbours

using Mclean Road to access their properties would be also be affected.

For us, the prospect of continuous and heavy traffic along these two roads is disturbing and surely to be very hazardous. Further, the increase of traffic fumes and emissions from such large volumes of motorists would add to the polluting of the atmosphere and the scenic rural environment.

A daunting prospect for us, as Denmark being a beautiful country town is one of the few places in Western Australia that has retained its rural 'feel'. It has a wide variety of visually beautiful landscapes as well as a relatively healthy environment to support fauna and flora. Denmark's unique picturesque and rural environment is its biggest asset to residents and tourist alike.

The proposed Adventure Park of the scale suggested and the position chosen, would do a great deal, to damage the unique and enviable reputation of Denmark as a stunningly beautiful, peaceful and rural environment.

3. LOCATION

The proposed Adventure Park is to be located at only 2 kms from the town of Denmark. This is quite a densely populated area and there are a significant numbers of residential properties adjoining the proposed development. We are concerned that all residents of our own development 'Sovereign Hill' and the 'Walnut Grove' residents will be affected by the increased traffic flow by the large volume of expected visitors.

Furthermore, we are concerned that not all residents affected, have been made aware of this proposal. We were surprised to learn that we were the only recipients of this 12-page document and that our adjoining neighbours were at first denied access to full proposal. This has caused us to speculate why proper community consultation on such a large commercial venture in a rural area has not been undertaken.

It is our opinion that an Adventure Park of this scale would be better placed further away from the town centre in a less heavily populated area.

4. LIGHT POLLUTION

As the proposed Adventure Park is planning to be in operation at night-time, this raises concerns about adequate lighting of the selected activities. Flood lighting would be an unsightly intrusion on our night-time visual skyline. In addition, passing motorists on Mc Nabb and Mt Shadforth road, could easily become distracted by the glare from such

		<p>lights and the movement of people swinging from the trees.</p> <p>5. PROPERTY DEVALUATION. With such a big business venture generating large volumes of day-trippers and traffic situated right next door to our property, we are justifiably concerned that our property would be devalued. Certainly the peaceful, quiet, relaxed rural lifestyle that we currently enjoy would be destroyed.</p> <p>6. COMMUNITY CONSULTATION. In point 3 (Location) we alluded to the fact the many of our neighbours have not been informed by the Denmark Shire, of this ‘Adventure Park business proposal.’ We are aware that the Shire of Denmark has a Community Consultation Policy. We would like to hold the Denmark Shire to task over its definition of Community Engagement. It states that <i>‘Community consultation is increasingly being re-defined as ‘engagement’ – councils going well beyond seeking views on specific decisions to having an ongoing dialogue with their constituents about service delivery and the key issues facing the area.’</i></p> <p>Our community ‘ Sovereign Hill’ has not been adequately informed about the Denmark Thrills and Spills Adventure Park (nor adjacent residents in the Walnut Grove subdivision).</p> <p>Where is the engagement with constituents about the key issues facing the area, namely large increases in noise and traffic levels?</p> <p>We feel that the Denmark Shire together with its councillors has a moral obligation to engage wide community consultation before giving approval to such a large-scale business proposal in close proximity to residential of properties only 2 km from the Denmark town centre.</p> <p>We ask that you please consider our objections and genuine concerns about the establishment of this large-scale Adventure Park adjoining our property.</p>	
S2	<p>Details omitted as per Council Policy.</p> <p>Submitter is a nearby landowner (within 200m of the subject property)</p>	<p>It is with amazement I was informed of the proposal of a theme park being proposed at this location. We were not informed by you [the shire or planning dept] but by neighbours.</p> <p>Your approach would appear to be underhand as we live within 100 metres of the proposal.</p> <p>We object most strongly to this proposal.</p> <p>Our reasons are shown below.</p> <p>1/ We live in Denmark because it is a quiet country style village.</p> <p>2/ Proposals of this type are totally inappropriate in this location; ie close to residential areas.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise, traffic/parking, light pollution, visual amenity and extent of community consultation. • It is acknowledged that there is the potential that the proposed development may impact the adjacent Bed and Breakfast. Planning Services are recommending that if the development is approved that a condition be imposed requiring that the ziplining infrastructure be setback 100m from the McNabb Road property boundary. • In regards to the plan being in the making for 5 years, it is advised that Planning Services were

3/ The narrow approach along Shadforth Road is dangerous now but an increase in traffic flow of the scale proposed could make it lethal.

4/ Numerous new homes are currently being built in the close proximity on large lots will be penalised by the imposition of noise, traffic, loss in resale value etc.

5/ The established business Bed & Breakfast relies on repeat customers who come for the peace and quiet of the area will suffer as customers will not like the fairground atmosphere imposed by the theme park.

If this proposal is allowed to proceed there will be a large number of homeowners in this area who will become disillusioned with the Shire of Denmark.

Addendum to Submission
 Our names are [details omitted by officer]; we live at [details omitted by officer], within 100m of the entrance to the proposed development. As such we will suffer from all the noise and inconvenience emanating from the Adventure Park.

As a result of the impact of this proposal we are vehemently opposed to the development of the Adventure Park.

Our Lives.
 Lacking academic qualification; my wife and I have been employed in Building and Hairdressing both in UK & Australia. We have worked diligently for 56years, hoping that one day we may be able to live in a wonderful environment such as is Denmark.

Whilst living in Australia we searched the whole continent for a suitable place to retire. Denmark was our decision. We bought Lot [details omitted by officer] which cost three times the normal residential building block with our savings. The result is we now live in what could be described as “our dream home”. We had to submit highly detailed plans with accurate dimensions, layout of the lot and details of sewerage systems, access and parking. Special consent was required for additional area to the building envelope due to the sloping nature of the land. All this was done in an accurate manner as is expected of any development by the Planning and Building Departments.

We designed and physically built the house some 4 years ago and settled down to enjoy our retirement in what appeared to be a caring, friendly, sociable village atmosphere.

We have been happy in this situation being able to lock and leave our home knowing it was safe and secure to take holidays in this wonderful land and further afield.

only made aware of the proposal via initial enquiries in March 2014 and lodgement of the planning application in May 2014.

- Planning Services did not advise the proponents to not disclose information to the public.
- The standard of the application is considered by Shire staff as satisfactory in order to assess the proposal.
- Public liability/safety concerns are the responsibility of the proponent. Refer Attachment 8.1.1c for the Applicants response to the submissions in this regard.
- In reference to possible increases in litter, refer Attachment 8.1.1c for applicant’s response, noting that they have advised that litter will be monitored/removed.
- Planning & Health Services to not believe that dust onto adjoining properties will be an issue; that said should any issues arise then Health Services staff would liaise with the operators regarding dust minimisation measures.

Had we been aware of the proposal at the time we would have taken our second choice.

The Planning Application.

Apparently the development has been in the planning for at least five years and submitted before the Planning Department in May 2014. The news of the development was kept under wraps until mid October but we did not hear of it until Tuesday 22nd October. Giving us limited time to gather information before submitting our opinions.

We have been informed by the proponents that they were advised not to disclose information to the public. We sincerely hope that this is a figment of the proponent's imagination.

As a builder I am aware of the procedure for submitting Proposals for Planning and Building. This proposal is naïve in its concept as the sketch submitted contains a large section of Shadforth Road within its boundaries! It is vague in the information supplied and poorly executed. There has been no consideration by the proponents of the development of its impact on neighbouring properties which are all large investments in the area by the owners.

It would appear for the proposal that the proponents are inexperienced as they have approached the development with immaturity.

No business plan has been indicated and no indication of future intentions other than perhaps to offer other types of amusement which could mean anything. The proposal is loaded with unknowns and rough estimates, does not give facts and is very vague in its indications.

The normally high standards and requirements by Town Planning Scheme 3 (TPS-3) are obviously relevant to this proposal but are absent or incomplete.

Loss of amenity.

The Shire of Denmark has put great efforts into the area surrounding the proposed to produce a region of outstanding appeal. Residents have accordingly invested significantly in the houses they have built. Much of this appeal will be lost if the proposal takes place as it will be like living next to a "Fair Ground". The aspirations of two naïve people threaten the lifestyles of hundreds of local residents by turning the region into a "Gold Coast" environment.

The hundreds of current visitors and tourists who visit the area around Denmark come here for the pristine natural environment; not adventure parks, these are available to tourists in other parts of Australia.

Noise.

We selected Denmark for our retirement as the quiet peaceful natural environment appealed; the safe friendly neighbours welcomed us and the low traffic impact is very welcome. This environment will be severely degraded.

I have visited parks of this nature in Queensland and elsewhere with children and the noise produced was piercing, penetrating and unpleasant, so it is obvious the type of inconvenience we as close residents within 100meters of the development will experience.

This being the case we will have to consider moving away from Denmark at our late stage of life but to whom could we sell our home, there will be no demand so we could not afford to buy an equivalent residence elsewhere. We will be trapped in an uncomfortable and annoying situation.

Other residents with children will be equally affected by noise.

Noise will be generated by screams of the participants as the swing in the trees and communicate with others encouraged by onlookers and guided by loudspeakers.

Other sources of noise will be amplified music as this will be desirable by the obviously intended demographic of participants.

Increased noise pollution and road danger will be created due to the hilly nature of the area and approach roads. Large busses or coaches will have difficulties negotiating all Denmark's country lanes.

The noise pollution is intended to extend from earl morning to late evening seven days a week for much of the year with evening sessions by appointment. Who would wish to live in this environment?

Sky line of Denmark & visual amenity.

The sky line of Denmark is notable for the tall Karri trees; some of these will have to be trimmed down to allow access for the erection of the proposed amusements.

Karri trees are notorious for dropping branches and are known as "Widow Makers", this could be a major unrecognised hazard for the participants and proponents.

The whole park will in time be surrounded by high fences to keep out non-paying intruders. Not the nature of Denmark, more like a prison.

Light pollution.

To operate in the evening will require floodlights and this light will spill out into surrounding areas. Additional lighting will be necessary for parking and personnel access around the uneven surfaces.

Effect on eco-tourism.

The Mt Shadforth tourist drive through unspoilt natural environment will be destroyed by increased traffic, litter and possibly undesirable elements now a rarity in Denmark. The problem of graffiti will then arise as it has in cities and tourist towns in the South West.

Parking.

The proposal show limited parking areas. These areas will have to be gravel surfaces otherwise during heavy rain periods vehicles will become stuck as the Karri mulch beneath the trees when it becomes a quagmire.

During dry periods gravel dust will be blown onto surrounding roads making driving hazardous.

The dust will inevitably penetrate surrounding residences.

With the expected visitor numbers shown on the proposal there could be up to 400 vehicles per day in attendance. Where would this number of vehicles park? On Mt Shadforth Road and surrounding verges?

Loss of appeal of living near the Adventure Park.

With most homes in the area costing around a million dollars to build, the encroachment of the proposal will degrade the appeal of living in the area. The lack of amenity will also discourage new residents from building on vacant lots.

The actual problem is perception, if there is an Adventure Park in the area; the potential buyers will be discouraged from buying.

The current residents who had confidence in the area to invest substantially will be penalised through no fault of their own making.

Property values will plummet due to lack of appeal and amenity.

The Brand "Denmark".

The Shire of Denmark has gone to great lengths to promote the pristine natural environment of Denmark by setting out its Shire of Denmark Local Planning strategy (2011), "To retain the low key level and natural character of the 'natural environment' tourist sites".

Denmark has invested heavily to establish its brand and attract visitors to

this enviable environment of peace and tranquillity.

This awareness is not only state-wide but internationally; drawing visitors from distant shores. We have operated a cottage stay resort close by and are aware of the nature of visitor's opinions by their casual comments.

The addition of a park of this nature could dilute this pleasing image of the town and its surroundings. We hope the Council has foresight to prevent this proposal from going ahead to preserve the intended image it has strived to achieve and establish, not to allow the whiz bang image that could be created by the Adventure Park.

The Council's decision on the application.

Please bear in mind the spirit of the conditions in TPS-3.

Respectfully we draw your attention to the clauses contained therein:

5.12 Nuisance-No Lot, building or application shall be used in such a manner as to permit the escape there from of any emission including smoke, dust, fumes, odour, *Noise*, vibration, or waste product in such quantity or extent or in such manner as to create or be a nuisance to any inhabitant of the neighbourhood of such land or to traffic or persons using roads in the vicinity.

5.28 Development of land abutting a Residential Zone- Any non-residential development on land abutting a Residential Zone shall conform to such standard as the council determines. These standards shall be assessed on the basis of potential nuisance of the proposed development on the residential area.

We trust you will be guided by the process established in TPS-3 Part VI- Planning Consent section 6.5 Determination of Application of Applicants.

We address each of the aspects you are required to consider;

6.5.1 In determining an application for planning consent the council may consult with any authority, person or group which, in the circumstances, it thinks fit.

Many thanks for taking an interest in this application and involving us in the decisions.

It may be appropriate to remove the option to not inform nearby residents of proposals in the forthcoming TPS-4 so that such an application cannot be handled administratively without notifying and seeking views of affected stakeholders and giving people ample time to submit agreements and oppositions.

		<p>As the land is zoned for Priority Agriculture it is understood that the land would be reserved for that purpose as the Council indicates that its intentions are to maintain the agricultural use of all land so identified.</p> <p>We appreciate that Denmark will grow in size and population and to achieve this more land will be required for residential zoning. This would help preserve the peaceful nature of Denmark and not cause dramatic undesirable changes in the area.</p> <p>6.5.2. In determining an application for planning consent the council shall have regard for such of the following as are appropriate.</p> <p>6.5.2 (a) The purpose for which the subject land is reserved, zoned used or approved for under this Scheme.</p> <p>6.5.2 (b) The purpose for which land in the locality is reserved, zoned, used or approved for use under this scheme.</p> <p>And many more clauses that you no doubt are aware of are applicable to this application and been applied to development of special residential, special rural and rural areas in this locality.</p> <p>Approval of these planning “Rules” should be applied to this application and any deviation from the plan previously set out and determined by Council will spell disaster for the town of Denmark.</p> <p>As Councillors; please adhere to your vision which you aspire to in “Shire of Denmark Local Planning Strategy (2011).” <i>“A harmonious community and a great environment in which we live”</i></p> <p>Please preserve our great environment by refusing this planning application</p>	
S3	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjacent landowner.</p>	<p>This email is to advise the Denmark Shire we are <u>absolutely opposed to the proposed Adventure Park</u> adjacent to our property for the following reasons.</p> <p>1 – Excess noise level caused by people, cars, music & P.A. Amplifications. – As the development will be open 7 days and after hours also this noise level will be on going.</p> <p>2 – The removal of karri & redgum trees.</p> <p>3 – The winding nature of Mt Shadforth Road is possibly one, if not the, most dangerous roads in Denmark and would be not suitable to cope with the extra traffic expected if the development goes ahead.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise, visual amenity and traffic.

		Therefore we strongly recommend that - permission for the proposed Adventure Park on lot 343 Mount Shadforth Road is not granted.	
S4	<p>Details omitted as per Council Policy.</p> <p>Submitter lives adjacent to Mount Shadforth Road, more than 1km from the subject site.</p>	<p>Having just learned of this proposal we are appalled that this would even be considered given the large amount of traffic, and associated noise, that even now uses Mt Shadforth Road. During school holidays and long weekends the traffic increases dramatically on what is already a busy, dangerous road. We suggest the Council monitor traffic on normal use days as well as over the weekend of Oct 31/Nov 2 when the town is expected to be unusually busy. We are sure you will find that Mt Shadforth Road will not be able to cope with the anticipated extra traffic which this Adventure Park will attract.</p> <p>Please consider your local residents as a priority and in preference to a private money making venture that can only bring the wrong influence to our community.</p>	<ul style="list-style-type: none"> Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise and traffic.
S5	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjacent landowner</p>	<p>We own a property in [details omitted by officer], adjacent to Shadforth Road and to the proposed site for the adventure playground. We are concerned about the level of noise this facility would generate, given the nature of the establishment with its aim of thrills and spills. Whilst this is of concern during daylight hours, it is absolutely unacceptable at night.</p> <p>We strongly object to such an establishment being open at night. The proposal indicates that the facility would open at night for booked events. It is unrealistic to equate this noise with that of primary school children during recess and lunch. Noise associated with this facility would be made in the usual quiet of night, largely by groups of adults, undertaking adventurous challenges. (Screams and shouts). It would be disruptive and intrusive to residents in their own homes.</p> <p>Please consider this factor and do not allow opening of this facility at night.</p>	<ul style="list-style-type: none"> Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise and night time activities.
S6	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjacent landowner</p>	<p>Our names are [details omitted by officer]. Our home is situated within the new Denmark townsite at [details omitted by officer] adjacent to the proposed development. Due to our close proximity, all negative impacts of the proposal upon the lifestyles and properties of the surrounding land owners befall us in abundance. We are highly impacted stakeholders in this process and as such we respectfully expect that you will give this submission your careful attention.</p> <p>Because the identified negative impacts of this proposal have high impact upon us, we are intransigently opposed to the proposed Adventure Park.</p> <p>A Brief Snapshot of Us Please imagine yourself in our position and ask yourself how you would feel about this.</p>	<ul style="list-style-type: none"> Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise, light pollution, traffic/parking and visual amenity. In relation to the potential for overlooking into the submitters property it is advised that no activities will be located directly adjacent to the property and that given the setbacks (at the very least 100m) Planning Services do not consider there will be visual privacy concerns. Refer Attachment 8.1.1c for the applicant's response in relation to signage. Details of signage will need to be provided to Planning Services as per a condition of approval should the development proposal be approved.

[Details omitted by officer] and I bought our land on [details omitted by officer] eight years ago with the intention of realising a long held objective to move from Geraldton to the area we love in this town, where we plan to spend the rest of our active retirement years. Before buying we checked with the Shire for any plans or likely pitfalls in buying in this area that may adversely affect the amenity of this area. They knew of none. In the intervening years we visited Denmark frequently and relocated here nearly two years ago. We checked again on land zoning for surrounding areas before beginning construction of our home. We understood the land around us was all special residential, rural residential and rural and thought we knew what that meant. We believed the greatest threat posed to our amenity would be the establishment of a vineyard over the road that required regular application of pesticides and herbicides. We didn't imagine for a moment land with a 'rural' moniker would have the option of being subject to an Adventure Park development application. We also networked and kept our ears open regarding plans and development ideas being mooted in the Shire and heard absolutely nothing of this.

We owner built our home over the past six months and moved into our home after practical completion at the end of September. We had about two weeks to relax and luxuriate in feelings of achievement and good fortune of what we had created in this beautiful area. We felt immense gratitude. That reverie was shattered when we received the notice of this planning application.

No Contact from Proponents

We've heard recently that the applicants had been planning this development for five years. According to a Shire Planning Officer the written planning application was fine-tuned over a period of about three months before acceptance by the Shire in September this year. Despite the proximity of our home to the proposed development and despite the fact that we so recently and so obviously broke ground (March this year) to build our home, we have never had the courtesy of a visit from or a heads-up from the applicants to this day. We accept there is no legal requirement for this but we see this as a reasonable expectation from a fair and considerate potential neighbour. Given any notice right up to the point we poured our house slab we would certainly have put our build on hold pending the result of this application. As it is we are fully committed in every way to the area because we owner built we cannot sell and relocate even if we wanted to for three years.

As an aside to this we've been told the applicants told a neighbour that they were advised by a Shire officer not to contact the neighbours of the development. We acknowledge this is hearsay but we sincerely hope this is untrue as such advice would be way outside the Shire's remit.

- The current proposal is the long term vision of the applicant – noting that it is not their intent to expand further. Nonetheless, any operator of the development would need to comply with the plan should it be approved. Variations to the plan that change the intent of the adventure park (i.e. a major expansion) would require approval from the Shire and the appropriateness of such expansion would need to be considered at that point in time.
- Refer Attachment 8.1.1c for applicant's advice in relation to the selection of the site.
- In relation to the concerns raised about the potential for inappropriate behaviour it is advised that the park is not proposed to be a licensed venue – also refer to applicants response (Attachment 8.1.1c) in relation to the target market.
- Refer comments above (Submission 2) in relation to the other concerns raised.

We've also heard from neighbours there was zero liaison with any of them on the proposed development which is a concern because it is a telling indicator of the proponents' lack of consideration of others and their level of social conscience. It is likely a case of what is past is prologue.

Planning Application

The application as presented to us reads like a summary to a business plan. It is laden with generalities and is short on facts and data making it difficult to discuss in a concise analytical way. Mandatory requirements under Town Planning Scheme 3 (TPS-3) are absent and further information clearly relevant to the application is absent or incomplete.

We've personally been through the Planning Application process here in Denmark during the past twelve months where it was impressed upon us by our agent [Details omitted by officer] the exacting nature and high standards expected to achieve success in the process. We were therefore surprised to see the standard of this application submitted for a development far more complex than a standard house build.

Completely absent are clear empirically defined undertakings or covenants along with details of policing/oversight and any consequences for transgressing or failing to live up to undertakings.

Our following objections are based on the information, such that it is, contained in the application and also upon our own research and our assumptions that we would reasonably expect an average person would make regarding the proposed development.

Loss of Amenity

Collectively mother-nature, the Denmark Council, developers and home owners have created an area of great beauty here. This is the dream we were sold and bought into in one of the premier locations of this Shire. Considerable human energy and financial investment (collectively tens of millions of dollars) has been expended by the many adjacent and nearby land holders and home owners to make this area what it is. The business aspirations of two people threatened to massively degrade the carefully crafted amenity and lifestyle (while significantly devaluing the financial worth of this accomplishment). Loss of amenity anywhere is important but when this is the absolute central reason the area's residents purchased (usually at a premium) and developed their properties in that particular location, it becomes critical.

Loss of amenity everywhere is of prime importance to local residents this is likely why the several Australian adventure parks we found were located in isolated areas and or were buffered by distance to homes and or heavily wooded areas with understory vegetation unlike here. We've heard the

proponents told neighbours they took note of the Enchanted Adventure Garden at Arthurs Seat on the Mornington Peninsular nearby Melbourne (population ~ 4.1 million). The rides and attractions appear identical in many cases so this seems likely. Even slap up against a major city the developers managed to find a more appropriate site with nearest homes at least 300m away and vast vacant areas in most directions – see aerial photograph below. It is unfortunate the applicants here did not take more notice of this.

