



One Gate Farm

Planning Development Application Overview

10th August 2020

Shire of West Arthur
31 Burrowes Street
Darkan, WA 6392

Attention: Chief Executive Officer – Nicole Wasmann

Dear Nicole

RE: Lot 9980 Dardadine Rd, Darkan – Prospective change of mixed use. One Gate Farm is looking to diversify the farm and is seeking approval for the planting of a 4 Hectare Lavender Farm together with establishing an Eco Based Nature Camp, operating under a Nature Based Licence.

Attachments to support the Planning Application

- 1) Appendix 1 – Map Overviews One Gate Farm Proposal
- 2) Appendix 2 – Sample Images of Eco Huts
- 3) Appendix 3 – Carol Redford – Astro Tourism Letter of Support for Planning submission

WHO WE ARE

We (Dean and Kelly Bruins) purchased the farm in 2016. We currently operate the farm remotely running a small flock (100) of Dorper sheep using regenerative farming practices. The farm is 200 hectares with 130 hectares being arable and 70 hectares being natural bush (which is under caveat until 2026).

It is a beautiful piece of the land which we are very humbled to be custodians of. With the farm being a small size amongst large broad acres farms, we have started to investigate how we could diversify and incorporate ways of looking into Agri Tourism, with Lavender being a favourable option. With the potential to develop 4 hectares of Lavender, One Gate Farm will become the largest Lavender farm in the state.

Whilst we look to develop an Agri Tourism venture in the Southern Wheatbelt, our business philosophy has been underpinned by the ethos to support community and local business wherever we can.

One Gate. One Community

VISION AND OUTLOOK

To develop a place where people can, venture behind the gate, turn off their phone and experience “off the grid stays” engage in learning experiences and use One Gate Farm as a base to explore the beautiful Southern Wheatbelt.

To diversify One Gate Farm into an Agri Tourism business which will incorporate a 4hectare Lavender site and a short stay eco camp area.

To host Astro Tourism events and workshops.

Provide opportunities to learn about our heritage, hosting indigenous cultural events and provide farm learning experiences.

Hosting small groups for the unique experience of long table dinners under the stars.

SITE FEATURES & EXISTING DEVELOPMENT

The tree lined property is off grid and houses 4 large dams and a small soak.

The 130 Hectares of arable land was recently split into 6 rotational paddocks with new agriculture fencing and farm gates.

The 7th fenced area is approximately 16Hectares, with an area in the top NE corner area of 4 to 5 hectares which is the proposed eco camp site and 4 hectares for the Lavender. Refer to Appendix 1 for Map Overview.

Existing development includes 3 x 40ft Sea Containers under a colour bond structure, currently used for storage of farming equipment and food. This site is intended to be converted into the caretaker’s residence which we are seeking advice from a structural engineer upon planning approval to submit building approval plans.

PROPOSAL OVERVIEW

The property is zoned rural under the Shires Local Planning Scheme No.2 with predominately agricultural land-uses present.

The proposal is to develop - 4 hectares of Lavender, ten "Eco sites" (mixture of camp sites and "Eco Hut sites"), Camp Kitchen, Ablution facilities and a Care takers residence. The below outlines each component and their overarching concepts for planning approval reference. Refer to Appendix 1 for Map Overview.

For future planning application, a further small tourist souvenir gift shop and ablution facility is anticipated to support day tourism to the Lavender Farm and location is shown on Appendix 1.

4 HECTARES OF LAVENDER

- a) 20,000 tube stock plants
 - b) 1 x bore installation
 - c) 2 -3 x 33,000ltr water tanks to support a drip timer retic system
- It is envisaged installation of a bore approximately November / December 2020– One Gate Farm has commenced investigations into sinking a bore. The farm has been divined and confirmed there is a few locations for a 3-4 stream bore to be successfully drilled providing water to support the lavender. The bore licence will be carried out by the Drilling Contractor.
 - The bore will be supported by 2- 3 x 33,000ltr tanks
 - Water required - approx. 3-4ltrs per pant per week during a 3-month period only. This equates to approximately 80,000 ltrs of bore drawn water a week for this period. Plants do not like water throughout the year
 - Discussions have taken place with a botanist in Victoria and the Lavender Association to ensure small amounts of salinity that come through will not affect the lavender plant or oil quality
 - It is envisaged ground works will start in preparation for planting in March / April 2021 of approx. 20,000 tube stock plants
 - Plants are watered via a drip timer system to reduce water waste and only allowing the plant to take in the minimum water it requires to thrive
 - Plants are harvested once a year (December/January) with harvesting taking place in the evening to reduce impact on the oil

We envisage once this is up and running, we will engage local workers to assist in the upkeep and harvesting which will create job opportunities and experience in another type of agriculture in the area.

