

Attachment 3 – email extract (response to objection) from Dominique Reeves, CEO, Gelganyem Limited.

Thank you for your assistance to date in progressing Gelganyem Limited's development application for Lot 208 River Farm Road.

I agree that it seems many of the issues raised in the objection letter relate to historic matters and that there appears to be some misunderstanding about the nature of the development application. With that latter issue in mind, I am happy for you to send a copy of the application to Noelene and Peter.

In terms of addressing the specific concerns raised:

1. Inappropriate Residential Development – Multiple Dwellings Not Permitted

With reference to the transparency and accuracy of the proposal and its compatibility with zoning controls, I can categorically state that the proposal submitted by Gelganyem Limited does not include multiple residential dwellings. In fact, the proposed new infrastructure does not include any residential dwellings. (e.g., workers' camp facilities). On that basis, I believe that the proposal does not exceed the density typically allowed in rural zones.

2. Zoning and Land Use Incompatibility

The proposal submitted by Gelganyem Limited does not involve high-density activities. The property will be used by the Gelganyem Land Management division as a base for its field teams and low-level onsite activities.

3. Non-Compliance with Landscape Screening Conditions

The letter refers to an historical agreement by the previous owner to install landscape screening along the boundary and refers to a 'broader pattern of non-compliance'.

Clearly, these matters relate to the previous owner and not to Gelganyem Limited and there can be no pattern of non-compliance by Gelganyem. As this is an historical matter, it was outside of Gelganyem's control however I can provide a commitment on behalf of Gelganyem to install the landscape screening required and am happy to discuss this further with the owners of Lot 207.

4. Poor Condition of Existing Shade House and Windblown Debris

The letter refers to the current shade house at Lot 208 being in a dilapidated condition and debris regularly entering Lot 207 in storm events. The letter states that this situation is current and recurring, not hypothetical.



In response, I can say that Gelganyem Limited has not received any notice about this matter since purchasing the property. Any reference to historical events is outside the control of Gelganyem. Since purchasing the property Gelganyem Limited has progressively improved the property and removed a considerable quantity of waste and debris.

I can also confirm that Gelganyem Limited intends to make significant improvements to the nursery infrastructure as part of a property improvement plan and that the approval of the DA will allow us to do that work as part of the broader development package.

5. Uncontrolled Stormwater and Irrigation Runoff

The letter avers that water from irrigation and storm events is not properly managed at Lot 208 and that runoff leaches onto Lot 207. It also states that this issue has been raised with the previous owner, and it has not been resolved.

Clearly, historical issues of this nature are outside of Gelganyem Limited's control, and no one has made us aware of any ongoing or historic issues until the receipt of this letter.

Gelganyem Limited agrees to work collaboratively with the owners of Lot 207 to identify and address this matter and ensure water and any subsequent runoff is adequately managed by each property owner.

6. Spread of Invasive Weeds and Plant Pests

The letter raises concerns regarding the uncontrolled spread of invasive species originating from Lot 208.

Gelganyem Limited is unaware of this matter or whether it is proven to be originating from Lot 208.

The property has been improved considerably by Gelganyem Limited since its change of ownership and, progressively, any pest flora will be addressed as part of a property improvement plan that will be implemented over the next 12 months.

7. Ongoing Noise Impacts

The letter raises concerns regarding historic noise generated from past activities on the site, including loud music and early-morning operations. It also states that the operation of machinery and seed processing equipment adds to the noise and 'dust burden'.

Past activities are not relevant to the development application submitted. Gelganyem Limited is not clear on what 'machinery' is being referred to or the 'dust burden'. Gelganyem Limited is open to meeting with the owners of Lot 207 to explain the seed processing methods and the limited use of machinery or equipment on site.



8. Unauthorised Access and Lack of Site Security

The letter raises concerns about historic trespass from Lot 208 onto Lot 207.

Gelganyem Limited is not responsible for previous trespasses and does not understand how this is relevant to the development application.

9. Boundary Fence Damage Due to Vegetation Neglect

The letter states that unmanaged vegetation on Lot 208 is compromising boundary fencing.

Gelganyem Limited agrees to remove all vegetation from the boundary fence as part of its property improvement plan.

10. Overdevelopment, Increased Traffic, and Community Impacts

The development application submitted by Gelganyem Limited is modest in nature and relates to only a small proportion of the lot area. The proposed use of the land is minimal, and traffic will not be considerably increased. In terms of community impact, Gelganyem Limited is a community organisation and a registered charity - supporting Miriwoong and Gija Traditional Owners of the East Kimberley and, in so doing, benefitting the region as a whole. I would argue that Gelganyem Limited has a history of creating a very strong and positive community impact for the region and that the creation of its Land Management division will allow Gelganyem to continue that work - creating a sustainable way for the community to make environmental improvements on site at Argyle and elsewhere.

To summarise:

1. The property will be used as a start and finish point for staff working in the field.
2. There is no heavy machinery on the property.
3. The property will have an outdoor 'meeting area' for Gelganyem Traditional Owners (who own the property) when they visit.
4. The development application is compliant with the rural zoning provisions.
5. Traffic and noise will not significantly increase.
6. Gelganyem agrees to remove vegetation from fence lines.
7. Dust emissions will be minimal.



8. Gelganyem (the proponent) has owned the property for 9 months and only recently relocated to the property, so reference to 'patterns' is unreasonable, and instead relate to the previous owner.
9. Gelganyem is a good neighbour that specialises in land management activities and will be well placed to make continual improvements to the property and address any weed management or other issues that may have arisen in the past.

As referred to above, if it would be of assistance, I am happy for the owners of Lot 207 to meet with members of the Gelganyem Land Management team at the property so that they may discuss the development application as well as the GLM operation and what it entails. Please let me know if you think this is a good idea.

Similarly, if you think it would assist for those of us on this email to have a Teams meeting to discuss how best to progress this matter, please let me know and we can arrange a meeting in the next week or so.

Many thanks and please come back to me if you need anything else.

Cheers,

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