The very high amenity of our area would be greatly damaged and this we dread most. We're retired and spend the bulk of our time around the home. The wonderful amenity of the area is what we bought into and the lifestyle we aspired to. For a fleeting moment we thought we had achieved it. The lifestyle we'd envisaged here would simply be destroyed if such a development were approved in this location. Loss of amenity will manifest in many forms including those detailed below:

Noise

Currently we enjoy a tranquil and serene environment. It is clearly not only we who've sought out this location for these qualities. All neighbours we've spoken with treasure the local ambiance and don't want it destroyed. Property names like Chrysalis, Frog Song, Sky Song and Mt Lindesay View testify to attributes the adjacent residents value. We hear birds and frogs from afar. We hear kangaroos frolicking. We can hear trees groan and twigs fall from great distances. Even quiet conversations of passing cyclists and walkers are often clearly audible.

Introduction of such a park on the townsite boundary would override sounds of nature imposing noise of strident human activity entirely out of character with the area.

It's sadly ironic that should this development proceed here, it will be the very days we live for where the environment is at its most beautiful that will be most degraded. When the weather is at its most balmy with the sun shining, the air still and cool, the fields silent and sound travelling at its clearest and furthest, will be the very times clientele of such a park would patronise it in greatest numbers creating the greatest impact.

The proposed development comes with considerable noise from several potential sources. Youtube has many clips of people pursuing the activities outlined in the proposal. Watch some of them and you will see that Adventure Park patrons routinely loudly squeal, shriek and scream while ziplining, power dropping, tubing and orbing. Onlookers barrack loudly in the bumper soccer and games. Park patrons and staff routinely call loudly from tree to tree and ground to tree ribbing, cajoling and encouraging one another.

Additional noise will be generated by a much higher traffic flow with vehicles accelerating and decelerating right to and from our backyard if we are reading the sketchy sketch plan correctly.

We envisage over time the likely use of public address systems, loud hailers and amplified music, all of which would be completely undesirable.

The inevitable end result is a high level of penetrating, irritating noise and we are told to expect this 9.00am till 5.00pm seven days a week, forty six weeks a year plus random evenings of unknown duration and other unspecified periods by appointment. I can tell you we would never choose to live adjacent to a sports field, school hotel or industrial area and none of these undesirable possibilities subject their neighbours to the duration of disruption and noise as this development plans to visit upon us.

The subjective description of noise expectations and professed consideration of neighbours contained in the application is farcical.

Oversighting

In the absence of any knowledge of this proposal we chose to build toward the back of our land because this would create a private area for our backyard, our main and most protected outdoor living area. The proposal to put tree top activities directly opposite the rear of our home means park patrons would have clear, direct line of sight visibility between tree trunks over our backyard right up to and through the north perimeter of our home. We find this proposition highly undesirable.

Loss of Visual Amenity

We in turn will be treated to the view of tree top activities from our home. Vehicles will be visible coming and going our back yard and depending on final location of car parks, these too could be visible to us.

The proposal is silent to signage/hoardings. Anything of this nature would be undesirable.

The application is silent on lighting, however it would be mandatory for night operations especially tree level activities. Natural day light in the winter months can be such that artificial lighting could also be required to operate safely during daylight hours. It's also likely lighting would be installed at the entrance and approach.

Surrounding residents and certainly ourselves would be effected by inevitable light pollution.

All issues of visual amenity not only affect the residents but also the many tourists enjoying the relatively unspoilt and natural Mt Shadforth Tourist

Drive – one of the best in Australia.

Traffic and Parking

The application is vague at best on this. It is not clear where the entrance is proposed. As a consequence it is difficult to visualise run-ins and passing lanes to and from Mount Shadforth Road. Neighbours tell us this is a black spot so these road modifications would surely be required. Mt Shadforth Road outside of the town has no cycle ways or footpaths. All who live here have witnessed near misses on the road and the present risks will only be exacerbated if this application is approved.

Car par dimensions appear designed to accommodate around 35 vehicles. The application anticipates a maximum clientele at any one time of 250 plus the staff. By the Shire's planning standards this would require 63 bays plus staff parking. What happens to extra cars and especially so if more than 250 turn up at once or the average number of passengers per vehicle is less than four? Is it mandatory the additional vehicles be contained within the site, or as it seems more likely, would they be parked randomly on street sides nearby neighbouring home owners and posing dangers on Mt Shadforth Road?

The construction method for roads, access ways and car parks is also skipped. If the method proposed is gravel we are very concerned about the inevitable dust nuisance in the drier months and the permanent degradation of nearby bushland through dust damage.

Litter Control

The application has no discussion or measures detailed to contain litter within the site in question. Even with measures in place such as a litter impervious fence, some patrons of the park would with virtual certainty dispose of litter on the roadside as they come and go. Due to our proximity, this is of significant concern to us.

Financial Penalty

Apart from major degradation of amenity and because of it, there will be a very material discount to the value of all the land owners and home owners within the affected area of this development. The loss of amenity would be very real but it does not have to be so for this financial loss to occur. Perception is everything with sales and marketing so the mere perception of loss of amenity would be all that's required to substantially devalue nearby properties and that perception will be present in spades.

As mentioned earlier there has demonstrably been a collective major investment in this area in the multi millions of dollars by land holders and home owners. They did do in good faith with the best of intentions to enhance and foster the beauty and amenity of the area, thereby mutually ensuring a highly desirable neighbourhood in which to live.

If this goes ahead they will be very negatively impacted through no fault of their own.

No one we know would willingly live adjacent to an Adventure Park. Neither would we. This fact eloquently attests to us a major consequence of approval of this development would be markedly lower property pricing and of course demand a result of precipitately lower level of desirability for the area as a potential home. Homes are what the vast majority of the area is already about and they are in place now. In our view it would be far more preferable and more understandable if Council approved rezoning of the sacrosanct priority agriculture classification for the land in question to special rural or more appropriately rural residential. The rating base for the Shire would be higher either way and the land use would be totally in keeping with the established uses in the area as opposed to an Adventure Park. It is impossible to see any natural justice where the business aspirations of to proponents and possibly one landholder can be allowed to ride rough shod over the major investment, hard work and in some cases the fruits of a life's work of the many surrounding established land and home owners.

Potential Future Development

The applicants have recognised their potential for further future development and outlined some of their ideas. The intention of all the players in this development is unknowable, perhaps even to themselves.

It is another concern to us that if this is approved the leaseholders could sell onto a major, possibly corporate player, in the future who with pre-approval could set about major expansion and from our point of view, major degradation.

Also it is at least possible the landowner could decide to use an approval for this land us as a step in an incremental process to rezone all the land involved as, for example, a tourist zone. This would set aside the rural land use it currently has and open up a range of potential options that would be entirely inappropriate on the boundary of the townsite adjacent to residential properties.

We are concerned that approval of this development could later grow to become 'bigger than Ben Hur'.

Red Herrings

[Details omitted by officer] and I know from personal experience what starting a new business from scratch is all about and we are not anti development for the sake of it.

There has been some late stage 'found religion' emotive statements reported to us. Our neighbour is allegedly told the proponents have made this application out of concern for the children of the area and as an alternative to the local drug scene. Another neighbour is allegedly told the target market is to folks thirty plus to sixty year olds.

The application is totally silent on any emotive or social conscience reasons for the development. A damaging oversight despite months in the preparation? Such aspects as job creation and provision of a tourist attraction are mentioned and all those factors cited are directly ancillary to the proponents primary motivation of making money, Profit for the few while ignoring the effects on the nearby many is what this is all about.

Alternative Locations

We are aware that others see merit in such a development but in an alternative location. We even wondered why a site accessible to the majority of the permanent and tourist population by bicycle or on foot rather than the virtually essential motor vehicle was not chosen. We considered existing buffers like the one in the middle of town around the sewage treatment plant where houses can't be built.

We also noted a number of tourist zones already established in the Shire where public recreation is already an approved use and wondered if they were considered. We are new to town and we're sure with minimum thought others could come up with sensible alternative sites if consulted.

On the whole though, we don't automatically acquiesce to this line of thought and we believe the Shire should at least question appropriateness of this development overall for this town for the following reasons.

Denmark's Brand

We endorse the tourism strategy set out in the Shire of Denmark Local Planning Strategy (2011) by the Council, "To retain the low key level and natural character of the 'natural environment' tourist sites".

Denmark has invested an immense effort to establish its 'brand'. Council documents prepared in collaboration with the community cite attributes like village lifestyle, peace and tranquillity (no traffic lights), immense natural beauty, pristine environment, wineries and restaurants, cultural pursuits and local artisans. This perception is not just local. The branding of Denmark has been very effective and people Australia wide associate these attributes with Denmark. It is for these reasons tourists visit Denmark in the vast majority of cases. Denmark is not doing a lot wrong in this regard at present sans Adventure Park. As pointed out by the applicants, Denmark was the only West Australian town to be fully pre-booked out in January.

We believe the Council should consider this aspect very carefully. The public's perception of a business or a tourist town is a major asset and confusion or dilution of that perception can be very detrimental. The town has been very effective establishing its image/perception/brand and it works well, so it should be carefully husbanded in our view.

An analogy could be two well known Eastern States tourist areas. Byron Bay's image is picturesque, environmentally aware, desirable, cultured, healthy, progressive, artistic and scenic with rural surrounds and beaches. Not unlike Denmark. In fact we've hear many say Denmark could become Western Australia's Byron Bay. Then north of Byron Bay is the Gold Coast with all the whiz bang attractions and thrills and spills and they are not known for their sensitivity towards development and environmental issues. Many visiting Byron Bay skirt the Gold Coast and vice versa.

We believe the Council and Community should continue to hold a clear picture of where they are taking Denmark and who they are marketing to. Do we want a Shire like Byron Bay or more like the Gold Coast? In our view fostering ongoing development in the direction this planning application wishes to move will result over time in a hybrid of the two alternatives which will confuse the message and perception put out there, injuring a very successful brand.

Laymen's observation of some human traits

In humans there's a biologically based personality dimension known as Sensation Seeking. People with this personality dimension are drawn to thrills and adventure. Males far outweigh females in this group and divorced males score higher in sensation seeking. Studies have shown sensation seeking is correlated with multiple drug use, precocious and risky sexual behaviour, risk taking while driving, criminal activity and other aberrant behaviours. Sensation Seeking (in this sense) diminishes with ageing.

Results of studies are available on web searches if you are interested.

Before everyone accuses us of rabidly claiming all Adventure Park patrons are reprobates and the scum of the earth we want to acknowledge that many patrons are genuine family people or average Jills and Joes attending on impulse out of curiosity or seeking distraction.

But it does seem sensation seeking thrill seekers are attracted to Thrills and Adventure type recreation which is what we are told this proposed Adventure Park is all about. It follows then that a larger proportion of those attracted to the district primarily or only for this purpose would be sensation seekers than is present in the general population at large, and some of that group would likely have predisposition to these propensities.

We don't want to labour this point other than to say if anyone thinks all the

clientele of an adventure park would sport pristine blood stream and would responsibly and sedately commute to and from the Park where they'd enjoy entertainment activities in a laid back reserved manner and subsequently spend the remainder of their Denmark stay in quiet contemplative appreciation of the beauty of nature, you are likely to be rudely disappointed.

Determination of the Application

In making your decision on this application you will of course be mindful of the spirit of the conditions laid out in TPS-3. We respectfully draw your attention to the following two clauses:

5.12 Nuisance- No lot, building or appliance shall be used in such a manner as to permit the escape therefrom any emission including smoke, dust, fumes, odour, **noise**, vibration or waste products in such a quantity or extent or in such a manner as to create or to be a nuisance to any inhabitant of the neighbourhood of such land or to traffic or persons using roads in the vicinity.

5.28 Development of Land Abutting a Residential Zone – Any non-residential development on land abutting Residential Zone shall conform to such standards as the Council determines. These standards shall be assessed on the basis of potential nuisance of the proposed development on the residential area.

In particular you will be guided by the process established in TPS-3 Part VI – Planning Consent section 6.5 Determination of Applications. We address each of the aspects you are required to consider below:

6.5.1 In determining an application for planning consent the Council may consult with any authority, person or group which, in the circumstances, it thinks fit.

Thank you for involving us. We were literally stunned to hear that for this application it was optional on your part because of the conditions applying to the zoning of the land involved. The situation seems so fraught with the possibility of abuse or detrimental oversight that we believe this should be remedied in the upcoming TPS-4 so an application such as this cannot be handled administratively without notifying and seeking views of affected nearby landholders and residents. Thank you once again for exercising your discretion and calling for our submissions.

6.5.2 In determining an application for planning consent the Council shall have regard for such of the following as are appropriate.

6.5.2 (a) the purpose for which the subject land is reserved, zoned, used or approved for under this Scheme.

The land in question is earmarked for a Priority Agriculture zoning which we understood meant what it said and the Council was particularly keen to maintain the agricultural use character of all land so identified. We have since found that there are a few ifs and buts but we believe the Council should stick to its guns and preserve current and primary use of this land.

6.5.2 (b) the purpose for which land in the locality is reserved, zoned, used or approved for use under this Scheme.

Clearly the majority of properties in the locality of the land the subject of this application are zoned rural residential and special residential. This should be a major consideration in your thinking for reasons outlined above.

6.5.2 (c) the size, shape and characteristics of the land.

Relevant points here include its location on a tourist drive, its elevation in terms of sound transmission, its accessibility or lack thereof and its visibility to surrounding areas.

6.5.2 (d) the provisions of the Scheme and any Council policy affecting the land.

Anything relevant here should be known to you.

6.5.2 (f) any submissions received in response to giving public notice of the application.

You have received many responses. Clearly the responses of nearby residents and landholders should carry the most weight as they are the individuals with 'skin in the game'. The vast majority of those responses firmly object to this application and we believe this fact and the following two items should be the major considerations in your decision making.

6.5.2 (g) the orderly and proper planning of the locality.

The Council has determined in the past to establish residential properties in this locality. They are now here. They are now an established fact and the rights of the owners of the properties so created should be protected. Having gone down this path the Council should now ensure any nearby developments are totally in keeping with and complimentary to the amenity of those properties. As we pointed out earlier we can see a case for more of the same in this area. That is, additional residential lots.

6.5.2 (h) the preservation of the amenity of the area.

		<p>You won't have any argument with this sentiment from the adjacent landholders to the proposed development. This is the central theme of the majority of the submissions you have received from the landholders impacted by this application. In our view this is the point you should give most weight to when coming to your decision.</p> <p>Final Word In the Shire of Denmark Local Planning Strategy (2011) the Council sees its overall vision as providing for:</p> <p><i>"A harmonious community and a great environment in which we live"</i></p> <p>Please hold true to that vision in this instance and preserve our great environment in which to live by refusing this planning application.</p>	
S7	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjacent landowner</p>	<p>We live at [details omitted officer] and have a long standing connection with the Great Southern with my partner having lived in the Albany, Denmark and Ongerup area all of her life and myself owning land in Denmark since 2000 and moving here from Perth 9 years ago.</p> <p>We wish to state that we are totally opposed to the siting of the proposed Adventure Park at the location mentioned above. We find the locating of this development anywhere on this property owned by the Castelli Group, totally inappropriate and unacceptable.</p> <p>Furthermore, we would like to express our concern and ask the management of the Council why this proposal was not advertised to the wider community for consultation and comment and why we found out about it 'by chance' from a neighbour, when the resounding, ongoing impact the development (should it proceed) would have a devastating effect on myself, my partner and indeed all of the residents in this estate [details omitted by officer]; the residents in [details omitted by officer]; the residents whose properties are situated on [details omitted by officer] between [details omitted by officer] and town; and the residents situated on [details omitted by officer] to the proposed development and those bordering [details omitted by officer]; in terms of lost amenity, loss of a peaceful surround to reside in, a huge increase in traffic flow and noise, and a detrimental effect on our property values</p> <p>Below are the reasons we object to this proposal being sited at the location stated.</p> <p>Community consultation Why was there not any from the very beginning? The impact on all of the surrounding community is enormous and permanent, should this project proceed.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise, light pollution, traffic/parking, the extent of community consultation and visual amenity (fencing). • Refer comment against Submission 1 in relation to devaluation. • Refer comment against Submission 6 in relation to expansion of the development. • Refer Attachment 8.1.1c – applicant's response in relation to fire safety, as well as noting that if the development proposal is approved, a condition is proposed requiring the provision on-site water for firefighting purposes.

Noise levels

In the proposal under the heading 'Noise Levels', it is stated that the aim 'is to keep the noise levels to a minimum'. How? Are all visitors going to be asked to scream and yell quietly?

Also, the same paragraph states that the 'noise level will be comparable to half the noise made from the Denmark primary school'. Half? Half of what measure? Have the proponents actually measured what the full or half level is; at what distance from the school (given that this is the benchmark)? Have certified figures of noise levels of other adventure parks of the same configuration been supplied with this proposal?

Originally, when we purchased land here, we could have chosen to live near or across the road from the school but we did not, why? Because we did not want the noise or traffic flows.

In consideration of this noise level, which has been associated with the primary school, please acknowledge that also the school is 9 to 3, 5 days a week, approximately 32 weeks a year. Not weekends, not 9 to 5, and certainly not night times.

Noise carries. At times we can hear our neighbours talking on their porch some 100 to 400 metres away! When the weather is right, we can hear the surf crashing at Ocean Beach, which is 10 KM away in a straight line!

Further to the noise level factor, when will deliveries be made?

Will trucks arrive to deliver goods or empty commercial waste bins early morning, before the crowds arrive?

When will grass mowing and other mechanised maintenance be carried out? HSE considerations suggest that this would be carried out 'out of hours' also. More noise for the surrounding residents to witness!

Mentioned in the proposal in the section explaining the orb launch area it states that this is 'where we will bring the customers back to the top of the hill'. How or via what type of vehicle will they be brought back up the hill? How much noise will it make? Has this noise been included in the noise assessment documents?

What type of vehicle will be used to bring the orbs back up the hill? How much noise will it make? Has this noise been mentioned in the noise assessment documents?

Perimeter fence

Worksafe and the owners' insurance company would want the very best

HSE standards, so, to stop members of the public who may not wish to pay to enter from simply climbing over the existing farm fence, a rather high fence would be required. There is no mention of any fence in the proposal.

Is there to be a perimeter fence erected?

If so, what style and design is it to be?

The ascetics of any fence would be a concern in terms of the visual amenity for the surrounding properties.

Vehicle flow

No matter what the number of visitors arrive each day, the number of cars, trucks, cars towing caravans and campers trailers, large hire camper vans and buses using the lower portion of Mt Shadforth Road would increase, at times to a huge number.

This portion of the road is very dangerous. Cars are often accelerating hard to go up the hill or speeding down on the decent.

Due to where we live, we constantly use a travel route, which entails turning from McNabb Road onto Mt Shadforth Road and vice versa. Through experience, we have learnt to exercise this with great care due to the reasons mentioned in the previous sentence. We are very concerned that the large increase in vehicle numbers going to and from this venue would make this manoeuvre even more hazardous.

In the proposal under the heading 'Business Summary', the proposal states 'Our intention is to attract a **minimum** of 50,000 people per year during the 46 weeks that we will be open'. Assuming that these minimum numbers are achieved, and assuming that each vehicle would have 4 occupants (give or take for a few buses but then some vehicles will only have 2 occupants), that equals an extra 12,500 vehicle movements per 46 week period, **TIMES 2**, as the vehicles will (mostly) travel back down the hill again to shop, go to other cafes, return to their caravan park accommodation or return to Albany, etc, which equals some extra 20,000 to 25,000 vehicle movements! And to think that this is the required minimum as stated in the proposal!

Given this projected 'minimum number' of visitors, have the proponents supplied a traffic management plan for their operation?

What is to happen with overflow vehicles when too many arrive to be able to park in the car park provided?

There is no mention in the proposal of provision of a pick - up and set - down area, set aside for vehicles which are dropping off passengers only?

Will vehicles towing caravans or camper trailers be admitted or provided a turn-around area or will there be a sign posted at the entry stating 'No caravans allowed'? At this point chaos could ensue as the warning would be too late.

Will there be parking space for the larger style hire camper vans, which seem to frequent our town all year round?

Have the proponents supplied to council a statement stating their maximum numbers of visitors at any one time, for reasons of visitor safety, HSE and any emergency operations, which may be required to be carried out by FESA or other group?

Over the last 12 months, we have noticed an increase in bicycle and pedestrian use of Mt Shadforth Road. Due to the fact that most of this stretch of road does not have a shoulder on either side, overtaking pushbikes or pedestrians in either direction is dangerous for both parties. It doesn't take much of a stretch of the imagination to foresee that more people would choose to ride bikes or walk up from town to the venue.

Has the shire considered major upgrades to this portion of the road, in the name of visitor and resident safety?

Another concern is the bottleneck at the Mt Shadforth Road/Strickland Street/South Coast Highway junction. In the busiest of times this intersection becomes very difficult to navigate.

Has the shire considered the impact on all residents and visitors at this road junction? In this case, special consideration needs to be paid to the fact that there are also a lot of pedestrians in this particular location at all times of day.

Area lighting

What type of lighting is to be installed and which way will the lighting be oriented?

Would certain lights be left on 24 hours?

At times, an existing area spotlight is left on all night outside the wine processing plant building on this estate, which can be seen from inside my house quite easily, while this is not particularly annoying, it gives me an indication of what could emanate in terms of area lighting, a prospect which does not endear us to this development.

Firefighting provision

The prospect of fire is very real for all of Denmark and is of major concern for the residents here, in the small acreage lifestyle blocks.

We would suspect that the spectre of fire would even be of some concern for the management of Castelli Estate, given that it is a farm (long grass, dry bush, north winds) and then the projected numbers of people who are to be drawn to the facility, many of whom do not have the awareness of the serious risk of fire that country residents have.

What firefighting plan has been submitted for approval?

Will the staff be trained in responding to and fighting fires?

Will the shire insist on the provision and then the inspection of year round fire breaks?

The proposal shows on the simple plan for the toilet block that there will be 9,000 litres of water for the toilets with 'a similar set up at the bottom of the hill for the orb landing area', catching water in the same manner, although what capacity is not stated, but it does state that 'Any potable water will be recycled for further use'.

None of this makes mention about large capacity water storage for firefighting, nor is there any mention of any dedicated fire fighting vehicles or equipment.

Effects on property value and loss of amenity

We have great concern regarding the effect that this development would have on the value of surrounding existing residences and land values.

Our town has a large proportion of citizens in the 40 plus age group who have settled here to semi or completely retire, which usually means residing in a quiet setting.

We put the following to those responsible for assessing this proposal.

Would you live across the road from or within 500 metres of, or along Mt Shadforth Road, if this development were to proceed?

Please try to imagine that we had our house on the market and any prospective buyer arrived to inspect who had to navigate the traffic first and then put up with the noise emanating from the facility – every day.

We should think a sale would be difficult to achieve and perhaps even then at a much reduced price than what our properties are valued at currently.