At this stage One Gate Farm will wholesale the Lavender harvest to an outsourced company for distilling. There is no intention to set up a distillery on site being we are an off-grid enterprise.

Once Lavender is established (approx. 2 years) it is the intention to open the farm for day visits. Purchase of Lavender products will be available on site. We reference above a separate planning application. Refer to Appendix 1 for Map Overview.

ECO STAY ACCOMMODATION

The property is “unpowered” and lends itself towards “off grid eco stays”. It is proposed that One Gate Farm will provide a mixture of eco accommodation options to cater for various pricing points allowing for all market sectors to enjoy an off-grid stay, selecting their own comfort level to enjoy the experience.

- Allocate 10 sites (up to 4 people per site) maximum capacity of 40 housed across 4 – 5 hectares.
- Sites will be spaced 70 – 90 mtrs apart.
- Sites will be a mixture of
 - i) unpowered for the use of tents / camper trailers (Bell Style Glamping Tents can be hired if required/preferred).
 - ii) solar powered “eco style hut” one room accommodation would be established
- Maximum 3-night stays
- It is envisaged bookings for accommodation would only run for max 3 nights and only between a 3-night period a week (i.e. between Thursdays and Mondays). So, no back to back bookings will be allowed at this stage.
- Each site will be within the 90mtr distance of the ablution facilities, as required by the Nature based section within the Caravan and Campground Regulations.

Staged planning for Eco Stay Accommodation. As outlined in i) and ii) above, it is envisaged that over a period of 2-3 years from planning and building approvals, One Gate Farm will transition towards up to 5/6 sites dedicated for the “eco style hut” accommodation build in accordance with regulations and building codes.

Eco Style Hut overview (refer to Appendix 2 for visual concept example)

- Approx 5m x 5m = 25m² with small verandah (5m² x 2m² = 10m² – total 35m²)
- Natural ventilation
- Solar Power (for low wattage applications to charge camera / iPod) and supply lighting
- 2 single beds or 1 queen bed, linen supplied
- Floor made from floating modular decking
- Colourbond roof / Insulated canvas roof structure
- Sides mixture of insulated canvas and insulated colour bond structure and Sliding Door

The area has a low BAL rating and will undergo an updated assessment upon planning approvals for the building application.

Drinking water will not be supplied for campers and will be clearly advertised and water clearly labelled as non-drinking as per regulations.

Traffic will be managed with a graded road structure as per the regulations, we do not propose any exemptions in the building application process.

CAMP KITCHEN & ABLUTION FACILITIES

As tent and Eco Hut Accommodation areas will not have cooking / washing facilities, we propose a central Camp Kitchen facility be built. Please refer to the table below for specific planning around water and waste.

- a) Plan to develop an undercover area approximately 12 x 8 mtrs with a colour bond roof and H3 CCA treated pine structure built to building codes
- b) Supplying a basic camp kitchen with bbq and washing facilities for the eco-camp sites
- a) Install 3 x 33,000lts rainwater tanks to capture rainwater to support the bore in servicing the ablution / camp kitchen washing facilities
- b) Solar Powered LED lighting aligned to the Caravan Parks and Camping Grounds Regulations 1997
- c) Ablution facility - 2 toilets and 2 showers to cater for male and female usage built to WA Health Regulation, Building Codes and Nature Based Licence requirements
- d) The showers will be warm water, supported by a Gas HWS and it is intended that a limit of shower usage is in place. This will be constructed with either a timer system or eco style canvas pully bag set up (similar to the system used at the Karijini Eco Camp in the Pilbara) which will align to the WA Health Regulation and Building Codes.

CARETAKERS RESIDENCE

To service the diversity of the farming practices together with cleaning and security of the Eco Camp it is intended that a caretaker's residence is developed. Construction for the residence is proposed to be mobile sea container style build to certified engineer plans and building codes and regulations.

- a) Allowance to house Caretakers (Dean and Kelly) together with storage for farming equipment
- b) Built to comply with building code of Australia Standards and visual being taken into consideration for aesthetics being it will be in view of the Lavender area and Eco campground.
- c) Planning for 3 x 30,000ltr rainwater tanks

LAND USE / SCHEME ZONING

As outlined above, it is proposed One Gate Farm operate the "Eco Camp" under a Nature Based Licence. One Gate Farm will be seeking approvals in accordance to the Nature Based Licence which is outlined in detail below.