Impact on businesses being operated nearby

On McNabb Road, three very long term and well established businesses operate from their premises. Mt Lindsey View B & B, a privately owned house which is available for short term holiday rental on the corner of McNabb Road and Abernethy Court and a private house where a very successful and very well known (locally and internationally) artist works from home, across the road from the holiday home.

We are extremely concerned regarding the impact this development would have on these three businesses, which rely heavily on repeat custom, which in turn, relies on a quiet, peaceful, relaxing, calm atmosphere to either work in or as an advertisement/enticement to past and future custom.

We consider the effect would be devastating.

Venue permit and growth concerns

We are concerned that the potential for this venture to change and expand could be exercised if the development proceeded.

The buildings are stated to be of sea containers. These are too easily removed should it suddenly be seen fit to build a more permanent and then possibly bigger café, which in turn means more people, which means more cars, which means more noise etc.

Does the shire have intention of placing total restrictions on further expansion of either the infrastructure, amenities or 'attractions' in the future? Should the venture be on sold or fail for some reason, can the permit to operate as set by the council be transferred to third parties, who then may well carry out the expansion mentioned above?

Conclusion

In summing up, my partner and I state that we do not oppose the concept of this Adventure Park but emphatically and totally object to it being developed on the proposed location.

It is an affront to even consider developing this venue in an already well developed and populated area with many valuable homes very close by, that the owners have invested a lot of money, time and dedication in, in a locality which is only going to increase in the number of homes being built.

This is, after all, a residential area, albeit with some parts sharing a boundary with land zoned rural.

Denmark is only going to expand with time, therefore this development could well end up being surrounded by residential development.

		<p>Please, we appeal to you, the officers of the council and the elected councillors, do not allow this development to proceed at the location mentioned.</p> <p>We look forward to hearing from you in the future.</p>	
S8	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjacent landowner.</p>	<p>We have a property at [details omitted by officer] to which we are planning to retire in a few years. Currently we spend about a month a year in residence.</p> <p>Our concern with the proposal is that any adventure park remains a type and scale which is in keeping with rural surrounds of the area. We understand the arguments for activities in the area, but certainly do not support a major fun park at that location.</p> <p>It is important to be clear exactly what will be done on the site – a number of details are currently too vague. For example, how will the “Orb balls” be returned to the top of the hill after rolling down towards Redman Road? Will there be a vehicle collecting them and driving back up? Will it be inside the property or entering McNabb Road near Redman Road. We would like to see these details carefully worked through to avoid unintended problems in the area.</p> <p>The main area of uncertainty is in plans for expansion – there is a risk of “creep”, whereby something which is initially acceptable grows into a problem. There are several possibilities mentioned in the proposal that appear to have greater potential for noise and visual impacts, and to affect general amenity than the initial activities. It is also likely that other ideas will emerge over time, if the park is successful. Any approval must take careful account of how the park fits into the area and be restricted to specific activities, requiring further review and consultation if others are proposed in the future.</p> <p>In short, any development must remain in keeping with Denmark and its surrounds.</p>	<ul style="list-style-type: none"> • Refer Attachment 8.1.1c for the applicant’s response to the submissions in relation to the transport or the orb balls. Vehicular transport will be used and this will be within the property. • Refer comment against Submission 6 above in relation to future expansion.
S9	<p>Details omitted as per Council Policy.</p> <p>Submitter does not live in the near vicinity of the subject property.</p>	<p>As residents and ratepayers of the shire of Denmark we wish to support other residents and community members of this town in opposing the above proposal. We have read the Application for Planning Consent for “Denmark Thrills and Spills Adventure Park”, and also attended the Shire Council Meeting 21/10/2014.</p> <p>Whilst the plan lacks detail, at this stage our opposition is purely about the location. The proposed Park is adjacent to residential housing on two sides which will be adversely affected by the following.</p> <p>Noise Levels</p> <p>They are a real concern, as noise levels travel up and down the valleys for kilometres. To say they will be half the level of students at the Denmark</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise, traffic and the extent of community consultation. • Refer comment against Submission 1 in relation to devaluation.

		<p>Primary School at lunch time is a sweeping statement. With increased traffic, PA systems and music operating from 9am-5pm and after hours, plus the shrieks and screams from participants, noise levels will be excessive. Many nearby residents are retirees who have moved to Denmark to enjoy the peace and quiet in its pristine environment. As we all know the latter is what draws so many visitors.</p> <p>Traffic Increases Mt Shadforth Road is a narrow, winding tourist drive with poor visibility and no passing lanes or pull off areas. With increased cars, buses etc, this will make the road more hazardous.</p> <p>Property Devaluation Many nearby residents have paid premium prices for homes and land to live in this quiet rural location and the lifestyle they currently enjoy would be seriously affected.</p> <p>Community Consultation We are aware the Shire has a Community Consultation Policy, but it would appear there is very little knowledge of this proposal within the community. As it will adversely affect many residents who may still be unaware of the proposal, we feel the Denmark Shire has an obligation to engage with the wider community before giving any consideration to this project.</p> <p>We request that you please consider our objections and concerns regarding the establishment of the Adventure Park adjacent to Mt Shadforth and McNabb Roads.</p>	
S10	<p>Details omitted as per Council Policy.</p> <p>Submitter is a nearby landowner (within 500m of the subject site).</p>	<p>We have been living in & nurturing our property on [details omitted by officer] for 9 years. While we love the idea of an Adventure park in Denmark providing healthy outdoor activities & employment opportunities for young people, we have concerns regarding the above proposal, particularly at this site. This is a novel venture for the Great Southern, which deserves close scrutiny by a wide sweep of affected parties before approval. Similar Parks around Australia aren't situated directly next to Residential Zones.</p> <p>Our concerns are outlined below: ROADS, TRAFFIC, PARKING If the Shire is seriously considering approving this development, we recommend Councillors & Planning staff actually visit the affected roads & site first.</p> <p>The most direct route to the site is via Mount Shadforth Road, a narrow winding road with ditches and steep slopes (albeit with cable barriers) all the way up on both sides, and little potential for passing or future widening. How do the proponents & Shire plan to prepare for peak times when cars are likely to be lined up on both west- & east-bound lanes at the entry driveway,</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to traffic/parking, noise and visual amenity (fencing). • Refer comment against Submissions 2 and 7 in relation to safety. It is further noted that as per the applicant's comments on fencing (Attachment 8.1.1c) the power drop, zip line and high ropes course will be securely fenced and all other equipment will be stored overnight for security. • Refer comment against Submission 2 in relation to the adequacy of the application – noting that in relation to the reference to safety concerns it is advised that this is the responsibility of the proponent (such as Worksafe compliance and insurance), and not required for planning application consideration purposes.

with others in both directions wanting to pass?

Other roads (including several which are unsealed – Redman, Cussons, Turner, Walter) are also likely to carry significantly increased traffic, requiring increased maintenance by the Shire. We, on [details omitted by officer], are already significantly troubled by **dust** stirred up by vehicles speeding by, particularly in Spring & Summer, despite screening vegetation at the roadside. We have complained to Council in writing & by phone many times.

The planned parking area is 47 x8 meters – perhaps sufficient for 30 – 35 vehicles, depending on size. This may be adequate for staff + visitors at quiet times, but will not cater for peak times. Do the proponents have any plans to prevent or deal with overflow? We consider **roadside** parking unacceptable anywhere in the vicinity.

Noise

There **WILL be loud screams, and shouts** of encouragement from the sidelines. Even laughter & enjoyment sounds at the estimated half-playground level, if occurring over 8 hours per day, & potentially into the night, are unacceptable. Given the lack of detail in the proposal, **loud speakers** are also very possible.

SECURITY, SAFETY FIRE

The proposal is totally silent on how they will secure the site and equipment after hours to **prevent damage, & injury** to no paying visitors. Nor does it mention how they will assess patrons who are inebriated, drug-affected &/or abusive (and less able to participate safely – for all concerned). Will the area attract after-hours mischief-makers & thrill-seekers? Will the attractive current rock & timber fence be replaced with an industrial-style eyesore? Given fluctuating numbers of visitors to our town, will they be able to maintain the **safety induction & training of ‘extra’ staff** for the busy times? What **fire-prevention & fire-fighting strategies** will be required by the Shire? Will they be expected, as we are, to have enough **water** for fire-fighting?

ADEQUACY OF APPLICATION

The application reads more like a brain-stormed wish list than a serious business proposal that has been in the development for 5 years or even 5 months.

Given the enormous financial outlay such a venture requires, we are amazed at how little detailed attention seems to have been given to all aspects (including risk-prevention & the specific requirements for Denmark Planning Consent, Worksafe, or insurance and finance providers) before submitting to Council.

		<p>IN CONCLUSION We appreciate the opportunity to make a submission. We ask that council exercise its discretion in not allowing this Adventure Park to go ahead at this site.</p>	
S11	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjacent landowner.</p>	<p>We wish to advise the Shire that we are vehemently opposed to the planning consent for this proposal. We have established and operated a very popular B&B for approximately 13 years. Our main advertising feature and one of the reasons that guests return many times is the fact that we are situated in a quiet rural area. Most often our guests are older people seeking a peaceful relaxing stay. We believe we have contributed a lot in promoting Denmark's way of life and all the local attractions and amenities. Our property abuts the property in question McNabb Road and is directly opposite an entry point to the proposed park, shown on the plan.</p> <p>We believe that this property development proposal, whether in its current form, a modified down sized version, or built elsewhere on Castelli's land should not be built in an area so close to residential properties and life style choice, rural land. The reasons are many, and we list some reasons, in our decision to oppose the proposal.</p> <ol style="list-style-type: none"> 1. Environment – from our home we can see and hear many native birds that nest in the local trees, and kangaroos graze on our lawns. This would be totally spoilt by screaming, yes screaming children, teenagers and young adults. If you have ever visited an Adventure Park you will know what we mean. Sound travels especially in the surrounding valleys and the planned thrills and spills would create disruption for many residents, especially as this area is home to many retirees, and life style choice residents, it would totally destroy this quiet peaceful place. Also there may be possible removal of indigenous trees. 2. Excessive loud noises – such as unnecessary road noise because of increased traffic flow, music and PA amplification systems, from a development open 7 days per week and with night time activities planned. Winds tunnelling sounds down the valley, affecting residents in Sovereign Hill, Walnut Grove and further afield depending on the direction of the winds, and they come from every direction. Tubing would create screams as people hurtle down slopes. The noise levels mentioned in the proposal are very ambiguous: - we anticipate, we expect, sounds likely to be kept to a minimum, comparable to half the noise made by students at Denmark primary school. Laughter and enjoyment sounds, we guess they mean without screams from power drop or zipping through trees on the Tarzan Adventure. 3. Road Safety – Mt Shadforth Road, or Peace Street are very winding and narrow country roads and in our opinion would be unsuitable to carry the extra traffic, cars or coaches expected, traversing this road. Main entry and exit points are very difficult to ascertain from the plan, but it is clear 	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to environment, noise, night time activities and light pollution. • It is advised that the access points on McNabb Road are for emergency access only, with the main entry being located off Mount Shadforth Road. • Refer Attachment 8.1.1c – applicant's response in relation to safety – particularly in regards to the potential of falling limbs from the Karri trees. • It is acknowledged that there is the potential that the proposed development may impact the adjacent Bed and Breakfast. Planning Services are recommending that if the development is approved that a condition be imposed requiring that the ziplining infrastructure be setback 100m from the McNabb Road property boundary. The clientele of the B&B currently enjoy an outlook over an undeveloped Rural property – this may not always be the case regardless of whether this development proposal is approved. • Refer comment against Submission 6 in relation to future expansion. • Refer Attachment 8.1.1c – submitter's response in relation to the impact on other businesses.

that one point is opposite our property at the intersection of three roads. Mt Shadforth, McLean and McNabb, a totally unsafe situation

4. **Health & Safety** – We believe unlike other Adventure Parks of this kind a consideration should be made regarding the dangerous WA Karri Trees that drop limbs without prior warning.
5. **Pedestrian Safety** – Local Denmark residents and tourists confronted with excessive number of cars and coaches. One of the main concerns is the intersection of Mt Shadforth Road and Strickland St. and also the crossroads where extra traffic would create a bottle neck. We all know how Denmark swells during tourist seasons and the local parking is usually filled and overflowing. With a huge increase in tourists predicted for this development, we believe our village is unable to sustain that sort of number without far more parking areas.
6. **Night Time Adventure** – Will this be lit by spot lights, causing further disruption and a possible danger to passing motorists?
7. **Major Negative, and Significant Impact** – to our accommodation business [details omitted by officer], as we are adjacent to the property. We would not be able to offer guests reservations, for a quiet sojourn in this beautiful rural area so close to Denmark and surrounded by one of the best wine districts in WA. The main reason why we have such a large number of guests rebooking. Many guests have returned for more than 4 and up to 13 visits in the past 13 years. Please read the attached letters from some of our greatly concerned guests, they will add weight to our submission, and ask that they be read and considered as part of this our submission. **[Officer Comment – See end of this submission for referenced attachments]**
8. **Progressive Development opportunities!!** Ongoing expansion to the sparse plan given should not be accepted as this is an unknown quantity. The type of activities they plan to introduce in the future could increase the already expected exceedingly high noise levels even more.
9. **Siting** – this activity type of development, we believe, should not be built in such close proximity to the Village of Denmark among residential and life style rural properties.
10. **Aims** – the proponents aim to provide coffee, cakes gelato and drinks. After a visit to our property, without prior warning to discuss the proposal, Amelia Monaghan and Leah Matek outlined their intentions to provide a café and picnic areas to induce the visitors to the Adventure Park, to stay all day. This leaves us believing that local café's and businesses in Denmark may also suffer as a result of their intentions.
11. **Business Growth** – Stated in the proposal: - Future attractions could be introduced to the site, as an unknown quantity, if this application is approved.

In summing up our submission we ask that council do not allow this proposed Adventure Park in any form, on the property – Part of No. 380 (Lot343) Mount Shadforth Road and No. 75 (Lot 344) McNabb Road

		<p>or any other part of the owners land.</p>	
<p>S12</p>	<p>Details omitted as per Council Policy.</p> <p>Submitter is a nearby landowner (within 200m of the subject property).</p>	<p>[details omitted by officer] and I live on the corner of [details omitted by officer], which is 200 meters from activity in the proposed development, and 300 mtr to the entrance of the park as set out in the siteplan.</p> <p>We have been residents of Denmark since the early eighties, ratepayers of multiple properties, and developed a business, which has contributed to the economy of the district.</p> <p>Firstly we would like to display our displeasure, with the way the Shire has handled the above application.</p> <p>In our view the application for Planning Consent by the proponents is a poorly researched document, which has not addressed a number of issues, such as road safety and traffic flow, entry and exit to the park, lighting at night, bush fire management, occupational health and safety, affect on the trees, affect on neighbouring properties and so on.</p> <p>When reading the requirements for Planning Consent in TPS3, just about every point from 6.3.1 (a) to 6.3.2 (f) have not been addressed.</p> <p>We wonder, why this application, is even being considered.</p> <p>In the draft Community Engagement Policy and Framework, we can read beautiful visions for this community, which everyone applauds: 'openness', 'trust', 'engage in active dialogue with community', 'crucial that community members are sufficiently informed about major projects' to name a few.</p> <p>For this application 6 letters went out to selected property owners, whereas all other residents, even those directly adjacent to the proposed location, had to find out by heresay, some less then a week before initial closing date of submissions.</p> <p>This application is AA rated, and it seems that the CEO and/or the Director for Planning has no obligation to advertise, or to notify people in the vicinity.</p> <p>However looking at the location of the project, the size, the number of visitors expected, the traffic implications in town, and on Mt.Shadforth Rd/McNabb Rd it is quite incredible, that the CEO and/or the Director for Planning have allowed this issue to proceed to it's current status.</p> <p>It is applaudable however that the CEO now at the last Council Meeting has agreed to put this proposal up for consideration to the full Council.</p> <p>This whole affair has created Promise to the Proponents, and Disquiet in</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to extent of community consultation, noise, lighting and traffic/parking and visual amenity (fencing). • Refer comment against Submission 2 in relation to the standard of the application and safety. • Staffing levels are an issue for the operator to address having regard to safety and operational requirements. • If the development proposal is approved, it is recommended that a condition be imposed that at least one (1) long vehicle parking bay be provided to accommodate a bus/coach. • Refer comment against submission 7 in relation to fire safety.

the Community.

All this could have been prevented by simple advertising, consulting with the wider community and above all by DUE PRIOR consideration by the CEO and the Director for Planning.

We, the undersigned, **strongly object** to the Proposal of an Adventure Park in the designated location, for many reasons:

The Adventure Park ‘Application for Consent’:

- Proponents lease the site for 7 years, and location is owned by the Castelli Family. I was informed of this by the proponents themselves. What are the future implications of this?
- Staffing levels proposed are naïve from a business sense.
- Water storage well below requirements of TPS.
- No detailed research into traffic management, in and off the property.
- No detailed research on fire management.
- No detailed research on noise levels, and comparisons with similar Adventure Parks.
- Number of car parking bays not meeting requirements.
- No designated bays for tourist coaches, large camper vehicles and caravan parking.
- No details of safety to customers: **Karri trees do drop branches regularly, at no warning!!**
- And could go on, but won't, as there are too many holes in this Application and should have been returned by Director for Planning to the proponents for revision in the first place.

Affects on neighbouring properties.

- **Noise levels:** as can be seen on footage of Adventure Parks on Youtube, squeals, yelling and so on are the norm in Adventure Parks. There is also possibility of ‘low level’ music. Music can be heard clearly from our house during the concerts at Castelli’s. These impacts of noise would be 7 days a week, 46 weeks of the year.
- **Lights:** As there is talk of opening at night as well as in the daytime, there would be a need for lighting the trees and climbing installations, which would be visible and have impact to a large number of residents. And as most businesses have safety lights all during the night this would impair the natural ambiance of this idyllic vicinity.
- Possibly safety and security **fencing**.
- **Traffic.** Given the expected number of visitors, there will be a record increase in the traffic on Mt. Shadforth Road. This road is dangerous, and during our 6 years living along this road we have witnessed 3 accidents.

		<p>Turning off Mt.Shadforth Road into Mc.Lean or McNabb is dangerous and have to be negotiated with full presence of mind, as cars often come speeding down Mt.Shadforth. Entry onto Mt.Shadforth is equally dangerous. This spot has been officially designated as a “Black Spot”</p> <ul style="list-style-type: none"> • Natural degradation: most properties have been built, and are occupied by people, who selected this location and this town for it’s natural beauty, for the low level of noise, for the birds, which frequent our properties. We believe that if this Park goes ahead the value of properties will be affected. • Businesses operated in the direct vicinity, supplying accommodation, which up till now have catered for people looking for a natural location, wildlife, and rest and peace would be severely affected financially, as would be the guests, who would have to look elsewhere. <p>Affects of larger area:</p> <ul style="list-style-type: none"> • Noise travels. We can be sure that squeals and shouting won’t only affect the neighbours. We can hear wood working machinery operated a long distance away down the hill. • Traffic increase in the middle of town. What affect will 50,000 to 75,000 vehicles (150,000 people as indicated) have on the Strickland St, South Coast Hwy, Mt. Shadforth intersections. And the affect of tourist buses on these intersections? <p>Considerations for future</p> <ul style="list-style-type: none"> • What happens when lease expires in 7 years? • What happens if proponents don’t succeed financially with this ill researched business venture. <p>In Conclusion We, [details omitted by officer] and I believe an Adventure Park could be an asset to the town. However this current location, would make such an impact on the immediate surrounding properties, on the centre of town and on access roads, that we think it would be detrimental to the lifestyle of all people living in the near vicinity as well as the whole town, which has an image of natural beauty, artisans and quietude.</p> <p>We urge the Council to reject the application on above grounds, and hope that in the future if similar proposals come to Council that the community is informed, and the implications are considered fully by the Council.</p>	
S13	<p>Details omitted as per Council Policy.</p> <p>Submitter is a</p>	<p>Background We purchased our property some 17 years ago and built our home at [details omitted by officer] nine years ago. We are Ratepayers and we are committed to Denmark and all that it offers. We have no intention of leaving Denmark, it is now part of us. We are both actively involved in numerous</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise, traffic/parking, light pollution and extent of community consultation.

	<p>nearby landowner (within 200m of the subject site).</p>	<p>clubs and Associations and active in community welfare. Our children and grandchildren have also come to love Denmark and have embraced its environment, learning to surf at Ocean Beach and learning all about its creative community.</p> <p>We did not receive any notice from the Shire about this proposed Development, but learned about it from neighbours [details omitted by officer]. Our property is situated approximately 200m from the proposed Development.</p> <p>In giving consideration to this proposed Development we do so, not just as concerned residents and ratepayers, but with the background of our respective professions : A school teacher with enormous experience which covers taking school children to Adventure Parks and school camps both in Western Australia and overseas, and a Chartered Civil engineer (FICE, FIEAust) whose experience covers over 45 years in planning and development, much of which has impacted on the public and the need to observe and meet the stringent conditions set by legislation and by Codes of Practice.</p> <p>Proposed Development of the Denmark Thrills and Spills Adventure Park</p> <p>The 12 page Application (we assume that there is no other information available to the public) has more holes in it than a colander.</p> <p>We understand that a 7 year lease from the Castelli Estate Winery has been afforded the Proponent who has submitted this Application (pers comment [details omitted by officer]); however, we have received no information on the expertise that is required to licence and operate such a facility.</p> <p>The Application cites “future attractions”, but no specific details are provided. A Bar, Accommodation and Bistro have recently been opened on the Castelli Estate, thus it appears that this site will encompass “future attractions” that could impact on the neighbourhood to an even greater degree.</p> <p>The Application is embryonic in its form, fails to provide real data on the overall content and is difficult to address in meaningful terms because it lacks depth in addressing all aspects of the proposed Development. Notwithstanding that, our comments on this proposal follow.</p> <p>Loss of Amenity</p> <p>Put simply, the proposed Development will permanently erode our current lifestyle where we live in a rural setting and listen to nature, and walk in peaceful surroundings. Whilst the kangaroos that cross our property will no doubt move elsewhere, and life will go on, this Proposal will irrevocably</p>	<ul style="list-style-type: none"> • If the development proposal is approved, it is recommended that a condition be imposed that at least one (1) long vehicle parking bay be provided to accommodate a bus/coach. • The proposal references that a fence will be located within the site to secure the orbng area, which will act as a barrier to the dam. Fencing of the dam from a safety perspective is an operator’s consideration. • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity
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deplete the current ambience of the whole area. The visual aspect of the Castelli Estate will not be enhanced by having the whole site protected by a 2.4m high mesh fence, see section on Safety below.

Noise

This important aspect has not been addressed in the proposal. Scientific data is required from similar establishments and applied to this location. Measurement of the likely noise emitted and received (immission), coupled with an environmental noise compliance assessment is required and set against the Regulatory criteria as it applies to a residential area set in rural surroundings.

Extensive experience as a teacher allows us to wholly refute the absurd assumption that the noise level will be akin to 50% of that emanating from Denmark Primary school at lunch time. Children at school are supervised by teachers at all times and would be required by teachers to tone down any screaming, especially as the school is in a built up neighbourhood. Experience in taking children to Adventure World each year allows us to say quite categorically that the noise level would be of the order of ten times that of the playground; however, factual data will be required in order to properly address this important issue.

Traffic Management

The effect of the projected volume of people visiting the proposed facility needs to be assessed in the same way that the Local Planning Strategy (LPS) assesses long term planning The Proponent is targeting 150,000 people annually and thus this figure has to be assessed whether we think that it is being ambitious or not. The number of vehicles, including buses plus those arriving by bicycle and on foot needs to be assessed, and the ensuing Traffic Management Plan produced. Mt Shadforth Road (one of Denmark's scenic drives) and McNabb Road with McLean Road entering obliquely provide a complex traffic engineering problem. On road parking, the queuing of vehicles, the need to provide a drop-off and pick-up facility plus the on-site parking arrangements for vehicles, buses, bicycles coupled with the need to assess turning circles and evacuation procedure in the case of fire (this a rural setting, not an IGA parking lot) are just some of the considerations. Road safety cannot be over emphasised with Mt Shadforth Road being assessed by the Commonwealth for funding to address its black-spot ranking, the Shire recently installing guard rails along parts of the road and the fatality on Mt Shadforth Road, at the entrance to Mclean Road, a few years ago.

The complex traffic engineering problem does not simply apply to the road system at the Castelli Estate, it is a problem that permeates through the link roads to the town centre.

Safety

This aspect covers Traffic Management as outlined above and the requirements for Occupational Health and Safety as required under statutory Regulations and the Act, and as required by the Shire. Conditions of Entry will no doubt list particular requirements of visitors to limit the liability of the Proponent, and (although not mentioned in the 12 page Application) it is assumed that the site will be wholly fenced. The security fence and signage at Adventure World is shown below. This 2.4m fence has two purposes; it prevents unauthorised entry (people and animals) and provides for the proper and orderly management of the facility.







A large dam is sited beside the proposed Orbing downhill run. Clearly it needs to be fenced off. The dam structure appears to have failed and presumably is currently in a safe state otherwise the public would not be allowed near it. As no fencing details are provided we are not certain that a fence is in fact envisaged, hence the comment on the dam structure. A Soils/Geotechnical engineer would be able to provide advice on this aspect.

The Impact on the Environment

The environmental footprint of the Proposal is significant, and includes the clearing of vegetation and removal of mature Karri trees, dust suppression, sewage disposal, degradation of the land, noise pollution, light pollution from night time activities, the risk of a bush fire etc. As Planners you will be well aware that the negative impacts from tourism development can gradually destroy the environmental resources on which it depends. This aspect requires careful consideration.

Our Neighbours

We were made aware of this Proposal by our neighbours, and we have had

		<p>a number of meetings to jointly assess the situation and be made more aware of each other's concerns and fears. It's called Community Consultation. In direct line of view of this Adventure Park we have three businesses, all linked to tourism. All three will be adversely affected by this Proposal and significantly so. Other neighbours are in a retirement or semi-retirement mode and ALL currently enjoy the ambience which makes Denmark unique in Western Australia. Other neighbours whilst enjoying the ambience of the area will have their lifestyle adversely impacted upon as they travel to and from the town centre. This is a collective response to a Proposal to run a commercial right-in-your-face high impact Thrills and Spills Adventure Park. The Council has little if anything to gain, in fact much to lose as the take-up on property in the area will be significantly reduced.</p> <p>Summary In assessing this Application we rely on the expertise of the Director of Planning and Sustainability and her staff, coupled with the expertise of the CEO. We have seen their dedication to the task when the recent IGA proposals came up for consideration. This Application is dealing with a different kettle of fish from an IGA type proposal; it is for a Theme Park/Adventure World/Bungy Jumping/Thrills & Spills commercial operation. A visit to a similar type of Adventure Park will help to assist in determining if this proposal is what we want on Castell's property, or anywhere adjacent to residential areas. We visited the Adventure World at Bibra Lake a few days ago in order to assess its impact on residential areas, and noted that Adventure World is bounded on one side by water (Bibra Lake itself) and by an industrial estate and a school.</p> <p>We look forward to our Shire rigorously assessing this proposal with due regard for its ability to decline the proposal on the basis of its discretionary powers and in accordance with the provisions of TPS No3, the Rural Settlement Strategy Town Planning Scheme Policy No 29 as adopted by Council on 23rd March 1999, and the objections of the community as contained and expressed in the Submissions that you have received.</p> <p>Finally we thank you Annette for extending to us the ability to comment on this Application and we look forward to reading your assessment as it comes to Council. We rely on your expertise to put our points of view forward in both a professional and cohesive manner. We do appreciate the fact that you are bound by rules which we as residents don't necessarily like, but which are mandatory under statutory legislation.</p>	
S14	<p>Details omitted as per Council Policy.</p> <p>Submitter is an adjacent</p>	<p>We strongly object to such a proposal being given approval and outline hereunder our objections.</p> <p>PREAMBLE At the outset we must say that the Proposal seems to us to be a rather incomplete document. It is short on detail and attempts to minimise the</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise and traffic/parking • The standard of the application is considered by Shire staff as satisfactory in order to assess the

	<p>landowner.</p>	<p>impacts it will have on the current ambience of the neighbourhood.</p> <p>It appears to be deficient in proper planning and indeed misrepresents various impacts emanating from such a development should it go ahead.</p> <p>OUR BACKGROUND As your records show, we live adjacent to the proposed Adventure Park and have been permanent residents in Denmark since May 2001, having purchased our "Special Rural" block in 1996.</p> <p>Our connections with Denmark go back well before that when my Grandfather [details omitted by officer] took up a Group Settlement block in the 1920s.</p> <p>My memories of Denmark span some 70 years when as a small child I visited the family farm with my parents and subsequently with a family of our own, [details omitted by officer] and I brought our children to Denmark for holidays, always with the intention of a quiet retirement here, enjoying our own self sustainable lifestyle.</p> <p>We have been able to fulfil our dream now for 13 years without disturbance, but the Adventure Park, should it go ahead would destroy our future enjoyment and amenity.</p> <p>THE LOCATION/NOISE The one thing we have noticed since living here is the way noise carries in the area.</p> <p>Possibly due to the fact the housing density is so low and there is very little extraneous noise (except for a few vehicles on McNabb and Redman roads) we can at times even hear our neighbours muted conversations from their verandahs, and the occasional dog barking.</p> <p>Such is the quietude of the area.</p> <p>The times that we have notices how noise travels is when the Castelli Group has hosted concerts at their venue, somewhat further to the west of the proposed Adventure Park.</p> <p>The noise usually starts mid afternoon when the entertaining groups sets up & tests their sound system and continues usually until about 10.00 pm.</p> <p>As this only happens occasionally we find it no hardship, indeed if they had an artist group who suited our taste we may even attend !</p> <p>POINTS OF ISSUE IN THE APPLICATION</p>	<p>proposal.</p> <ul style="list-style-type: none"> • Refer comment against Submission 2 in relation to safety.
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NOISE:

The proponents make several references to noise in the Application.

Page 3- Power Drop “Noise Levels at a minimum”

Page 6- Noise Levels.

Their comments indicate that they are either misrepresenting the amount and volume of noise emanating from their activities or they are oblivious as to how noise travels in this area.

As for the comment “An extra consideration for noise levels would be to include in our plan to provide low level live music playing on the occasional weekend once again played in the mini café area”, now there is a novel idea. Add to the noise to reduce its effect !

Regarding the comment in the same heading comparing noise to “half the noise currently made from the Denmark Primary School (500 students) at lunchtime without the noise of the bell” simply illustrates once again their misrepresentation of the noise problem. School lunch hour 12.00 noon – 1.00 pm. Adventure Park hours of business 9.00 am- 5.00 pm and some activities at night. (Tarzan Adventure and Super Fly Zipping) that should get the local dogs barking!

TRAFFIC

The expectation of 30,000-150,000 visitors per annum will obviously create increased traffic burdens, mainly on Mt Shadforth Rd. and also McNabb, Redman and Cussons Roads.

The proponents do not seem to have addressed this issue properly.

Will the Shire take this into account when considering the application and what measures will be put in place regarding road safety?

Is the Shire aware that Mt. Shadforth and McNabb roads are School bus routes, with a school bus stop on the corner of McNabb and Mt.Shadforth roads, opposite the entrance to the Adventure Park?

ISSUES NOT RAISED IN THE APPLICATION

HEALTH HAZARD – KARRI TREES

Whilst the above issue does not affect us directly, we question the wisdom of having activities such as the Tarzan Adventure, Super Fly Ziplining, Power Drop etc within and apparently attached to the karri trees.

It is well known that Karris drop large limbs from time to time, especially in the summer when the trees are stressed.

We can show you examples of this on our block and also on Castelli Estate. The proponents do not seem to be aware of this danger, or at least have not addressed it in my copy of the Proposal For Planning Consent.

The effect of a large limb falling from a karri would destroy the wire ropes and cause serious injury to the participants who would be between 4.0 m and 10.0 m off the ground.

We fail to see how the Shire could approve of such a high risk activity, given the legal ramifications that could arise when such an accident will occur. Was it not just recently that a large karri was removed on South Coast Highway near Shire offices to prevent the risk to the High School students?

REDUCTION IN LAND VALUE
As stated earlier, we purchased our block primarily to enjoy a quiet retirement, and have invested in building a decent house, shed, dam and other minor infrastructure needed for a hobby farm.

Whilst a capital gain was not our prime concern, we did expect that over time there would be a growth in value of our property. In our view the proposed Adventure Park, if it goes ahead would devalue our property and also our neighbour's properties. We think the reasons are obvious.

SUMMARY
THE PROBLEMS

1. NOISE
2. LOSS OF AMENITY
3. TRAFFIC HAZARD
4. REDUCTION IN PROPERTY VALUES
5. DANGER FROM KARRI TREES

In this response we have confined our remarks- apart from the karri dangers, to those issues which directly affect our amenity. We hope that the Shire will look further than these issues, particularly with regard to water supplies, parking and fire risk.

None of these issues seem to be addressed adequately in the proposal. Additionally, the buildings made from seatainers hardly enhance the view.

CONCLUSION
Perhaps a case could be made for such an Adventure Park in a more appropriate location somewhere in Denmark, away from residential development but definitely not in the proposed location.

		<p>We note from various publications (some still in draft form) put out by the Shire many references regarding Denmark’s natural environment values, the goal of “minimising the negative impacts of developments” and numerous other ‘Motherhood’ statements.</p> <p>Unless the Shire acts according to these stated principles they are just hollow words.</p> <p>Denmark is a great place to live and we rely on the Council to keep it that way.</p> <p>We urge you to reject the proposal.</p> <p>Thank you for the opportunity to respond, and thank you for taking the time to read and evaluate our response.</p>	
S15	<p>Details omitted as per Council Policy.</p> <p>Submitter does not live in the near vicinity of the subject site.</p>	<p>I am writing to complain against the proposed development on the corner of McNabb Road. I believe that if a development such as this went ahead it would adversely affect many businesses by drawing people away from the town.</p> <p>I also believe that this proposition would create unnecessary noise caused by increased traffic and ultimately destroy the rural aspect of our beautiful Denmark.</p> <p>I would appreciate the Shire’s serious consideration of this matter and would also appreciate a receipt of this letter.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise. • It is not considered that the proposal would negatively impact businesses in town as the proposal offers a tourist service that complements the existing tourist businesses in the immediate locality and the Denmark CBD (noting the site is only 3 kilometres from the Denmark CBD).
S16	<p>Details omitted as per Council Policy.</p> <p>Submitter is a nearby landowner (within 1km of the subject site).</p>	<p>We wish to lodge our objection to planning approval of the above proposal. We live on a rural property [details omitted by officer] approximately 1km from the proposed development.</p> <p>We recently purchased the property and moved from Perth to Denmark. The decision to move was based in large part on the peace, tranquillity and natural environment of the area – all of the things that are NOT attributes of a ‘Thrills and Spills Adventure Park’ – and it is undoubtedly the case that we would not have purchased the property had the Adventure Park been in place, or if we had knowledge of the proposal for such a development.</p> <p>It is our view that the development will impact detrimentally on our amenity, through the impacts of noise, increased traffic flow, and many other issues, some of which are listed below.</p> <ul style="list-style-type: none"> • Loss of Amenity – we came to Denmark for its peace and tranquillity, not for ‘thrills and spills’, and we believe that the majority of new residents to Denmark, and especially those with substantial resources to invest in the 	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise and traffic. • Refer comment against Submission 1 in relation to devaluation.

area, would be in the same category. We, however, will suffer only minor impact compared to the residents immediately adjacent to the development, and it seems inexplicable that a development of this nature could be contemplated on land adjoining residential development.

- Noise – although 1 km distant, we know that noise will be an issue because we are already impacted by noise from the occasional rock concerts held at the ‘Smokehouse’ in the bush directly across Redman Rd from the proposed development. We have considered raising this matter with Council and probably will in the future. Noise from the Adventure Park will be at least as intrusive. Noise within the valley is a phenomenon – we, on occasion, can hear the voice of neighbours some hundreds of meters away, and noise from the adventure park will travel down the valley carried on the south-easterly breezes that are a daily occurrence in summer.
- Increased traffic – in our view, were the development to proceed, there would be significant detrimental impact on ourselves and our immediate neighbours from the consequences of increased traffic movement. Issues are noise, dust and the increased risk of single and multiple vehicle accidents on the narrow, winding and hilly Mt Shadforth, McNabb, Redman, Turner and Walter roads.
- A decrease in property value is likely as a result of the development. Scotsdale and Shadforth are parts of Denmark that are, and will increasingly, attract retirees and semi-retirees looking for small rural properties. These people are looking for a lifestyle and generally have substantial resources to invest in the development of their properties – something from which the whole community benefits. The proposal, if approved will deter such investment, and in our case, we believe, lead to a lower value for our home located in the vicinity of the development.

Although not a criterion for planning approval, Council should consider the viability of the proposed business. The formal proposal is simplistic and would be thrown out if presented to any financial institution. The start-up costs are likely to be substantial: is there any guarantee the proponents will have the resources for fencing, earthworks, water supply etc. – all necessary before a single visitor crosses the threshold. What will happen to the site if a half-completed development stalls? The proposed visitor numbers appear grossly over-optimistic, and given the staff numbers required to safely run ‘adventure’ activities, is this a viable business? In our view it is not, and the likely consequence is that the site will be derelict in a very short time. Who would be responsible for site restoration?

There may be room in Denmark for a proposal such as this, somewhere. But

		<p>to propose the development on the Castelli land at the corner of Mt Shadforth and McNabb roads, adjoining residential development on two sides is incomprehensible. It is simply the wrong site. The area is about sophistication, fine wine & food, and rural and residential lifestyle, not an adventure park. The development in our view would be more appropriate, and almost certainly more financially viable, if located at a site on South Coast Highway or Ocean Beach Road readily accessible to tourist traffic.</p> <p>We reiterate our opposition to the proposal and respectfully request Council reject the proposal.</p>	
S17	<p>Details Omitted as Per Council Policy Multi signatory submission (120 signatures)</p>	<p>Petition to request the Shire of Denmark reject the proposal for an Adventure park at Shadforth.</p>	<ul style="list-style-type: none"> • Noted. • Planning Services are aware that some persons who have signed the petition have lodged a request for their names to be removed; whilst others have lodged a submission as well as signing this multi-signatory submission.
S18	<p>Details Omitted as Per Council Policy Submitter is a nearby landowner (within 500m of the subject site).</p>	<p>We are writing to you regarding a petition we recently signed in opposition to the proposed adventure playground facility on the corner of Mt Shadforth Road and McNabb Road. We live in close proximity to the proposed development and recently had a person who also lives in close proximity show up at our house explaining the proposal to us. In presenting the proposal we were told there would be horded of people, lighting, amplified music and crime in our 'village' as a result of the development.</p> <p>We know first hand how proposals like this can be blown out of proportion and have to admit to being ashamed at signing the petition opposing it. We have subsequently spoken to the proponents and want to advised we are in <u>FULL SUPPORT</u> of the proposal. We see the development as a low key tourist activity that will have a low impact on residents.</p> <p>Furthermore, in wearing our town planner's caps, we want to commend Council's Planing Department on the way they have dealt with this application. Given the proposal is on Rural Zoned land and the use proposed in an 'AA' use under Council's Scheme we would like to believe our elected Councillors will do their own dependent evaluation of the proposal and realise it should be supported when presented to Council.</p>	<ul style="list-style-type: none"> • Noted.
S19	<p>Details Omitted as Per Council Policy Submitter is an adjacent landowner.</p>	<p>I acknowledge receipt of your letter dated 10th October, 2014 (addressed to [details omitted by officer]) and wish to lodge my objection to this Park proposal in the strongest possible terms.</p> <p>As an adjoining land-owner – 140 meters lengthwise – my main concern is the loss of amenity (and the likely escalation of that loss) if the proposal is not rejected. My husband is lodging a separate objection addressing the plethora of other disturbing issues associated with the project.</p> <p>We have been ratepayers in Denmark for 19 years and have lived at [details</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise and traffic. • Refer comment against Submission 1 in relation to devaluation.

omitted by officer] for nine years. Our move to [details omitted by officer] (from [details omitted by officer]) was only undertaken after giving a great deal of consideration to its quiet location, low traffic low traffic volume, tranquillity and general relaxed atmosphere of the area.

We were also influenced and re-assured in our decision to buy the property by the strict conditions laid down by Denmark Council for dwellings built in the McNabb Road Special Rural Zone (No 13).

To mention a few: Emphasis on tree preservation, vegetation retention and building construction "sympathetic to existing landscape elements (namely landform and vegetation) in terms of their design, materials and colour".

Now, because the adjoining property was given an unconditional AA (discretionary) land use classification, opportunistic entrepreneurs are attempting to exploit the position. They are asking, though a heavily-flawed submission, for planning approval to transform attractive pastoral land into a noisy, traffic-generating Thrill and Spill Park.

The Park would operate from 9am to 5pm, seven days a week for 46 weeks of the year, "attracting 50,000 people". Night-time Tarzan and Zipline Tours are also envisaged, with no closing time indicated. Buildings will be converted sea containers.

The expectation of the proponents is that "it is realistic to expect to receive between 30,000 and 150,000 visitors annually". If that figure was ever reached, it would be 75% of the attendance achieved by Walpole's professionally-operated Tree Top Walk, which is not located anywhere near domestic dwellings.

The resultant greater traffic management problem and higher noise levels, in such a comparatively small area as Lots resultant 343 and 344, would create an even more intolerable situation for residents.

The study in our home, our lounge, main bedroom and patio, directly face Lots 343 and 344. It is used for more than five hours a day, for quiet exacting writing assignments and research by my husband, and by me to accurately keyboard input of text for book publication and general secretarial work.

Those services cannot possibly be delivered to the standard now provided if we have to contend with a disruptively noisy Adventure Park abutting our property.

Faced with the prospect that this park might be approved, we are already seeing signs of stress among our immediate neighbours. Rather than just the nine ratepaying families originally identified and invited by your department to comment on the Park submission, at least tenfold that number will suffer

		<p>amenity loss if the concept gets the go-ahead.</p> <p>Almost without exception, the affected ratepayers have come to realise, as I have, that not only will our lifestyles be adversely affected (loss of amenity) but that the value of our houses will be considerably reduced and more difficult, if not impossible to sell when that need arises. Above all else, we have all been stunned by our vulnerability to such a major change in our environment.</p> <p>I submit that the issue of potential loss of amenity by so many ratepayers, the ill-considered location and the poor operational strategy outlined by the proponents requires Denmark Council to reject the proposal.</p>	
S20	<p>Details Omitted as Per Council Policy</p> <p>Submitter is an adjacent landowner (same property as S19).</p>	<p>I acknowledge receipt of the letter from Senior Town Planner Marieke de Vries dated 10 October, 2014 (addressed to [details omitted by officer]) and wish to lodge my objection in the strongest possible terms to this Application for Planning Approval.</p> <p>My wife and I have been Denmark ratepayers for 19 years. We have lived at our present home at [details omitted by officer] for nine years. The property adjoins the proposed Thrills and Spills Park by 140 meters.</p> <p>Mrs [details omitted by officer] has submitted a separate objection based mainly on the deleterious impact the construction and seven-day operation of the proposed Park would have not only on us but also on scores of our neighbours. They, too, are mostly long-established residents.</p> <p>I am not objecting to the Park in principle, but believe that the site has been badly chosen and its proposed use lacks compatibility with the surrounding area. No consideration has been given to the huge impact the Park would have on our agreeable lifestyle.</p> <p>With our neighbours we now face the unpleasant prospect of living in a completely changed and noisy environment. The Park is scheduled to operate from 9am to 5 pm for 322 days of the year. Night-time Corporate event sessions based on floodlit Tarzan Adventure and Super Fly Ziplining runs are envisaged.</p> <p>The business statement submitted by the Park proponents is highly flawed, fanciful and abysmally short in detail. It suffers from the lack of professional analysis and judgement that a high-risk undertaking of this nature requires. The low staffing levels indicated are also a concern on safety grounds, with</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise, traffic/parking and light pollution. • The standard of the application is considered by Shire staff as satisfactory in order to assess the proposal. • Refer comment against Submission 6 in relation to signage. • The current proposal does not seek to provide for alcohol consumption on-site. Should the operator wish to sell alcohol on-site, this would be subject to Shire and Department of Racing, Gaming & Liquor approval – noting that the Department’s approval generally requires public advertising. It should be noted that any BYO arrangement is exempt from approval by the Department of Racing, Gaming & Liquor. • Smoking is a legal activity, thus it is not up to the Shire to advise no smoking on-site; if the operator wishes for this rule to apply then it is up to them to advise of such rule and subsequently enforce. • Refer Attachment 8.1.1c for response from the applicant, which addresses many of the concerns raised.

no provision for seven-day working and the need for after-hours and closed-period security.

Instead of expert analysis addressing problems such as noise, (including unexpected high decibel level “screams of excitement”), the light spill from night operations, safety, waste disposal, water supply, traffic management and parking, the proposal glosses over these major issues with simplistic motherhood statements.