Caravan Parks and Camping Ground Regulations 1997 – Nature Based Licence proposed planning exemptions :-

Caravan Parks and Camping Grounds Regulations 1997		
Terms		Comment
Term - Nature based park means a facility in an area that:-	Definition a) It is not in close proximity to an area that is built up with structures and used for business, industry, or dwelling-houses at intervals of less than 100m for a distance of 500m or more	One Gate Farm as part of this planning proposal will place a caretaker’s residence on the location, however this location will be over 100mtr away from closest camp site. Refer to Appendix 1 for map overview
	b) has been predominantly formed by natures; and	
	c) has limited or controlled artificial light and noise intrusion	
Division 3 Building fences and hard stands		
11. Buildings on facility (4)	Buildings on a nature based park may be only of the following types — (a) manager’s house; (b) any of the following buildings classified as a Class 10a building under the Building Code — (i) toilets; (ii) an ablution block; (iii) washing-up facilities; (iv) a carport or pergola; (v) a storage shed; (c) a campers’ kitchen, if approved.	Seeking approval for campers kitchen:- (c) a campers kitchen, if approved” One Gate Farm is seeking approval for a camp kitchen within this planning application, which will act as a small under cover recreation area.

Division 4 – Roads and parking

16A. Facility roads in nature based parks

This clause applies to nature based parks.

- (2) A facility entrance road is to be at least 6 m wide or a narrower width that is approved.
- (3) A facility road which is a one way road is to be at least 4 m wide or a narrower width that is approved.
- (4) A facility road which is a 2 way road is to be at least 6 m wide or a narrower width that is approved.
- (5) A local government may approve of a narrower width under subclause (2), (3) or (4) for a nature based park only if it is satisfied that the management plan for the facility adequately deals with traffic access and egress.
- (6) A facility road is to be constructed and maintained as is approved but need not be paved or sealed.

[Clause 16A inserted: Gazette 12 Dec 2014 p. 4728-9.]

Seeking approval for 4 meter entrance / crossover.

- (4) 4 meter wide entrance through “one gate” which opens into a 6mtr 2 way maintained gravel traffic laneway which can facilitate both 2wd and 4wd vehicles all year round.

Division 6 – Ablution and toilet facilities		
<p>19. Location of toilets and showers</p>	<p>(1) There is to be at least one toilet and one shower within 90 m of each site on a facility other than a nature based park.</p> <p>(2) The location of toilets and showers in a nature based park is to be as approved.</p> <p>(3) Subclauses (1) and (2) apply despite anything else in this Division.</p> <p><i>[Clause 19 inserted: Gazette 12 Dec 2014 p. 4729.]</i></p>	<p>One Gate Farm proposes to locate the ablution facility within 90mtrs and each camp site under a Nature Based Licence.</p> <p>NOTE: The Map Overview is not to exact scale for visual overview reference only</p>
<p>23. Number of toilets, showers, hand basins at nature based parks</p>	<p>A nature based park is to have at least 2 toilets for every 20 sites, unless otherwise approved.</p> <p>Note for this subclause: Clause 47 applies if a local government gives approval for a nature based park to have fewer than 2 toilets for every 20 sites.</p> <p>(2) A nature based park is to have at least as many showers and hand basins as is approved</p>	<p>One Gate Farm proposes 10 sites with maximum capacity of 40 persons, and maximum 3 night stays.</p> <p>Ablution facilities built in accordance to regulations One Male Shower and Toilet One Female Shower and Toilet</p> <p>For this planning proposal and the initial year of operation, One Gate Farm will be seeking an exemption to provide Disabled facilities in the Nature Based Camp.</p> <p>This will be placed in the planning for the Lavender ablution in the future.</p>
Division 12 – Water Supply		
<p>40.</p>	<p>Tap at transit park and nature based park</p> <p>There is to be a centrally located tap at a transit park and a nature based park for use by all occupiers, unless otherwise approved.</p> <p><i>[Clause 40 amended: Gazette 25 Aug 2000 p. 4920.]</i></p>	<p>With a maximum stay of 3 nights, One Gate Farm seek approval for exemption of supplying a centrally located tap within the Nature Based Licence. Washing water facilities will be supplied in the camp kitchen area.</p> <p>This will be advertised in accordance to advertising regulations.</p>