For example, what decibel level will be produced by the “low level” live music in the mini-café area”?

How will they handle the vehicles that cannot be accommodated on clearly insufficient parking space?

Vital supporting reports that have not been supplied include:

- 1) An arborist’s report (covering tree removal, pruning, and the danger from falling karri and marri as well as other sensitive considerations
- 2) An environmental impact statement
- 3) A health, work and public safety assessment

(Established Adventure Parks elsewhere in Australia place great emphasis on employing staff with first-aid training and the ability to handle accidents and to execute emergency evacuations).

The absence of just one of these, let alone all three, provides sufficient grounds to reject this Application.

Additionally there is:

NO indication as to how the requirements of Denmark Local Law 11 will be met, either by the Park proponents or the landowner. Lots 343 and 344, as pastoral property, are currently surrounded by a mish-mash of fencing, mostly low level strands topped with barbed wire.

There are no details of the type and height of replacement perimeter fencing that will be required from change-over of the lots to “commercial use”.

NO attempt to justify the selection of the Mount Shadforth/McNabb Road lots, with all the noise and traffic problems this location would create.

NO time-table indicated for the construction and start-up of the facility.

		<p>NO confirmation that sufficient public liability (or work) insurance will be place.</p> <p>NO indication of the leasing agreement in terms of years and any special conditions that may or may not have been entered into such what happens to the equipment and buildings if the Park is prematurely closed.</p> <p>NO indication of an appropriate alcohol or smoking policy.</p> <p>NO details provided of the business acumen of the proponents. (The assurance that the owner managers would be “on site at all times” is hardly re-assuring if, in fact, they have no previous expertise in marketing, in running of starting-up this type of operation, or I meeting, let alone understanding, basic regulatory requirements. The poor quality and lack of detail in their business plan gives little confidence that the development would be carried out in a responsible and professional manner)</p> <p>NO details of extent, size or quality of signage.</p> <p>NO indication if the equipment being used id being supplied under a franchise agreement and what happens if the undertaking fails</p> <p>NO attempt to fully meet the Planning Application Requirements (as per the department’s Information Sheet): e.g no contours on the site plan, no location indicated for effluent disposal.</p> <p>The absence of so much relevant information in the Application raises the question of lack of procedural fairness for affected residents as their ability to object is greatly reduced.</p> <p>I submit that the councillors of Denmark, with their responsibility to act in the public good, have little option but to reject this slipshod Application.</p>	
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<p>S21</p>	<p>Details Omitted as Per Council Policy</p> <p>Submitter is a nearby landowner (within 500m of the subject site).</p>	<p>Recently my circumstances changed and I had to make a choice as to where I was going to live in the future. Some of my Perth friends urged me to go back but having lived here for the last 10 years and having enjoyed the culture, peace and tranquillity as well as the ambience of Denmark, I decided that I would purchase a block off Peace Street and have commenced building. Now I find out that a “Thrills and Spills adventure Theme park” is proposed to be built not far away from my future dwelling. This totally goes against the reason I and my like minded retiree friends moved down to Denmark in the first place – we could have gone to Margaret river, Yallingup or half a dozen other places but no, we sought the ambience and tranquillity and beauty that Denmark presented us with!</p> <p>Although not directly adjacent the proposed Theme Park, I am building within a close enough distance for it to have a severe impact on my lifestyle in terms of noise pollution, traffic congestion as well as a general environmental degradation of the beautiful area that is proposed for the site. In fact I am at a loss to understand why you would even consider that site to be appropriate for the aforementioned Theme Park! If I had known in advance that this Theme Park was being considered I would never have purchased my block of land and I am feeling very stressed and upset at the thought of it!</p> <p><u>Addendum to Submission:</u> Further my last submission I have looked at Google Earth and note that my new dwelling is only 400 meters away, as the crow flies, from the proposed “Thrills and Spills” Adventure park. Therefore due to the fact that it would severely impact my quality of life due to noise and light pollution as well as traffic congestion and a general degradation of amenity and environment, I would like to register that I strongly object to the development of the proposed Adventure Park.</p> <p>I was never informed about this proposed development before I purchased my block and it should have been advertised more widely and information put out to the community to get feedback a long time ago. I am not against An Adventure Park in principle but there are far better sites to have one than in the middle of a residential area which would cause extreme downward economic impact on residential properties in the area as well as environmental and lifestyle degradation.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise, traffic/parking and light pollution.
<p>S22</p>	<p>Details Omitted as Per Council Policy</p> <p>Submitter does not live in the near vicinity of the subject site.</p>	<p>We write in support of the above petition that opposes planning permission to be granted for an Adventure Park.</p> <p>Our grounds are... the potential traffic/noise impacts on local roads.</p> <p>Our house is some 100m from Mt.Shadforth and Hardy roads. Presently we can both hear (and see) traffic on these roads.</p> <p>Given that the Application (apparently) quotes a potential increase to a</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise and traffic.

		<p>150,000 attendance per annum and within a 46 week/7 day period; then this equates to 465 persons a day. Assuming some 4 persons/vehicle = 116 vehicles daily.</p> <p>Furthermore there are night time activities envisaged.</p>	
S23	<p>Details Omitted as Per Council Policy</p> <p>Submitter is a nearby landowner (within 500m of the subject site).</p>	<p>As a property owner nearby I am hereby registering my objections to the Adventure Park on the following grounds:</p> <p>Noise</p> <p>Traffic levels</p> <p>Lights</p> <p>Degradation</p> <p>Loss of Amenity</p>	<ul style="list-style-type: none"> Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise, traffic/parking and light pollution.
S24	<p>Details Omitted as Per Council Policy</p> <p>Submitter lives adjacent to Mount Shadforth Road, more than 1km from the subject site.</p>	<p>We would like to write in support of the Adventure Park which is proposed on rural land belonging to Castelli Estate on Mount Shadforth Road</p> <p>We believe that it would be a wonderful addition to Denmark for both locals and tourists alike, providing a range of exciting activities on a large parcel of rural zoned land situated away from the town centre.</p> <p>Mount Shadforth Road is a tourist drive and already provides excellent access to a number of tourist venues. The newly opened Castelli Estate Brasserie is a case in point; highly successful with good visitor numbers, on a road designed to be used for tourists and locals. Surely it is no different than Scotsdale Road, which has an ever increasing number of businesses opening.</p> <p>We were asked to sign a petition against a Fairground opening, with flashing lights, loud noise etc, open all hours, but we don't believe that this is what is intended, knowing how similar operations are run in Europe and the Eastern States. And the Park will be run by 2 local ladies who have a proven track record running successful, environmentally friendly businesses, based on strong family and community values.</p> <p>The Park would have a low impact on the environment, and be located on a large parcel of rural land which is already well set up with current infrastructure and businesses that are a credit to beautiful Denmark.</p>	<ul style="list-style-type: none"> Noted.
S25	<p>Details Omitted as Per Council Policy.</p> <p>Submitter is a nearby landowner (within 200m of the subject site).</p>	<p>We have lived at [details omitted by officer] for the last five years, having moved here from Kalgoorlie. We chose the community of Denmark and this location for the following reasons:</p> <p>Beautiful natural bush land with rural aspects</p> <p>Quiet confines with plenty of visiting fauna</p> <p>Mainly retired neighbours looking for the quiet life</p> <p>Fairly close to the village of Denmark with easy access</p>	<ul style="list-style-type: none"> The standard of the application is considered by Shire staff as satisfactory in order to assess the proposal. It is noted that a site plan and a floor plan of the café has been provided as part of the documentation. Refer 'Policy' section of the report for an assessment against the Rural Settlement Strategy.

We both love it here and are very happy with our choice. The community and neighbours are the best we have ever had.

To be informed by one of our neighbours that an Adventure Park is being proposed on the Castelli Estate was very distressing and quite disturbing. All of our neighbours are very upset at this proposal and rightly so. Not only will the environs be disrupted but our current lifestyle will be lost.

No doubt you would have read many submissions outlining the loss of amenity, increased noise levels, increased traffic and lack of available parking. I agree with all of these and more.

My objection to this proposal is based upon the lack of detail and omissions within, that the applicants have not supplied or addressed

Let us start with the basics

A planning application of any sorts requires the following (Denmark shire website)

Two (2) copies of plans, noting they should be drawn to scale (1:100; 1:200 is preferable) and no larger than A3

Site Plan

Lot boundaries

Easements (if applicable)

Contours

Location of existing (if any) and proposed buildings on-site, including setbacks to boundaries and between buildings

Location of existing (if any) and proposed car parking areas, including driveway(s) and crossover(s)

Location of existing (if any) and proposed landscaping areas

Location of effluent disposal system(s) on-site (if unsewered)

Finished floor levels of development

Floor Plan

Elevations (including showing relativity to existing natural ground level and proposed ground level (if altering))

Accompanying letter explaining the proposal/nature of the application

No site plan has been supplied for review by affected neighbours for this application so one can only assume that it does not exist.

No proposed buildings have any floor plans or elevation drawings

No ablution blocks have any sewerage designs, or layouts

No proposed drainage system for run off from hard stand areas (car parks, kiosks, roads)

For this application to be sent out to residents for review astounds me as it does not even meet the basic requirements. If the applicant and/or planning sent it out to test the waters then the tsunami of objections would be evident enough that this proposal is flawed.

A proposal of this nature with major tourism benefits and potential for further development should have been supplied with the following

- A professional business plan
- Proposed site plan
- Site survey drawings
- Environmental impact assessment outlining
 - Noise levels
 - Drainage
 - Flora and fauna survey
 - Light spill
 - OHS statement and procedures

I could go on, but I think you get my point that this proposal is very substandard and should not have been accepted by the planning department.

The Denmark Shire TPS3 policy No. 29 "RURAL SETTLEMENT STRATEGY" adopted on 23/3/1999 outlines the shires objectives for the land designated as "rural".

In particular, I draw your attention to the following passages from the policy

General policy statements

(b) Council may require management plans to accompany development applications.

These plans may be required to address issues such as soil erosion, protection of vegetation, clearing and revegetation, buffers around waterways, nutrient export to waterways, landscape, visual amenity, spread of dieback and bush fire safety

Visual impact

Of extreme importance to Council is the potential visual impact any proposed development may have on the scenic qualities of the district. This is evident in the Objectives of this Rural

Settlement Strategy and any proposals for development or zoning amendments particularly on the key strategic tourist routes, will be considered in the light of their visual impact.

Sea containers and giant orbs rolling down hills are not very attractive visuals

		<p>Tourist Nodes <i>Applications will be considered generally in the form of two categories – low impact or high impact. Council will determine which category a proposal falls into based on matters such as the land area require, the potential for conflict with surrounding land uses, impact on services and the amount of capital investment required. High impact proposals are generally determined on traffic impact, scale and design and will only be favoured in the identified tourist nodes or the nodal rural settlements with specific tourist zoning. Low impact proposals include facilities such as small chalet developments and bed and breakfast accommodation and these may be considered over the entire Shire.</i></p> <p>Policy Area 6 Scotsdale Brook Catchment (proposed site is with in the defined boundary) <i>The predominant management issues are protection of landscape, rural character, waterways, eutrophication, over-clearing, water quality and potential salinity, retention of remnant vegetation, nutrient export to waterways and wetlands, fire risk and protection and use of prime horticultural land.</i></p> <p><i>6.3.1 To conserve the potential of the area to support horticulture on capable land and in such a manner that it will not further exacerbate problems identified in the above management issues.</i></p> <p><i>6.4.1 Council will not support proposals unless they adequately address the management issues.</i></p> <p>These are the current policies that are in effect and should be used to assess any proposal within the zoning.</p> <p>I trust that my council will use its powers to reject this application on the basis that it does not meet the outlined requirements.</p> <p>I thank you for your time in reading this submission and trust that you will act accordingly</p>	
S26	<p>Details Omitted as Per Council Policy.</p> <p>Submitter is a nearby landowner (within 200m of the subject site). Same property address as S25.</p>	<p>My Husband and I have been resident land owners at [details omitted by officer] since October 2009.</p> <p>We decided to call Denmark home after extensive research of small towns in the SW of WA. We had a wish list and Denmark ticked all the boxes on that list.</p> <p>Then we saw our dream home.....and the rest is history.</p> <p>We have come to love the quiet, a quiet so peaceful that we will do whatever we can not to lose it.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity • The proposed sea containers are “off the shelf” fitted out for café/toilet purposes. Should the development be approved it is recommended that a condition be imposed that requires colour details to be provided for approval prior to a Building Permit being issued. The structures are located on the site so as to not be visually obtrusive.

	<p>We love that we live out of town and know when a 'visitor's' car is in our street.</p> <p>We love that we are doing our best to be self-sufficient and we plant and prune with care and forethought.</p> <p>Our valley, as we have come to call it has unique acoustic qualities and we hear all sorts of things i.e. saxophone practice at 7:30am; a generator running somewhere along Redman Rd and reversing beeps on building equipment somewhere on Peace Street.</p> <p>When we purchased our property, the real estate agent was very clear about what was allowed and what was not appropriate in our sub-division to ensure that the rural nature of this zone was maintained, because we are in a Denmark Shire designated rural/semi-rural zone.</p> <p>On my side of McNabb Road, we are not allowed to erect fences as it will impede the natural passage of the native animals.....on the other side of McNabb, high fences will be installed, internally as well as externally, even though they are not mentioned on the proposal.</p> <p>On my side of McNabb Road we are not allowed to cut down trees, even if they are not local natives, we can prune and tidy them, but they must remain on the property.....on the other side of McNabb Road, beautiful, healthy trees will have to be removed and again the fact that this will happen doesn't seem to be important enough to mention in the proposal.</p> <p>On my side of McNabb Road we have to have the colour of our house roof a very specific shade of green so that the building blends into the rural landscape.....on the other side of McNabb Road they are going to construct using sea containers. They certainly won't blend into the environment. Sublimely, sea containers say 'temporary' in a very loud voice.</p> <p>I too, run my part of our business from my office at home. I am on call to my staff and our clients all day every day and it is as normal for me to be in the office on weekend as it is on any week day.</p> <p>I find it interesting that the proposal states that the noise level will be half the noise at Denmark Primary School at lunchtime. Lunchtime is an hour maximum, supervised and happens 5 days out of 7; 39 weeks of the year.....we will be listening to the noise all day, every day for 42 weeks of the year. There is no justifiable comparison to be made.</p> <p>A complete impact study by the Environmental Protection Authority needs to be undertaken before any decisions can be considered.</p>	<ul style="list-style-type: none">• It is not considered that the proposal would negatively impact businesses in town as the proposal offers a tourist service that complements the existing tourist businesses in the immediate locality and the Denmark CBD (noting the site is only 3 kilometres from the Denmark CBD).• There is adequate room on the property to locate an effluent disposal system.
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		<p>The proposal states that Denmark has 100% occupancy in January, if true, that tells me two things.</p> <ol style="list-style-type: none"> 1. People come here to swim, surf, fish, bush-walk, bird watch, cycle, explore, maybe even relax. An Adventure Park isn't perhaps what Denmark tourists want? 2. People will come from surrounding areas in their cars, drive up Mt Shadforth Rd, max out their credit card at the gate of the Adventure Park, spend the day getting full value for their dollar. Drive back down Mount Shadforth in the evening and head out of town saying "OK we've done Denmark where to tomorrow?"..... and all the shop owners and café owners on Strickland St and South Coast Hwy will be waving good-bye to the backs of these cars with tears in their eyes. <p>We are not averse to the Adventure Park per se: it is the location that is the problem. So I thought OK, in a previous life I was a cartographer, I will have a look at the ortho-photo plan in the proposal and work out what criteria makes Castelli Estate location work.....</p> <p>There are no contours marked on the plan! Surely that is a prerequisite for lodging a proposal?</p> <p>AND the scale.....0.019m:3.7m....., what kind of a scale is that? I googled it and for the first time ever on Google I got only one hit; guess what it was? Yes it was the proposal for the Adventure Park. They have invented a totally unique scale. The only one of its kind in the world. Not very standard at all! Here I am trying to help these people achieve success and still there is not enough information.</p> <p>I am a little loathe to end on this next problem, but..... 50,000 people per year means constructing a huge septic system (not in the proposal) and I think it will have to be located below the dam (which incidentally will also need to be fenced) which puts it close to Redman Road and the runoff along it. Environmentally that is a disaster waiting to happen.</p> <p>Please reject this Adventure Park proposal at <u>Part of No. 380 (Lot 343) Mt Shadforth Road and No. 75 (Lot 344) NcNabb Road, Shadforth</u> as the location is unsuitable and the proposal is sub-standard and suggest to Ms Monaghan and Ms Matek that they resubmit an acceptable proposal and find a different location.</p>	
S27	<p>Details Omitted as Per Council Policy</p> <p>Submitter does not live in the near vicinity to the</p>	<p>I have read the <i>Application for Planning Consent for the Denmark Thrills and Spills Adventure Park</i> and wish to take the opportunity to register a strong objection to the proposal.</p> <p>A development of this kind will potentially have an effect on everyone who lives in Denmark and it is therefore essential that everyone has the</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise, traffic and light pollution.

	subject site.	<p>opportunity to comment and have their views considered.</p> <p>In my view the decision the Council takes on this proposal will be critical for the future of Denmark. I set out below in bullet-point form the points I wish to make.</p> <ul style="list-style-type: none">• The Park, if approved, could significantly and adversely change the current nature of the town and its environs.• Many people have chosen to live in Denmark, and many more choose to visit each year, because the town has a quiet charm, the environment is beautiful, and the area is low-key and peaceful. Being in Denmark, whether as a resident or visitor is entirely different from living in a town or in the suburbs, and residents and visitors alike greatly value that difference.• Denmark's existing attractions, such as wineries and art galleries, sit comfortably –and quietly –within the environment, and are a good fit with it. At present the tourists who come to Denmark are mainly attracted by the ocean, forest, wineries, birdlife and animals, and peace and quiet. And I believe that residents generally accept that for some of the year they must share the area with tourists who also love what Denmark has to offer.• There must surely be limits on the nature of additional tourist attractions if we are to avoid ruining or reducing Denmark's beauty. I believe the emphasis for future tourism developments should remain on natural beauty and attractions which blend in and are compatible with our beautiful, peaceful environment.• The proposed Thrills and Spills Park would, in my view, be entirely at odds with what Denmark is all about. It would bring pollution of many kinds (e.g. noise, traffic, light, litter) to a lovely, peaceful residential area of the town.• The proposal is clearly aimed <i>primarily</i> at making money from non-resident visitors. It purports to be of potential benefit to residents and to the town, but I believe most residents would prefer to preserve the unique character of their environment rather than have this kind of tourism on their doorstep.• We can only hope to preserve the enviable Denmark way of life for residents and tourists if Council is vigilant about the kind of developments allowed in the town and its environs.• I believe this proposal is a major threat to Denmark's current character. While I have nothing against Adventure Parks in the right place, Denmark is most definitely the wrong place. Adventure Parks which will by their very nature be noisy should be situated well away from areas of unspoilt natural beauty. An Adventure Park of this kind would be fine in the right location near a big town; it would be jarringly unsuitable in this quiet, largely unspoilt village.	
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- Quite apart from the fact that I believe that the development is entirely inappropriate for Denmark, I feel enormous concern for the rights of those residents whose lifestyles would be irredeemably changed if this development goes ahead. It would be extremely unjust if a development intended primarily for the benefit of the owners and tourists should adversely affect the lives and livings of residents who are already established in the area, and who, quite reasonably, would have no idea that such a development was possible on the land concerned.
- Finally, I have to say that I am surprised that the proposal has got as far as it has in its current form. It is very broad brush and contains very little detail about issues which are of major importance – e.g. parking, sewerage and water, noise levels. For example, it is clearly inadequate simply to assert that the expected noise levels will be half those of the Denmark Primary School at lunchtime. Surely, if the proposal goes any further, the Shire will require the proponents to submit independent assessments of noise levels based on accurate measurements of peak noise levels at similar facilities in Australia? Much more detail is needed, and I suspect there will be devils in the detail.

As I said earlier, I see this as a critical decision for the Council, and for the future of Denmark. An article about Denmark in the *Financial Times* in February 2007 was headed “Keeping success on the simmer” with a sub-heading of “Weary of changes other towns have suffered, the off-the-beaten track community is ensuring it preserves its character.” The article reported that “the town claims to have learnt lessons in development from the experiences of other country towns, which have sacrificed their rural characters...” Peter Robinson is quoted saying “We haven’t lost a lot of the charm that attracted people here in the first place.” A relatively new resident told the reporter: “I’m a very happy person. There’s no pollution, lots of stars... it’s just another world.” Margaret River was compared adversely with Denmark, with people complaining that “the town is losing its soul.”

Denmark still has charm, character and soul, but as other towns have found to their cost, these qualities are easily lost through inappropriate development. And once lost, they cannot be retrieved. If the wrong planning decisions are made, Denmark could too easily become another town which loses its soul.

I therefore urge the Council to consider carefully what is at stake if this proposal is approved. I trust that good sense and a commitment to the rare unspoilt environment that Denmark currently offers will result in rejection of this proposal.

<p>S28</p>	<p>Details Omitted as Per Council Policy</p> <p>Submitter is a nearby landowner (within 500m of the subject site).</p>	<p>Submission AGAINST the Application for the Denmark Thrills and Spills Adventure Park in Shadforth</p> <p>PREAMBLE</p> <p>Two of the most significant goals of the Denmark Shire Council, clearly explained in The <i>Strategic Community Plan, Denmark 2031</i>, which was adopted by Council on the 22nd October 2013 (Resolution No. 511013), seem to have been totally ignored with regard to the application for the proposed Denmark Thrills and Spills Adventure Park.</p> <p>These goals are:</p> <p><i>That the Shire of Denmark monitor all forms of recreational and cultural facilities and services, and take careful account of the level of community support for those in determining the improvements of new facilities to be supported together with their relative contribution to personal and community well-being.</i></p> <p>AND</p> <p><i>That the Shire of Denmark acknowledges the importance of high quality and reliable communication networks, and assists and advocates for the timely growth, capacity and improvement of them.</i></p> <p>The guiding principles (reprinted below) on the workings for the Shire of Denmark have at least been severely compromised:</p> <p>Denmark utilises the following guiding principles (values) on how the organisation works internally and also externally with the community, into the future:</p> <p><i>The Shire of Denmark's guiding values are;</i></p> <p><i>Sustainability</i> <i>Effectiveness</i> <i>Teamwork</i> <i>Transparency</i> <i>Respect</i> <i>Visionary Leadership</i> <i>Honesty & Integrity</i> <i>Creativity</i> <i>Commitment</i> <i>Trust</i></p> <p>In the past 12 months these two goals, and many of the endorsed values, seem to have been ignored with regard to the proposal for the Denmark Thrills and Spills Adventure Park in Shadforth, particularly transparency, respect, trust, effectiveness and visionary leadership.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise, traffic, light pollution and extent of consultation. • The standard of the application is considered by Shire staff as satisfactory in order to assess the proposal.
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After contacting the Department of Planning and Sustainability we were advised, in writing, that the Department had already identified the need to undertake consultation with adjoining and adjacent landowners only. They considered this as fulfilling their obligations regarding the “high quality and reliable communication”; as well as “take(ing) careful account of the level of community reaction”. They implied that their actions might have also been in keeping with those, and other goals outlined in the *Strategic Community Plan*. It has been acknowledged that the Department of Planning and Sustainability “underestimated” community support, yet nothing seems to have been forthcoming from them to suggest that their “underestimation” was being addressed.

THE APPLICATION (for Denmark Thrills and Spills Adventure Park)

General Comment

Despite this application applying to a rural rather than a residential zone, if we compare it to the detail required in an application to build a house in Shadforth this application for the Denmark Thrills and Spills Adventure Park falls short of any meaningful detail about

- the impact on the lifestyle of the surrounding residents, including that which could be caused by the park itself;
- the overall imposition on local residents relating to prolonged opening hours;
- and the effects of artificial lighting and music on the ambience of the locality, with particular focus on (but not limited to) those residences that border this proposed business.

This application is so short on detail that it is 65% to 70% photographs, downloaded pictures and graphics. If we had presented something similar to this to the Department of Planning & Sustainability for building our own house we would have been justifiably laughed out of town.

We asked the Department of Planning & Sustainability for ALL information relating to the application for the proposed Denmark Thrills and Spills Adventure Park and were told the application on the Council website was all there was. We therefore assume that the Google map with a few graphics on it IS the site plan, even though incorrectly scaled. How was this ever considered as complete and acceptable at the time of application?

It is no wonder the Department of Planning & Sustainability “underestimated” the level of interest in this application when only six residences (the number provided to us by the Department of Planning & Sustainability) were consulted.

The whole process defies logic:

- from the acceptance of this quality of application;
- to minimum consultation because “we are only obliged to consult immediate neighbours”;
- to rezoning “rural” to “recreational” by using discretionary powers where one person can decide without consultation
- what is acceptable.

A proposed business, indicating that they expect 50 000 to 150 000 clients per year; implies that it expects to contribute to the economy of existing businesses; and yet not one existing business in Denmark – such as B&B's, hostels, motor inns, caravan parks, etc... appears to have been asked for comment by either the applicants or the Department of Planning & Sustainability.

We did learn something from the application about ziplining, tarzan adventures, funky monkey tree climbing, power drops, bumper soccer, orbng and tubing; yet almost nothing about noise, effects on the amenity of the locality; future development; or the effect on the environment.

Location

The application for the proposed Denmark Thrills and Spills Adventure Park has not one reference to the proposed location. It has been a concerned community group who have disclosed details of this proposal to the wider local community.

Even the so-called Google site “map” did not include anything to specify its location. Surely some effort could have been made to name at least Mt Shadforth Road, Peace Street and McNabb Road. And bewilderingly, this incomplete application for a business was accepted by the Shire CEO and delegated to the Department of Planning and Sustainability for **final** consideration. When has a Google map with a few graphics highlighted onto it, and no location included, been acceptable as a site map?

There are few buildings or structures indicated in this application so our efforts to draw a site map with an assumed application are based on guesswork. This application to the Department of Planning & Sustainability for a Thrills and Spills Adventure Park in Shadforth should never have been accepted as being up to standard as an application. This is a disgrace, particularly when, according to the Department of Planning and Sustainability, at least five months of discussion with the applicants had previously taken place.

Even the most superficial search for information about such adventure parks indicates that they are usually located in areas where there is no negative

impact on surrounding residential areas; and mostly in isolated areas or wilderness.

Research

As rate-paying residents being affected by this development we would certainly expect our employees at the Shire to have informed themselves thoroughly about such a business and at least its local impact, problems experienced by other like ventures in Australia or overseas. This research may have included community involvement, location of such a business, acceptability by surrounding residents, impact on the environment, sustainability and reliability of such a venture.

To what extent has an independent investigation into this type of venture been conducted by the Department of Planning & Sustainability for the Shire of Denmark; especially as this does not fit a common business model (it is certainly not "Private Recreation"), all of which should have been known by you, the decision makers for the Shire in this situation?

Noise

The naivety expressed in this application that the noise will stop at the boundaries is bewildering at best. You do not have to have a physics degree to understand that sound can travel a very long way under certain conditions and in some environments. Shadforth and surrounds is one of those types of environments.

Stand anywhere around the outer perimeter of the apparent site for this proposed Thrills and Spills Adventure Park, and at any time during the day, **now**, there is prolonged silence, with the occasional truck being heard a kilometre or so away, winding its way up Mt Shadforth Road. Uncompromised peace and tranquillity are among the most important reasons the residents of Walnut Grove and Shadforth have bought and built where they have. The applicants for the Thrills and Spills Adventure Park indicate that they intend to be open between 9am to 5pm seven days a week; and by appointment for after-hours events. How late would these "after-hours" events last?

The applicants appear to have been aware that noise is a "major consideration to neighbours because of the statements made in the application: "all things considered . . . noise levels will be kept to a minimum. "...we expect the noise levels to be comparable to half the noise currently made by Denmark primary school (500 students) at lunchtime . . .".And "an extra consideration for noise levels would be to include in our plan to provide low level live music playing on the occasional weekend".

So, whose definition of "occasional" will be used here? How does "live music" dull the potential noise from this business? Are we to believe that live

or recorded music is the limit of the noise when busloads of children arrive for their day out? To think that music of any source is a substitute for the peace and tranquillity that we already have is bordering on the absurd.

Surely, these extraordinary statements by the applicants could not be seriously considered by the Department of Planning & Sustainability with regard to this application for a Thrills and Spills Adventure Park in Shadforth.

To use a comparison to the primary school children at lunch in a controlled environment for a maximum period of an hour a day, five days a week, 40 weeks a year; restricted in the activities in which they can participate; is not realistic, despite the claim it would be “half the noise currently made from the Denmark primary school at lunchtime ...”

For a realistic comparison, the applicants should have made the comparison of noise levels from a carnival day, where the sound can be heard by us over 3 km away. These carnivals occur only once or twice a year under controlled circumstances. With the proposed Thrills and Spills Adventure Park, the noise will be regular and ongoing.

The “all things considered” statement is the sort of fob-off type statement used when there is something that someone does not want to be revealed; or there no idea or understanding of the issues. In this application for a Thrills and Spills Adventure Park there is nothing of significance about noise, other than “just laughter and enjoyment sounds”. And, “... the park is so far from the boundaries sounds are likely to be kept to a minimum for neighbours”. These statements seem to reflect the lack of effort made to address the noise issues with regard this application.

When each bus load of school children arrives for an excursion the first thing will be to get the students assembled to explain what is happening for the day. One of a teacher’s favourite tools for an excursion day is a hand held loud speaker. It won’t be used once; it will be used constantly throughout their stay to move groups from one activity to another, etc. That is the reality of a school excursion. The music will be turned up, because that is what school children demand and enjoy.

Moving 250 people from one activity to another on a regular day, some form of loud speaker (communication) system will be required. This would become more necessary during peak times when very large numbers of people are expected to frequent the proposed Thrills and Spills Adventure Park in Shadforth. Imagine a group of thirteen year olds doing the Power Drop. If you have heard young people enjoying themselves in this type of environment, the noise can be expected to be horrendous.

Local residents do not accept prolonged noise from their neighbours,

therefore why should they accept the levels of noise made by the people in the proposed Thrills and Spills Adventure Park, no matter how much those clients might be enjoying themselves. We **live** in Shadforth. The visitors are transients to the area.

Surely, some research into other such venues in Australia and overseas could have been used as a guide on this matter; keeping in mind that most similar businesses are located in more appropriate areas away from residential living. To repeat, what noise issues have the Department of Planning & Sustainability identified from their own research into similar ventures in Australia and overseas?

Traffic Noise & Road Safety

There is no reference to the potential traffic noise generated by the movement of an extra 50 000 to 150 000 people; mainly up and down Mt Shadforth Road and Peace Street. Is this not seen as part of a business's responsibility to the local community? The traffic noise and traffic movement up and down Mt Shadforth Road and Peace Street can foreseeably generate its own set of potential problems for the Department of Planning & Sustainability, which one would hope they have researched as part of their decision making process.

Practical issues requiring answers before this application for a proposed Thrills and Spills Adventure Park in Shadforth is considered are:

- can Mt Shadforth Road and Peace Street, in their current condition and design, safely cater for an extra fifty thousand vehicles each year?
- What is the likelihood that McNabb Road will or should be partially or fully bituminised,
- and if so, who pays for the works?
- What are the proposed means, if any, by which traffic noise will be minimised for people living along the whole length of Mt Shadforth Road, Peace Street and McNabb Road?

Noisy businesses which are adjacent to residential areas often have a buffer zone around them. What proposals are forthcoming on that matter?

Parking

The proposed carpark is an area of 47m x 8m. A parking bay is about 2m wide and caters for a vehicle about 4m long. So, this carpark could cater for about 26 vehicles. With a maximum of 250 people on activities at any one time; and even by assuming four people in every vehicle, there could be at least 60 vehicles (including staff) requiring a parking space at any one moment.

Where are the extra 30 to 40 vehicles expected to park?

For ten potential peak weeks during the year the number of vehicles could be well and truly over a hundred (given the expected numbers in this application) at any moment during the day.

Are the surrounding roads the expected solution to this problem? This issue was not satisfactorily considered in the application for a proposed Thrills and Spills Adventure Park in Shadforth. Will it be considered by the Department of Planning & Sustainability before a decision is made about this application?

Expanding the Business

What are the likely future activities referred to in this application for a proposed Thrills and Spills Adventure Park? Surely, there must have been something in mind. "As the business grows, and we introduce future attractions..." Will these future attractions include boot camps; morning and evening exercise classes; birthday parties; weddings; other outdoor social or cultural events; etc.. ? It is not unreasonable for local residents to have an expectation of what the whole package might become, since it is being proposed in their own 'backyard'. With some research, and perhaps some consideration for the local residents of Shadforth, proposed future events might have been specified

Accommodation

"Denmark is fully booked in January attracting 108 000 visitors staying at least one night." Where are the other five hundred patrons of the proposed Thrills and Spills Adventure Park per day (on average throughout 46 weeks) expected to stay? Does future development include the construction of some form of accommodation **at this business location**?

Communication with the Communities Surrounding the Proposed Thrills and Spills Adventure Park in Shadforth.

The application for the building of the Thrills and Spills Adventure Park was known by the Planning & Sustainability Department for at least five months. On enquiring about the level of consultation, we were told by the Department of Planning & Sustainability that the consultation process involved the residents of only six properties (we hear from our own enquiries it may have been nine), and they were directly contacted by the Department of Planning & Sustainability. Other residents were initially ignored and it was by their own initiative, and pooling of their information, that knowledge of the proposed Thrills and Spills Adventure Park became widespread.

The standard official line by the Department of Planning & Sustainability is "that we met our required obligation". This sounds like an excuse to ignore the endorsed spirit of the goals of the Council.

Having just obtained a copy of the *Denmark Bulletin 869 – November 6,*

2014 there is an advertisement, paid for and inserted by a concerned community group, proclaiming the proposed Denmark Thrills and Spills Adventure Park. It was not provided by the Department of Planning & Sustainability.

This was the first time that most ratepayers of Denmark heard, other than rumour, about a proposed Denmark Thrills and Spills Adventure Park. It is disgraceful that neither signage on the property concerned, nor advertisement by the Department of Planning & Sustainability was ever considered necessary.

Just by looking at the residential building taking place in our locality, we wonder if the people who applied for a building application after March this year were ever told that an application for a proposed Thrills and Spills Adventure Park was being prepared in their locality. The Department of Planning & Sustainability may not have any "legal" obligation to inform all but the direct neighbours about such projects, but they surely have a community obligation to ensure "*Denmark .. is a leading example of dynamic, connected, caring and cohesive community, in tune with its environment*". (*The Strategic Community Plan, Denmark 2031*).

CONCLUSION

The application for the proposed Thrills and Spills Adventure Park in Shadforth would astound and amuse readers not living in Denmark, as this application for a proposed Thrills and Spills Adventure Park reads like a school project with lots of cut and pasted pictures and drawings.

Unfortunately, as local Shadforth residents we see this skeleton of an application as a possible threat to the peaceful lifestyle we assumed we would always have by building in this area, with our locality and surrounds gazetted for their designated use at the time of purchase.

The proposed change in zoning of the proposed site for a Thrills and Spills Adventure Park in Shadforth from "Rural" to "Private Recreational"; without any consideration for, nor consultation with, the people living in the vicinity; and with **one person** making a discretionary decision, without there being any public consultation with the people living elsewhere in the Denmark community; is not acceptable in a democracy, especially in such a small town. To have just this one thing associated with this application, the Department of Planning & Sustainability should hang their heads in shame. As ratepayers we expect better. In fact, we expect the **best** here in Denmark.

These things considered, we must ask ourselves whether procedural fairness, as expressed by the Shire of Denmark's goals and values, and endorsed by the adoption of the *Strategic Community Plan, Denmark 2031*,

		<p>have been applied with regard to the application for a Denmark Thrills & Spills Park. We don't think so.</p> <p>Community support was never sought; local, personal and community well-being seems to have been ignored; the values of transparency, respect, trust, effectiveness, and visionary leadership, at best, are severely lacking.</p> <p>The application for a proposed Denmark Thrills and Spills Adventure Park in Shadforth</p> <ul style="list-style-type: none"> - has no credibility, - no acceptable justification for its location, - disregards the norms and standards expected of other builders in the greater locality; - and shows a lack of understanding of why the Shadforth community exists in the form it does today. <p>When we already hear of people considering that this proposal may be forcing them to move, it makes you wonder what happened to the rule of common sense.</p> <p>We suggest the proposed Denmark Thrills and Spills Adventure Park be located in an already defined recreational area; or an area where any nuisance to residents is non-existent.</p> <p>Reject this application and let Shadforth return to the peaceful, desirable location that it already is; and allow those wishing adventure and excitement to seek it in a more appropriate place.</p>	
S29	<p>Details Omitted as Per Council Policy</p> <p>Submitter does not live in the near vicinity of the subject site.</p>	<p>Like our friends [details omitted by officer] and I retired to Denmark because of the lifestyle the area offered.</p> <p>The proposed adventure park at Castelli Estate has upset many of our close friends as it would destroy the peaceful rural environment.</p> <p>An area surrounded by high quality, beautiful residential land is not the place for a fun park.</p> <p>We join those who call upon the Council to preserve the amenity of the area and uphold the rights of the nearby landowners by ensuring this planning application is refused.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to amenity issues.
S30	<p>Details Omitted as Per Council Policy</p> <p>Submitter does not live in the near vicinity of the</p>	<p>My submission for the proposed Denmark Thrills and Spills Adventure park. While open to suggestion of such an amenity, I am appalled at the proposed site for the following reasons.</p> <ol style="list-style-type: none"> 1. The proposed placement and the projected number of people attending will alter the present delightful drive up Mt. Shadforth, causing a gross overload of traffic. This also applies to McNabb Road. 2. The impact of the above on the local residents will be horrendous. 	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to noise and traffic.

	subject site.	<p>3. The intrusion of noise for the local people will be totally unexceptable to say nothing of the lights, changing what is a lovely rural area into an industrial site.</p> <p>4. The inevitable devaluation of the local properties will cause much distress, all I think in the name of profit.</p> <p>Surely surely a more appropriate site could be found. One immediately thinks of near the Alpaca Farm, where tourist attractions could coincide. I know that many residents are very concerned and I urge you and your fellow councillors to reject the plans as they stand.</p>	
S31	<p>Details Omitted as Per Council Policy</p> <p>Submitter does not live in the near vicinity of the subject site.</p>	<p>We are very concerned at this proposal, for the reasons as below.....</p> <p>1.....In our opinion the shire did not advertise this proposal, to the extent that it should have. Nearly every person in Denmark and surrounds, will be affected in one way or another, even if only by traffic flow. To only advise a few residents, is totally unsatisfactory.</p> <p>2.....The application, as shown on your website, is a joke and should never have been accepted, as a serious proposal. It is totally lacking in detail and makes many claims, not backed up by supporting data.</p> <p>3.....We actually have no objection to this sort of park. However this is not the site for it. We would suggest that a park such as this should be at least 10 km, from town and at least 1 km from the nearest housing.</p> <p>4.....This proposal will cause major traffic problems, both in Denmark town and on Mt Shadforth road. Why do we want an extra 50,000 to 150,000 people a year in town, when we, as local residents, can often find no parking space in town now !! As per item 3, this park should be well away from town.</p> <p>5.....As I am sure you know, noise travels a long way, in the hills and valleys of Denmark. If you think that you can operate this sort of park, without a great deal of screaming and shouting, to say nothing of load music, you clearly have not thought this through very well. There are a great many houses and blocks within about 1 km of this proposal, all of whom will be affected by this issue. We live in one of them. We did not come to Denmark to have to put up with noisy adventure parks, we came here for a quiet country life, as did all the people we know.</p> <p>We know how noise travels, as when Castelli Estate have concerts, we don't have to go, as we can hear every word, from our house. At least that is only once a year and we get warning from Castelli. This proposal is 7 days a week 46 weeks a year.</p> <p>These are our main objections, although, there are problem areas that we can see. We feel that these reasons alone should be enough for the Shire to reject this proposal and ask that you do so.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to the extent of consultation, noise and traffic.

<p>S32</p>	<p>Details Omitted as Per Council Policy</p> <p>Submitter is a nearby landowner (within 500m of the subject site).</p>	<p>We live at [details omitted by officer] across the valley from this proposed adventure park.</p> <p>We bought our block in 2004 and constructed our home in 2007-8.</p> <p>There are many conditions on the construction, materials used, keeping of animals, fencing types, building envelopes, colour of cladding, and the list goes on, for this subdivision. All of which we complied with. Over the past few years many of these original conditions have been broken with the tacit approval of Denmark Shire Council as new houses have been built.</p> <p>Don't add to this list by approving the Adventure Park.</p> <p>We live here because we like the environment and the peace that [details omitted by officer] Street enjoys.</p> <p>The proposed development, if it went ahead would destroy what we have, purely for the commercial gain of the developers.</p> <p>We are on the same contour as the proposed development and the noise and light spill in the evenings would effect us.</p> <p>If we wanted to live next to such a development we would have moved to Mandurah or some other such noisy place.</p> <p>The negative affect of such a development would decrease our property value.</p> <p>Please reject the application for the Thrills and Spills Adventure Park, so residents in the surrounding area may continue to enjoy the lifestyle that brought them here in the first place.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise and light pollution.
<p>S33</p>	<p>Details Omitted as Per Council Policy</p> <p>Submitter does not live in the near vicinity of the subject site.</p>	<p>We chose to purchase land and to build in Denmark 16 years ago, specifically because of its unique character. Development and change are to be expected over this period, but the proposed Adventure Park, in its current format and site, is seriously at odds with all that Denmark represents both for tourists and residents. Although my home is not in the immediate vicinity of the proposed site, I am deeply concerned that this proposal has to date not received the careful scrutiny which I would expect from Denmark Shire.</p> <p>The application is simplistic, providing minimal real data to comprehensively</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity/impact on the environment, noise, traffic and light pollution. • Refer comment against Submission 7 in relation to fire safety. • The standard of the application is considered by Shire staff as satisfactory in order to assess the proposal.

address all aspects of the proposed Development. It is therefore difficult to assess in meaningful terms. However, I would like to set down some cogent concerns:

Roads and Traffic

The direct route to the site is via Mount Shadforth Road. This narrow winding road had ditches and steep slopes (noting recently installed cable barriers) all the way up on both sides. There is little potential for passing lanes or future widening. How do the developers/Shire plan to prepare for times of peak traffic? With Mt Shadforth Road being assessed by the Commonwealth for funding to address its black-spot ranking, road safety cannot be over emphasised.

Roads in the immediate vicinity [several of which are unsealed eg. Redman, Turner, Walter) will inevitably carry significantly increased traffic, at increased risk to users and necessarily requiring upgrade/increased maintenance by the Shire.

The planned parking area of 47 x 8 meters is perhaps sufficient for 30 – 35 vehicles. This may accommodate staff + visitors during quiet times, but will be quite inadequate during peak times. The projected volume of people visiting the proposed facility is stated as a target of 150,000 per annum. This needs to be assessed in the same way the Local Planning Strategy (LPS) assesses long term planning.

Fire Safety

What fire-prevention & fire-fighting strategies will be required by the Shire? Will they be expected, as are other residents in the immediate area, to have enough water for fire-fighting?

Additional Note: adequacy of water available per head for the proposed number of visitors?

The Impact on the Environment

The environmental footprint of the Proposal is significant. Included are clearing of vegetation and removal of mature Karri trees. Degradation of the land, sewage disposal, risk of a bush fire as well as light pollution from night time activities –impacting on both humans and wildlife- are of serious concern. It is well documented that negative impacts from tourism development can gradually destroy the very environmental resources on which it depends. This aspect is worthy of most careful consideration.

Noise

The proposal fails to address the important aspect of noise. Assessment of environmental noise compliance is required and to be set against the Regulatory criteria which applies to a residential area set in rural

		<p>surroundings. Scientific data is required from similar establishments and applies to this location.</p> <p>Other Adventure Theme Parks. As a previous resident of Victoria whose erstwhile neighbours now live on the Mornington Peninsula, I am familiar with the Adventure Park situated at Arthur's Seat. I understand that this has been referred to by the Proponents as a suitable template. Arthur's Seat bears no resemblance whatsoever to the proposed Denmark site – in regard to terrain, demographics or access to services like water, power and suitable roads.</p> <p>Adequacy of Application This application is crucially lacking in planning and relevant detail expected from a serious business proposal. Given the enormous financial outlay a venture such as this requires, it is hard to reconcile the lack of detail provided by the proponents (including the specific requirements for Denmark Planning.</p> <p>IN CONCLUSION I am appreciative of the opportunity to make a submission. I would request that council rigorously assess this proposal and exercise its discretion in not allowing this Adventure Park to proceed at this site.</p>	
S34	<p>Details Omitted as Per Council Policy</p> <p>Submitter is a nearby landowner (within 1km of the subject site).</p>	<p>We are very disappointed not being informed of this proposal from the Shire of Denmark and only being told by neighbours.</p> <ul style="list-style-type: none"> • Planning consent of this “Adventure Park” directly on the township boundary will have a negative impact on neighbouring houses and the community of Denmark. • Furthermore it would sounds of the nature, for the people currently enjoyed living here, it would be totally out of character for the area. • The noise from this “Adventure Park” especially with Music, Revving of cars and Loud voices will carry over the valley so this is a big concern for everybody living within close distance of this “Adventure Park”. There was a Music concert at Castelli held last year it was extremely loud here in [details omitted by officer], we certainly wouldn't like to put up with something like this on an ongoing basis. • A project like this, will also impact on our beautiful Flora and Fauna. Every year at Christmas and Easter time many of our native animals get killed by drunken Hoons casing and killing Kangaroos and other animals with their cars. I t is very distressing; we certainly wouldn't like to see even more of that to happen. • Amount of traffic passing our naturally quiet and clean environment with noise and fume pollution given the amount of people stated in the application. • Traffic of this proportion will be a huge issue on Mt Shadforth, McNabb 	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise and traffic.

		<p>Rds, Peace St, and Tomkin Drive not to mention Strickland Street etc etc... Who is going to pay for extra road maintenance to carry this traffic?</p> <p>It is only common sense, an “Adventure Park” should not be built close to town; it belongs further out of town where it will not impact on neighbouring houses and the community.</p> <p>It is definitely <u>not acceptable</u> for this location,</p> <p>Would you like to live next to something like this?</p> <p>We came here to Denmark to live 8 years ago, after spending many holidays here for the pristine, clean and peaceful lifestyle which is Denmark’s character.</p> <p>Quote: Denmark planning strategy (2011). The Council sees its overall vision as providing for “A harmonious community and a great environment in which to live” Unquote.</p> <p>• In refusing this application, this harmonious environment will remain.</p>	
S35	<p>Details Omitted as Per Council Policy</p> <p>Submitter does not live in the near vicinity of the subject site.</p>	<p>We welcome the opportunity to make a submission to Council regarding the above planning application and note the extensive commentary that the proposal has generated in the local press.</p> <p>Firstly, we need to state that we are not against the <u>concept</u> of such an Adventure Park as an addition to the visitor attractions in Denmark. The proposed activities appear to us to be consistent with the community’s desire to advance tourism as a business while retaining the unique spirit of</p> <p>Denmark as an outdoor, family friendly and environmentally sensitive vacation destination.</p> <p>However, with the respect to the details of the proposal, we have a number of significant concerns summarised as follows:</p> <ol style="list-style-type: none"> 1. The Shire planning process is seriously flawed if local residents are only informed at very short notice of a potentially major development (30000-150000 visitors per annum) on their doorstep. We understand that nearby residents and businesses were given only two weeks’ notice to respond to the proposal in October, despite the submission having been lodged in May. 2. To suggest that a development on this scale and in the proposed location would have minimal community impact is erroneous. Surely, it was obvious that concerns would extend well beyond local property owners and that the potential for annual visitor numbers to this one 	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to extent of community consultation, visual amenity, noise, traffic and light pollution. • The current proposal does not seek to provide for alcohol consumption on-site. Should the operator wish to sell alcohol on-site, this would be subject to Shire and Department of Racing, Gaming & Liquor approval – noting that the Department’s approval generally requires public advertising. It should be noted that any BYO arrangement is exempt from approval by the Department of Racing, Gaming & Liquor.

attraction to exceed the total current visitor numbers to the whole of Denmark would be an issue of concern to the whole community?

3. The lack of community consultation, failure to consider that such a project has impacts well beyond the local area and, initially at least as we understand it, the lack of Council involvement, is wholly inconsistent with the Shire's draft proposed Community Engagement Framework.

While as noted we agree with the Adventure Park concept, we share the concerns of local residents and the community as a whole, as to long list of negative impacts that could arise.

1. Noise, light and visual intrusion into the lives of local residents who tend to live on relatively large, high value properties with the expectation of a peaceful existence close to nature.
2. Hugely increased traffic on Mount Shadforth Road between the town and the proposed venue with attendant risks to road safety, particularly at intersections.
3. The proposal fails to define noise thresholds other than in comments such as 'keeping noise levels to a minimum'. To compare it to the happy lunchtime laughter at a primary school is simply facetious. It is reasonable to expect that potential noise levels, including outdoor musical events, would be studied in detail and the results provided to Council such that adequate controls could be imposed.
4. Similarly, increased road traffic and its impact on safety and environmental impact is poorly defined in the proposal. With speculative visitor numbers ranging from 30000 to 150000 per annum, there is huge scope for error in assessing impact. We would also note that attendance numbers at an attraction of this type targeting families and children will inevitably be skewed a) towards the summer months and b) more specifically to school holiday periods when the impacts could be extreme.
5. While noting the possibility of future expansions and out of hours use of the facility, the proposal is very unclear as to the extent of these and the additional impact, such as additional noise (will the venue be licensed to sell alcohol?) and light.

In conclusion, we would support the development of an Adventure Park of the type proposed in the Denmark area, but not at the proposed venue, which we feel is too close to residents and businesses on adjacent roads and raises far too many safety and community concerns. Essentially it is the right project in the wrong place and would be better located further from Denmark.

Thank you for the opportunity to comment and we hope that Council takes note of concerns expressed by those such as ourselves who want to see Denmark thrive economically but do not want residents to suffer because of over- or inappropriate development.

<p>S36</p>	<p>Details Omitted as Per Council Policy</p> <p>Submitter is a nearby landowner (within 500m of the subject site).</p>	<p>Preamble</p> <p>We are (details omitted by officer) now resident in Shadforth for almost five and a half years.</p> <p>During our time we here we have become active community members involved in sporting clubs, community groups and creative pursuits, particularly in the field of music for the older generation of Denmark. We initiated an Afternoon Tea Dance/Singalong from which Vintage Choir was formed. Vintage Choir contributes to many community functions including Official Shire Functions such as Australia Day, along with functions organised by the Arts Council. I could expand upon other personal contributions, but suffice to say we have willingly engaged in enriching Denmark in what ever way we can. This is because we greatly value Denmark and all it has given us.</p> <p>You can perhaps imagine my disappointment and disgust when I became aware of the above mentioned proposal. The word stealth came to mind. Since then I have been privy to many of the submissions of objection to this proposal and I am fully support of the concerns expressed therein (other than any inferences that Denmark and such Adventure Parks are compatible))</p> <p>One of my main concerns is, that with discretionary powers in place, our appointed council could allow complacency to override wisdom in its final determination.</p> <p>Without doubt this proposal has the potential to undermine all that Denmark Council purports to offer to its community in its Mission Statement and Strategic Plan, viz:</p> <p><i>Harmonious community and a great environment in which to live.</i></p> <p>Many of Denmark's residents have lived here, in what could be seen as a cloistered environment, for many years and are not fully aware of how rapidly change can occur ... and not always for the better. Often such changes are result of poor decision making at a bureaucratic level.</p> <p>Let me explain my point to help to avoid complacency.</p> <p>Some years ago after moving to Perth from Bunbury, we were fortunate enough to find a home close to the city, in a community of many older ex Homeswest residences tastefully renovated, which provided a safe, quiet and secure home for our family.</p> <p>This fulfilled our family's needs perfectly for many years until Homeswest</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise, traffic, light pollution and extent of consultation.
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which, with no concern for the demographics of the area,(a balanced mix of retirees and young families) pursued a policy of medium density housing. A number of unit developments were randomly constructed, unfortunately for us along with many of our neighbours, infiltrating our community.

A series of revolving door dysfunctional tenancies followed; drug addicts, dysfunctional aboriginal families, itinerant single mothers .. bringing with them a raft of antisocial behaviours . The lifestyle of the local community was completely degraded... Break-ins, burglaries, car theft, foul language, intimidation, street drinking, all night parties, graffiti on houses, fences and nearby recreational areas. The list goes on.

Our home took on the appearance of a fortress: heavy gates firmly padlocked, security screens on all windows, security lights and alarm systems, and police emergency numbers always in view. We lived in a cage. Even while working in our gardens, we had to ensure that the house was completely secured with the alarm set.

This situation would be unimaginable for the majority of Denmark's long-term residents. Without have suffered similar experiences this could easily shrugged off as scaremongering. But such things do happen and happen very quickly.

This Thrills and Spills Proposal arouses the threat of our Perth experience, not just to local Shadforth residents, but also for the Denmark townsite and the wider community.

With this poorly presented proposal I see sufficient parallels which, to my mind, demand a thorough investigation. I have no wish to resume a life style which demands living an a caged house, as is now commonplace in larger towns. Last week while in Perth I revisited my previous community. It has never recovered .. It has become far worse.

This somewhat fluffy proposal assumes that its client base will be local families along with law abiding visitors who will add value to this town. That is a naive assumption that completely disregards the threat of itinerant thrill seekers who will invade the town. Perhaps this is heresay, but it was quoted that the altruistic intention of this proposal was to provide recreational outlets for young people with alcohol and drug problems. Very noble aspirations but not necessarily shared by Denmark residents.

And when the excitement Thrill and Spills wears thin, what else is available in Denmark, particularly towards evening, to keep to satisfy their needs? I foresee a spike in graffiti attack and vandalism around town. Locally, many houses sit very obviously uninhabited for long periods between holiday visits, or when people are away on trips. Perfect targets for aimless and

bored kids wandering the area. Do we have sufficient police presence and security to cope with these eventualities?

As an aside, Peace St has already been targeted by Albany skateboarders on several occasions, in one instance arriving in a mini bus. For several hours they assumed traffic control of Peace St to allow their unauthorized event to continue. As a spin off from this proposal I foresee this type of activity becoming an ongoing major problem given the client base it seeks to attract to the area.

Other More immediate Concerns

I start by quoting Denmark Shire policy

Neighbourhood Noise

Most of us have been disturbed from time to time and there are probably occasions when we have been responsible for causing a disturbance to our neighbours. Advances in technology and a current trend towards smaller block sizes in residential areas have increased the probability of producing noise that may affect others.

*Whilst we are happy to tolerate the **occasional disturbance**, living next door to people who are **regularly noisy** can send our blood pressure soaring and lend to neighbourly feuds and unhappiness. **(my emphases)***

Having endured our Perth experience and knowing how it affected our well being, I see this as a potential community mental health issue. When one's life is so drastically changed by circumstances imposed by others one feels disempowered. As a result, a great deal of anger and resentment overrides daily life and has undeniable negative impact on health.

This is a health issue that cannot be ignored nor taken lightly. With depression being highlighted as a widespread health issue, I foresee a definite risk emerging. For our own well being, we would be compelled to abandon Denmark and in doing so would take with us a deep regret and also a sense of betrayal.

A Research Paper entitled **Noise Pollution: A Modern Plague** serves to substantiate my concerns. ref: <http://www.nonoise.org>

From this I have extracted relevant key points which appear in this thoroughly researched paper.

From the abstract:

- Noise is defined as an unwanted sound.

- Environmental noise pollution is a threat to health and well being
- The potential health effects of noise pollution are numerous, pervasive, persistent and are medically and socially significant
- Noise produces direct and cumulative adverse effects that impair health and degrade residential, social, working and learning environments with corresponding real (economic) and intangible (well being) losses. It interferes with concentration, communication and recreation.
- People have the right to choose the nature of their acoustical environment and it should not be imposed by others.

These thoroughly researched effects of an imposed acoustical environment are part of my personal history. These undeniable consequences are listed as

- Anger
- Disappointment
- Dissatisfaction
- Withdrawal
- Helplessness
- Depression
- Anxiety
- Agitation
- Exhaustion

Lack of personal control over the noise intensifies these effects.

Social and Behavioural effects are identified as complex, subtle and indirect include changes in everyday behaviour such as:

- Closing window and doors to eliminate outside noises
- Avoiding use of personal outdoor amenities (patios, decks, balconies)
- Avoiding pursuits of gardening and outdoor hobbies
- Changes in social behaviours ... entertaining friends, visitors,
- Having to leave one's home to find peaceful havens elsewhere for some momentary respite.
- Changes in mood presenting as anger, withdrawal and depression

This proposal has re-ignited the threat of all I have previously experienced. It completely negates all my reasons for choosing Denmark for our retirement years.

To approve this proposal would be an unconscionable act on the part of Denmark Shire and needs to be examined in a wider context rather than just a transient money grabbing business opportunity.

I cannot make this point strongly enough. This is an issue which has the

potential to destroy the very nature of this town. Once gone, it can never be recovered. The legacy of this current council could well be remembered as that which changed Denmark forever and for all the wrong reasons.

Environmental Issues

Another overriding concern is related to environmental issues, many of which have been addressed in other submissions.

My voice is for the preservation of local wildlife. The projected traffic increase will see death and injuries for the local kangaroo population. This problem already exists as drivers disregard kangaroo warning signs. It can only become worse given the projected traffic build up on the approach roads to the proposed site.

In particular I want to draw attention to birdlife in this area.

During the five and a half years we have lived in Denmark we have converted what was open pastureland into a fully vegetated haven for birds. We have selected plants to attract birds with a specific goal to encourage Blue Wrens. It took three years before they discovered us and now are regular visitors. That will always remain a highlight of our time here. Every morning I am awoken to the call of the Golden Whistler from the nearby karris. Not yet a visitor to our garden, but we remain hopeful.

In addition, we have identified and listed every different species of bird that spends time in our garden. At last count 35 varieties, local birdlife and seasonal visitors have rewarded our efforts. Mostly they seek sanctuary in the solitude and safety of the adjacent Karri forests from where they make regular visits to our garden. That sanctuary will be obliterated by ongoing noise, loud music and light pollution.

In essence this proposal is an Edict of Environmental Vandalism. It confounds me that the proponents (or any other clear thinking person) could be so oblivious to the negative effects on the local birdlife and other environmental fragilities. I object most strongly on this issue ... along with all other common concerns.

Road Safety Issues

This is an area not designed for heavy traffic flow and lots of people. Shadforth Rd has been identified as a hazardous road with safety barriers recently installed. Local residents generally drive appropriately with awareness of kangaroos. In the holiday seasons visitors drive at high speed down hill on a road that has several dangerous bends. Along with the lack of verge areas to avoid collision, accidents are an ever present danger.

Peace Street is even more hazardous. It is heavily populated with

kangaroos where near misses and collision are ongoing threat. From the Highland Park towards town is a series of blind bends on a narrow road bounded by trees. There are no escape verges on either side of the road. As it stands currently, this road should be designated Local Traffic Only and certainly that would be the case if this proposal was approved. Cussons Road presents an extremely dangerous T intersection onto South Coast Highway where traffic approaches the town at high speeds.

With the predicted inflow of visitors for this venture, it is incumbent upon the council, as part of its duty of care, to fully engage with the committee and concerned ratepayers and fully examine all of the access roads to assess the potential risks imposed to this venture.

To quote Council policy:

Roadwise Committee

Our vision is to contribute to a coordinated approach to reduce the amount of road deaths and road related serious injuries in the Shire of Denmark.

Amenity

We love the tranquility of this area and oppose any development that destroys the ambience of this area ... traffic, yelling and screaming, music everyday for all but a couple of weeks of the year. It should be pointed out that the valley acts as a large amphitheatre where normal conversations can be clearly heard from some distance away.

With particular reference to soft music, despite the assurances given, background music is more likely evolve into Boom Box thumping which equates to mental torture. Amplification of this is, in itself, is a Health issue which will need to be constantly monitored.

To summarise my issues let me quote the following from Denmark Shire Strategic Plan

- **Lifestyle**

- While it is a hard concept to define, the character of life in the Shire of Denmark is one that **many residents wish to maintain under all circumstances.** (my emphases)

It can perhaps best be described as 'slow-paced and informal country living', as a **contrast** to a city lifestyle of **action, activity and liveliness.** The stresses of city living are not present in Denmark, in terms of **noise, speed,**

traffic congestion, crime and other characteristics of 21st century life in Australia.

Many residents of Denmark have **specifically relocated to the region to escape these pressures and are keen to maintain this lifestyle**. Most commonly, it is referred to as a 'village lifestyle', although it has also been pointed out that this is a description used by the real estate industry, and that a better description could be 'rural lifestyle'.

In addition, many Denmark residents subscribe to a philosophy of sustainability, that values natural assets and make a deliberate attempt **not to degrade the natural environment by their way of life**.

- **Environment**

That the Shire of Denmark **acknowledge the importance of the natural environment** to the residents of Denmark and the region, **and works with residents** and all relevant agencies to maintain a **high standard of environmental protection and its integration with community life**.

- **Recreation**

That the Shire of Denmark **monitor** all forms of recreational and cultural facilities and services, and take **careful account of the level of community support** for those in determining the improvements or new facilities to be supported together with their relative contribution to **personal and community well being**.

This proposal presents as a pivotal point of decision with the potential to redefine Denmark's future identity and as such it demands deep and incisive scrutiny.

It is my hope that the points we have made will arouse personal imagery, generate insights and tap into individual conscience to determine what Denmark stands to lose, for so little gain.

I trust that careful consideration will be given to our submission of objection.

Attachment 1 as referenced in Submission 11

My wife and I recently were guests at the Mt. Lindsay View B & B and the proprietors there informed us that there is an active proposal to open an Adventure Theme Park in Denmark Shire.

We were on an extended holiday in Australia and we concluded our visit with some time in Western Australia. Together with long-time friends living in Perth, we visited Denmark precisely for what it is today: a wonderful, peaceful, quiet and friendly community hosting some low-key but quality wineries and as a destination for rest and relaxation.

While staying just two nights at the Mt. Lindsay View B & B, we were able to take peaceful walks to enjoy the scenery and the quiet and comfortable surroundings. On one walk alone, we saw an abundance of wild life, and those sightings were quite special to us. All in all, we enjoyed a delightful visit that is one we hope to repeat.

As owners of a retail wine and liquor bottle shop, we enjoyed visiting many of the fine wineries in your area. As a result of those visits, we established a number of relationships that we intend to pursue to, hopefully, be able to import your region's wines for sale in our shop in the U.S.A. For this reason, we view our visit as not only pleasantly relaxing, but potentially highly profitable for both the businesses of the shire and ourselves.

Amusement parks are plentiful. To visit one, it is not necessary to travel extensive distances as we did to visit Denmark. In our mind, an adventure park in Denmark would suggest it to be a place we would not want to visit, rather than the lovely place we sought and did visit.

A theme park is not on our list of desired destinations, and if one were to open in Denmark we would probably forever cross Denmark off our list of places we'd like to revisit. We strongly encourage you to reject the proposal to have Denmark join the crass excesses of other locales that have been seduced by the large entertainment corporations, instead electing to retain that which makes Denmark special and attractive to visitors such as ourselves.

If we can provide any additional information, please feel free to contact us.

Attachment 2 as referenced in Submission 11

As frequent visitors to Denmark, Pam and I would like to add our voices to those opposed to this development. For the past twelve years or more, we have been coming to Denmark, sometimes more than once in a year, for a break away from the hustle and bustle. On several of these occasions we have brought with us overseas visitors, and friends from Perth. Without exception they all comment on the beautiful scenery, and the peace and tranquillity that Denmark and especially your wonderful B & B offers. To lose any of this would be a tragedy.

The areas adjacent to this proposal are predominantly residential on large blocks to take advantage of the rural lifestyle that the area offers. We are astonished at the temerity of the proposers in suggesting that the lifestyle of these residents would not be degraded by such a development.

As you point out, noise will be a major factor. Before I retired I ran a business not far from Bibra Lake and often passed Adventure World. The volume of "happy" screams from the children and young adults was palpable. And as to the ability for noise to carry on the wind; we presently live in Ravenswood, about 1.5 kilometres from the Ravenswood Hotel as the Crow flies. When the wind is in the right direction, we can enjoy (I use the term loosely), the Saturday night entertainment from our front garden!

We agree there are possible safety issues that could result due to increased traffic on Mt. Shadforth Road, especially as this extra traffic is unlikely to be evenly spread throughout the day, but would be mostly channelled into just a few hours near opening and closing. But I would like to add another issue regarding safety that I would consider of upmost importance. In the mid 1960's, at a time when the felling of timber was carried out by men with chain saws, I worked in the timber industry at Shannon Mill between Manjimup and Walpole. To the timber fellers, the Karri tree was known as "the widow maker" for its propensity to drop limbs without warning. Surely this would make Karri's unsuitable trees for such activities as Zip Lines. I do not need to spell out the repercussions of someone being seriously injured or even killed, were such a thing to happen in the adventure park. Any such tragedy would reflect on Denmark as a whole, and not just the adventure park.

We support the concept of an adventure park in the district, providing it can be placed in an area where there is no negative impact on the lives and businesses of others, and provided it can be operated in a manner that prioritises safety. Indeed, at 71, I might have a go myself, as long as at the end of the day, I can return to the peace and quiet of your B & B!!.

Attachment 3 as referenced in Submission 11

With reference to the above planned attraction we believe that this will be greatly unsuitable in this area. We are upset and disagree with the proposals for several reasons. Having stayed at Mt Lindesay View Bed and Breakfast on several occasions we are able to justify our alarm and concerns:

- 1) Having the theme park would most certainly destroy the natural and outstanding beauty of the area. The landscape would be ruined and would not have the appeal in the future for visiting or residing there.
- 2) I would be very concerned regarding the safety in the area with large numbers of people who would be employed and the visitors who would frequent the park. Also the traffic would be increased significantly. We choose to visit because of the solitude.
- 3) The noise level would be horrific, loud music, screaming, shouting etc would most certainly disrupt the peace and tranquillity of Denmark and its quaint town.
- 4) Crime levels would no doubt increase and the security of residents' assets and homes and businesses would be affected.
- 5) We are members of The National Trust in the UK and we have seen first-hand how examples of these developments being very easy to create but the splendour is lost and cannot be regained. This has been detrimental in a great decline in the surrounding area.
- 6) We know from personal experience the number of return visitors who are drawn to Mt Lindesay View B&B, because of its location, wildlife and natural beauty. We cannot envisage this continuing, resulting in the demise of this and other local businesses, livelihood and wildlife.

Whilst developments such as these may be suitable in some remote parts, with the current attractions already around Denmark and the surrounding area for example The Treetop Walk, a theme park seems unnecessary and we strongly object to the plan.

In support of Mr and Mrs Feld who own and run a Bed and Breakfast at 6 McNabb Road, Denmark we wish to make our thoughts known in regards to how the above proposal will impact on both their business and the Environment and also to those residents of the surrounding areas. Future clients will not enjoy the peace and quiet that they have enjoyed for so many years.

We also are land owners in Denmark and soon to be a resident and we are highly opposed to such an Adventure Park to be built in such an area that will cause problems with noise, traffic and disrupt the wild life and birds that are seen at the Mt Lindesay Bed & Breakfast and surrounding areas. Not all tourists are drawn to a noisy Adventure Park and they expect to enjoy the quiet and beautiful aspect of what Denmark is known for. **That is the reason we chose Denmark to build our home.**

We have been clients of Mr and Mrs Feld until we purchased our property and it was the quiet, serene nature of Denmark that caused us to purchase land and build.

We note the 9 points that Mr and Mrs Feld have put forward to oppose the proposed Denmark Thrills and Spills Adventure Park and each one shows how badly it will impact in this quiet Village of Denmark.

We refer to point 9 of Mr and Mrs Feld's submission and do agree that it should not be built in such close proximity to the Village of Denmark among residential and life style.

We do agree "Great concept but wrong development site".

In our summing up our support letter we ask that council do not allow this proposed Adventure Park in any form on the property – Part of No 380 (Lot 343) Mount Shadforth Road and No 75 (Lot 344) McNabb Road.

Attachment 5 as referenced in Submission 11

When I first heard of this proposal I was horrified !
I have been going to the Mount Lindesayview B&B for 13 years.
I stay there because it is such a beautiful place. Part of the attraction is that many birds and animals can be seen there. They require a special, unspoiled habitat.
The Karri trees are magnificent – I call them “The Cathedral of the South”.
The peace and quiet and serenity of the surroundings cannot be bought.

Denmark is a special place, not just a “Tidy Town”.
Early on Saturday morning, 11th October I was in the town.
One of the council workers was watering and feeding the poppies.
They were such a lovely picture .
I commented to him that “The regiment would be proud”.
As a Veteran of Vietnam and of the 4th Royal Australian Regiment, I well know the significance of the poppies.

Now back to the Adventure Park proposal:
Ron and Debbie Feld, the proprietors of the four and a half star Mount Lindesayview B&B, are meticulous in their preparation and presentation for their guests.
They share their love of Denmark and surrounds with their guests, and make every effort to create a satisfying holiday for them.
They get to know their guests by name, and show interest in where they have been and what they have seen each day

The decision the Council makes will impact on the business of Mount Lindesayview B&B, and on the lifestyle of the nearby residents.

Mount Shadforth Road is too narrow and winding to be a safe road to take all the traffic which an adventure park would generate, necessitating roadworks to ensure safety.
This would further impact on the environment, and be very expensive for the Shire.

As you can read, I am NOT in favour of the proposal for an adventure park at the above-mentioned site.

Attachment 6 as referenced in Submission 11

My husband and I visit Denmark regularly.

We choose to stay at Mount Lindesayview B&B on the corner of Mount Shadforth and McNabb roads.

We have stayed with Ron and Debbie Feld a good many times.

Apart from the obvious attraction of an extremely well-organised, clean, four and a half star B&B with friendly owners, the scenery and surrounds are what brings us back time and again.

Denmark is renowned for its unspoilt forests and village atmosphere.

The reason I enjoy visiting Denmark is because of its tranquil beauty, with river, sea and tall forest trees.

We choose to stay at Mount Lindesayview B&B, because there we can enjoy quiet nights, relaxation and scenic views.

We enjoy seeing birds and kangaroos and we can walk near beautiful trees and pastures, without much traffic danger.

Around town, good food is available from take-away cafes and restaurants

I am so glad that there are, for instance, no McDonalds or Hungry Jacks outlets.

Equally, I have no wish to endure the disruption and noise pollution of an adventure park just over the road from my accommodation.

The forest surrounds have already been depleted by the clearing of a large area of land with entry from McLean Road, which borders Mount Lindesayview B&B property.

This alone will create greater traffic movement and noise on Mount Shadforth and McLean roads.

This is, of course, very close to the area of the proposed Thrills and Spills Adventure Park.

There are surely other possible sites for the Adventure Park where there is clearer and safer access and less impact on existing residents and businesses.

For example, areas along the Albany to Denmark road, thus giving potential to attract visitors from Albany as well as Denmark.

I am not in favour of the proposal to use the above-mentioned site for an adventure park.

I believe the owners of Mount Lindesayview B&B have stated very clearly the reasons why the Shire Council should consider an alternative site for this proposed venture, and I trust the council will agree.

Attachment 7 as referenced in Submission 11

We have had wonderful stays at your Bed & Breakfast in McCabe Road. , Denmark

We strongly oppose the above proposal.

I am sure it would ruin the beauty and tranquility of the Mt Lindsay Bed & Breakfast home.,

Owned by you.

There must be another venue for it further out of town.

Attachment 8 as referenced in Submission 11

Having enjoyed the privilege of growing up in Denmark, and now the joy of returning annually to catch up with old friends I was horrified to learn of the proposed 'adventure park' at McNabb Road. This part of the world is special, and to spoil it with such a park appalls me. There is a large number of wildlife in the area, as well as considerable numbers of native birds, these would be driven out by the noise and traffic. Denmark is very special, and the vineyards, and all the other local industries, such as cheese making, chocolate making, honey etc have enhanced the area, we feel that the above proposed goes against all that.

**ADDENDUM SCHEDULE OF SUBMISSIONS: PROPOSED PRIVATE RECREATION (ADVENTURE PARK) –
PART OF NO.380 (343) MT SHADFORTH ROAD & NO.75 (LOT 344) MCNABB ROAD, SHADFORTH (A1721; A343; 2014/97)**

** NB: Below table represents submissions received from 23 November 2014 – 2 December 2014 (Noon)*

Submission Number	Name & Address	Verbatim Submission	Planning Services Comment
S37	<p>Details omitted as per Council Policy.</p> <p>Submitter is a nearby landowner (within 500m of the subject site).</p>	<p>We agree with all the points made below:</p> <ul style="list-style-type: none"> • noise and light spill • construction, onsite traffic management, signage • traffic impact on Mt Shadforth Rd • added congestion at intersection of South Coast Hwy/Strickland Street/Mt Shadforth Road • overflow traffic to surrounding residential areas, including Millar, Hardy and Peace Streets • after hours 'by appointment' groups, service vehicles, grounds maintenance • waste management and removal, fire plan, security and permitter fencing • staffing numbers, health and safety, accreditation, training and standards • impact on many surrounding small business operators • loss of amenity to surrounding residents • environmental impact, potential for expansion and unspecified events <p>It will also have an impact on all Walnut Grove and Highlands Areas, not only the immediate neighbours.</p> <p>It is definitely the wrong area to have the proposed park.</p> <p>A property away from houses and better road access would be far more suitable.</p> <p>Mt Shadforth supposed to be a scenic drive.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise, traffic and light pollution. • Public liability/safety concerns are the responsibility of the proponent. Refer Attachment 8.1.1c for the Applicants response to the submissions in this regard.
S38	<p>Details omitted as per Council Policy.</p> <p>Submitter does not live in the near vicinity of the subject property.</p>	<p>We are writing to strongly object to the above application for planning consent on the following grounds.</p> <ol style="list-style-type: none"> 1. The proposal has merit but not in the stated location which is adjacent to an established residential area where people bought their homes on the reasonable expectation of quiet and peaceful enjoyment. 2. We are very concerned that if the access to the proposed adventure park is to be via Mt Shadforth Rd, that it is not suitable for coaches or for foot traffic. Moreover it would result in increased traffic noise to the detriment of residents. There have already been several fatalities on this road in the last 7 years. 	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise, traffic, parking and light pollution. • In relation to potential expansion, Planning Services are recommending that if the development is approved that a condition be imposed restricting the activities to those included in the application documentation, with any additional activities to be the subject of specific approval by Council.

		<p>3. We do not believe that Denmark has the infrastructure to cater for the potential increase in the number of visitors, particularly in relation to sewage, water, electricity, medical facilities, police coverage, car parking in the town etc.</p> <p>4. The business proposal on our view greatly downplays the potential noise levels and its effects on local residents. An adventure park by its very nature is designed to create excitement and terror and this will inevitably lead to screaming, shouting and laughter by day and by night.</p> <p>5. The business plan indicates that further development of the adventure park is intended and this would involve the addition of extra activities, rides and other unspecified facilities all of which will inevitably increase noise levels, traffic and infrastructure needs. If Council approved the proposal, which clearly indicates an intention to expand at a later date, then a precedent will have been set for future development applications and this will make it difficult to resist them. We are reminded of the recent proposal relating to Karri Mia which sought to incorporate a large number of residential units in a site that had originally been approved for tourism.</p> <p>6. These sorts of proposals, which are attractive to Council because of the financial benefits to the Shire, inevitably have unforeseen consequences. In this regard we are reminded of the controversial approvals of holiday lets in Weedon Hill which have destroyed the quiet amenity of the area for the many permanent residents. Does Council wish to compound the folly by adding Mt Shadforth to its list of poor decisions?</p> <p>Ratepayers and homeowners have a right to expect that Council would give due weight to their concerns and would deal with large development applications such as this in an open and transparent manner, which does not appear to have been the initial case in this respect.</p>	
39	<p>Details omitted as per Council Policy.</p> <p>Submitter does not live in the near vicinity of the subject property.</p>	<p>I am writing in support of the proposed Adventure Park located at the corner of McNabb & Mt Shadforth Roads.</p> <p>It is my belief that the proposal will be an asset to our community, offering family friendly activities for locals & tourists alike.</p> <p>Having participated in Orbing myself, at a small park much like the one outlined in this proposal, I can speak with some authority regarding noise levels being at a minimum as one of the staff filmed the experience and no sound I made inside the Orb could be heard in the footage, until I was directly in front of the person filming. Even then my shrieks were only heard as faint muffled noise.</p> <p>I have every faith that the proponents, being from families who are already running successful, environmentally friendly businesses within the Denmark community, will keep within Denmark's ethos & keep the communities</p>	<ul style="list-style-type: none"> • Noted

		<p>values in mind when it comes to impact on the environment, & residents.</p> <p>I sincerely hope the Council sees the benefits of the proposal and votes in favour of the Adventure Park.</p>	
40	<p>Details omitted as per Council Policy.</p> <p>Submitter does not live in the near vicinity of the subject property.</p>	<p>It was with considerable surprise I learned of the proposal to install an Adventure Park on the land bordering McNabb Road and Mt Shadforth Road. While the concept of an Adventure Park is commendable the site chosen to implement it is fraught with difficulties.</p> <p>The residents of this town have problems coping with the influx of visitors during peak holiday times. How will the roads and parking facilities cope with the projected influx of tourists coming to town to visit the Adventure Park? It seems to me that driving up Mt Shadforth Road amongst the projected volume of traffic will be enough of an adventure for most people – the thrill of finding somewhere to park once the Adventure Park destination is reached will be yet another challenge. How on earth can the roads to the intended site cope with such an increase in traffic?</p> <p>I find it very difficult to understand how a project of this size, with the potential to completely change the image of the town, can be approved without being subject to the same rigorous process required to erect a small shed adjacent to a private dwelling. There appears to be no detailed planning covering occupational health and safety issues. The business plan is sketchy to say the least. How can such a facility, which will have a long term effect on the town, be approved without more public consultation?</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity, noise, traffic and light pollution. • Public liability/safety concerns are the responsibility of the proponent. Refer Attachment 8.1.1c for the Applicants response to the submissions in this regard.
41	<p>Details omitted as per Council Policy.</p> <p>Submitter does not live in the near vicinity of the subject property.</p>	<p>To someone who is not immersed in the jargon of local government planning, the description of this proposal as “Private Recreation” appears to defy common sense ... for the adjective (private) would be normally associated with the following noun (recreation). In fact, the adjective actually refers to the ownership of the land/buildings not the uses to which it/they might be put.</p> <p>Reference to Appendix 1 TPS 3 “Interpretations” reveals that “Private Recreation” and “Public Recreation” differ both in terms of ownership (private or public) and the cost of the activity (cost or cost-free).</p> <p>It would surely be clearer and more accurate to describe the proposal presented here as “Public Amusements” (land and buildings used for the amusement or entertainment of the public, with or without charge). This descriptor removes reference both to ownership and to the cost of the activity and at the same time restores the usual link between an adjective and its associated noun.</p> <p>The subject land is zoned Rural and its proposed use “Private Recreation” (AA) is not listed in Appendix 1 of TPS3 as a “normal rural use”. TPS 3 §3.1.3 requires the Council to protect such land from inappropriate uses ...</p>	<ul style="list-style-type: none"> • Planning Services determined that the use class of “Private Recreation” applies to the proposal as it is a private recreational activity that is only available to be accessed via charge. The use class of “Public Recreation” means ‘land used for a public park, public gardens, foreshore reserve, playground or other grounds used for recreation which are normally open to the public without charge’ thus is not applicable in this instance. The use class of “Public Amusement” is defined as ‘land and buildings used for the amusement or entertainment of the public, with or without charge’. This use class generally applies to amusement parlours, ‘Timezone’ like premises etc and this is not what this application entails. It should be noted that the use class definitions provided for in the draft Planning and Development (Local Planning Schemes) Regulations 2014 define ‘Private Recreation’ as premises that are: <ul style="list-style-type: none"> a) Used for indoor or outdoor leisure, recreation

		<p>presumably those which remain unlisted.</p> <p>Amendment 85 added in September 2004 does however include “Public Amusements” (SA) as a possible rural use ... so I respectfully submit that the proposal should at the very least be considered under “Public Amusement” rather than “Private Recreation”.</p> <p>Notwithstanding these technical gymnastics, the status of the land and its proposed use are crystal clear: it is a business enterprise on privately owned land. It is designed to make money by entertaining/amusing members of the public to the commercial advantage of the proponents.</p> <p>Recognising this, the question becomes “to what extent is the amenity of the surrounding landowners and the community at large compromised by the commercial venture”. Loss of visual and acoustic amenity is clearly anticipated by residents of the immediately adjacent special rural zoned land. But it would be a mistake to assume that the buck stops there. The question of how well the proposed activity fits in with the ambience of Denmark is of concern to the entire community and to the cohort of visitors attracted by the peace and quiet of our rural environment.</p> <p>I support the call for a Special Meeting of Electors as recommended in §4.4.2 and recommend deferral of Officer Recommendation §8.1.1 until this meeting has taken place.</p>	<p>or sport; and</p> <p>b) Not usually open to the public without charge.</p> <ul style="list-style-type: none"> • As stated in the submission, ‘Private Recreation’ is an “AA” use in the “Rural” zone therefore is a use that can be considered appropriate in a “Rural” zone dependent on the nature of the application – that is it is not a “X” use (not permitted at all). • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity and noise. • A Special Electors Meeting has been requested in accordance with the requirements of the <i>Local Government Act 1995</i> and the <i>Local Government (Administration) Regulations 1996</i> and has been scheduled to be held on 19 December 2014 at 5pm. • Any consideration of deferral of consideration of this planning application until the Special Electors Meeting has been held is a matter for Council to consider.
42	<p>Details omitted as per Council Policy.</p> <p>Submitters are visitors to Denmark.</p>	<p>I am writing to support the residents who have lodged a petition against the application for planning approval for the development of an adventure park on the corner of Mt. Shadforth Road and McNabb Road. I note that it is listed as an agenda item for today's meeting.</p> <p>My husband and I have regularly visited Denmark with friends who grew up in the town. We stay with Debbie and Ron Feld at their Mt. Lindesay View B & B when we visit. Their property is set in beautiful grounds, the kangaroos graze on the lawn at sunset and we look forward to escaping the city noise during our Denmark stays.</p> <p>We are surprised and concerned that such an out of character and noisy development would be proposed in such a tranquil and picturesque part of Denmark where it would adversely affect the near residents and the B&B across the road.</p> <p>We hope that the council will reconsider the application. Whilst such a proposal might be seen as valuable to the town surely it could be situated in a more appropriate location.</p>	<ul style="list-style-type: none"> • Refer Comment/Conclusion in the main report for general comment on concerns raised in regards to visual amenity and noise. • Refer comment against Submission 11 in relation to potential impact on adjacent Bed and Breakfast.

Please find below my response to submissions re: Denmark Thrills Adventure Park

Mission statement: To aim to provide a profitable, fun, safe, healthy attraction that supports the positive growth of our community, by highlighting the unique environment that Denmark has to offer for the greatest benefit to all our families.

This Vision began when Leah Matek and Amelia Monaghan enjoyed a fantastic holiday in New Zealand, with the first thought originating on March 14th 2014

Denmark Branding

My values are family, community, environment and positive growth, these are used in my current marketing for Great Southern Earth Bricks. I am clearly currently acting in alignment with those values and will continue to do so in all future projects. These are the values I see in the Denmark community and I feel are important to the majority of the residents who live here.

Intentions

The intention for this Park is to create more environmentally sustainable activities for the enjoyment of both locals and visitors, and to see the joyful effect this will have on the positive growth of Denmark.

Low Impact- Environmentally Sustainable

This is a low impact, environmentally sustainable development that showcases the special place Denmark already is, the Buildings are removable and will be hidden from the road and neighbours. All equipment will be completely removable leaving the land with minimum impact.

Lease agreement

I have agreed to lease terms of 7+7 years for leasing the Mt Shadforth property owned by the Castelli group.

Target market

Denmark thrills aims to attract people of all ages to experience a variety of activities to suit all ages and abilities! With the intention they experience joy, happiness, laughter and all of the fantastic health benefits those experiences bring. I have been to many of these activities during my extensive market research this year and have always been surrounded by other guests who are focused on their personal challenge and delighted by their own mental strength from moving through their comfort zone, thus experiencing happiness as a result.

Fencing

The existing boundary fencing will remain in place, there will be a fence to separate the orb area for safety, this will be made from 1.8m deer fencing with copper logs as posts and caps. The entrance to the power drop and the zipline, high ropes courses will be surrounded by secure and lockable enclosed timber fencing for security. All other equipment will be secured in the shipping containers at night.

Safety

Denmark Thrills will adhere to all guidelines placed by the Denmark shire, safe codes of practice, Australian standards and government guidelines. With intention to meet the Tourism councils big tick showing our customers of our professionalism before opening.

All emergency exists will be clearly signposted and full fire plan will be in place before opening. A fire alarm will be the only loud amplified noise used at any time and that will be only in the case of a fire.

Traffic and Location

Mount Shadforth rd was the first choice for a location due to it being on a main tourist drive and it's close proximity to town, enabling locals to enjoy the

facilities on a regular basis. Another consideration was choosing a location near to food venues as I have no intention of making food service a priority at Denmark Thrills, close by are popular food venues Castellis estate, the observatory and the Lakehouse, any customers looking for other food can easily access the services or many businesses in Denmark.

Carparking

The carpark will be equipped for 64 cars and the overflow parking area will be extensive as outlined in my briefing to the councillors on 11/11/14

Signage

There will be shire direction signs displayed at both Hardy, Cussons, The top of Mount Shadforth road as you come back from the Lakehouse, Scottsdale road and the Scottsdale road tourist information board on the corner of Horsley Road, towards the park. There will also be an entrance sign, at the entrance on mt Shadforth road and numerous internal signs, directing people to each activity, car parking and overflow car parking.

Trees

the health of the trees will be documented before construction by a professional arborist, we have been advised by the most qualified arborist in town Albert of ecological tree services that the trees are of the ideal age and growth to create this kind of facility. Every tree surrounding the course will be checked for damage before opening daily and safety audits will be carried out every 6 months on all equipment by a professional safety auditor. No trees will be removed from the property, the aim is to highlight the natural beauty of the block, with minimal impact in the existing vegetation.

Noise

I lived in Paterson st and Brazier st in Close proximity to the Denmark primary school for seven years. I appreciated the joyous noises that came from the school and I'm sure many others do to. I feel the comparison of noise to half of the primary school at lunch time, considering we only aim to cater for 250 people at a time, and people of all ages, not just children. Our guests will be spread out over different areas of the park but most being in the central hub which is a minimum of 350m in each direction to the nearest neighbours. There will be absolutely no amplified music, loud speakers etc. All communication between staff will be carried out through Walkie talkies and as previously mentioned a fire alarm will be used in case of fire. I have applied for permission to include acoustic music on a Sunday afternoon though, so that people can gather as a community and experience some of the fantastic local talent in a low key relaxing environment.

Opening Times

As discussed at the meeting with councillors, I am withdrawing my application for Night time activities out of respect for the neighbours concerns. I also intend on closing the park during the fourth school term of each year as this time is our wettest season. We will also be closed at times of inclement weather throughout the year.

Litter control

staff will periodically carry out litter pick up from along mt Shadforth road within 100m of all sides of the park and also along the bottom end of Mt Shadforth road, from the park to the entrance to hardy st.

The Big Picture

The plan submitted to the shire is the final plan for approval, there are no plans to develop the site further at any stage.

Water

The water storage tanks on site will be filled from town water supply and refilled when empty on the same way, as potable water is required as directed by the shire guidelines. The Dam on the property will not be used for any activities and the water will remain for use in case of emergency.

Orb Towing

The Orbs will be returned two at a time to the top of the hill, using an ATV and a trailer.

I will adhere to any government guidelines and procedures asked of me in the development of Denmark Thrills Adventure Park.

I thank you all for your guidance, assistance and support in the creation of this vision that I firmly believe will be a great asset to Denmark and it's positive growth.

warm regards,

Amelia Monaghan

Denmark Thrills Adventure Park

Tubing





Stepping Stone Mazes



Ziplining



Bocce



Powerdrop



High and low ropes course





Slacklining



Monkey hardware



Orbing





Bumper Soccer





dBA	Example	Home & Yard Appliances Workshop & Construction	
0	healthy hearing threshold		
10	a pin dropping		
20	rustling leaves		
30	whisper		
40	babbling brook	computer	
50	light traffic	refrigerator	
60	conversational speech	air conditioner	
70	shower	dishwasher	
75	toilet flushing	vacuum cleaner	
80	alarm clock	garbage disposal	
85	passing diesel truck	snow blower	
90	squeeze toy	lawn mower	arc welder
95	inside subway car	food processor	belt sander
100	motorcycle (riding)		handheld drill
105	sporting event		table saw
110	rock band		jackhammer
115	emergency vehicle siren		riveter
120	thunderclap		oxygen torch
125	balloon popping		
130	peak stadium crowd noise		
135	air raid siren		
140	jet engine at takeoff		
145	firecracker		
150	fighter jet launch		
155	cap gun		
160	shotgun		
165	.357 magnum revolver		
170	safety airbag		
175	howitzer cannon		
180	rocket launch		
185			
194	sound waves become shock waves		

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Most noise levels are given in dBA, which are decibels adjusted to reflect the ear's response to different frequencies of sound. Sudden, brief impulse sounds, like many of those shown at 120 dB or greater, are often given in dB (no adjustment).