<p>42.</p>	<p>Potable water for sites</p> <p>(1) A supply of potable water of at least 300 L per day, or such lesser amount as is approved under subclause (2), is to be available for use by each site at a facility.</p> <p>(2) The local government may, with the written approval of the Chief Health Officer (within the meaning of the <i>Public Health Act 2016</i> section 4(1)), approve of a lesser quantity of water than that specified in subclause (1) being available at a facility.</p> <p><i>[Clause 42 amended: Gazette 10 Jan 2017 p. 177.]</i></p>	<p>One Gate Farm is off grid and plan to operate of a bore / rain water tank system for showers, ablutions and washing facilities. Potable Water will not be supplied and will be advertised accordingly.</p> <p>This will be advertised in accordance with regulations.</p> <p>Bottled water can be arranged for sale if required.</p>
<p>Division 13 — Waste water, sewage and drainage</p>		
<p>46.</p>	<p>Waste water disposal</p> <p>(1) Each —</p> <p>(a) caravan site at a facility is to be no more than 10 m; and</p> <p>(b) camp site at a facility is to be no more than 30 m,</p> <p>from a sullage waste water dump point which is in accordance with the requirements of AS/NZS 3500.2.2, or the facility is to utilize other approved means of dealing with sullage.</p> <p>(2) A long stay site with a caravan which has ablution, toilet or laundry facilities is to have a sewage connection point which is in accordance with the requirements of AS/NZS 3500.2.2.</p> <p><i>[Clause 46 amended: Gazette 12 Dec 2014 p. 4732.]</i></p>	<p>One Gate Farm will not be proposing that self-contained accommodation or the likes of Vans will be allowed on the Eco Camp.</p> <p>Therefor wastewater disposal will not be required on a site by site basis. This will be catered for campers and the Eco Huts within the camp kitchen / ablution area and outlined below.</p>

47.

Communal chemical soil waste dump point

- (1) Subclause (2) applies to all facilities except —
 - (a) park home parks; and
 - (b) transit parks; and
 - (c) nature based parks that have at least 2 toilets for every 20 sites.
- (2) There is to be a communal chemical soil waste dump point that is —
 - (a) in accordance with the requirements of AS/NZS 3500.2.2; and
 - (b) connected to an approved waste water disposal system; and
 - (c) readily accessible to all occupiers at the facility.
- (3) Subclause (2) does not apply to a nature based park the licence for which was granted before 1 January 2015 until the licence is transferred or a new licence is granted in relation to that facility.

[Clause 47 inserted: Gazette 12 Dec 2014 p. 4732.]

One Gate Farm requests permission for this clause to be exempt aligned to the licence being applied for not allowing vans or self-effluent waste water to be utilised in the Nature Based camp other than the camp kitchen and ablution facilities which will be build to building codes and regulations.



WHERE ARE WE AT

- A current trial period is underway with approx 250 plants planted this March. The Lavender is looking like a promising to date. Currently supported by 2 loads of dam water and only watered 4 times after planting to date.
- Astro Photography weekends - In depth discussions are in place for planning of Astro Photography weekend workshops lead by David Atkinson from Nocturnal Photography. David is very keen to use One Gate Farm as a natural setting base to put a weekend tours together for his nocturnal photography weekends which would provide a safe place for students to learn Astrophotography into all hours of the evening capturing the perfect shot. Weekends are in place pending planning and building approvals.
- Engagement with local food caterers will be sourced to support local community for camp catering as required
- One Gate Farm are currently launching “paddock to plate tasting and purchase” tours (operating a 35 seat coach) visiting farms and understanding local produce. It is anticipated to extend day tour packages which will include wildflowers, historical and heritage tours etc throughout the Southern Wheatbelt with the opportunity to base from One Gate Farm.
- Website and Branding strategy is under development

SUMMARY

We believe the One Gate Farm proposal strongly supports the Shires Corporate Business Plan in developing eco and nature-based tourism by providing short term accommodation options for visitors to the Southern Wheatbelt.

Furthermore we believe the planning of One Gate will support the towns Astro Tourism, having very strong support from both David Atkins in developing overnight/weekend workshops together with Carol Redford from Astro Tourism WA in strong support of the One Gate Farm planning. Please refer to Carols letter of support.

One Gate Farm propose to market Nature Tourism and promoting “off grid experiences” in our Marketing strategy targeting the experience of enjoying natural attractions and engaging in nature based activities such as stargazing; camping; hiking; indigenous cultural experiences, birdwatching, Astro photography and photography. The natural setting of One Gate Farm will also provide a lovely picnic area for locals to come and enjoy once the Lavender Farm is established and open.

In closing, we hope you find our proposal being supportive of the Shire’s planning and are excited as we are in developing a unique experience in the Shire.

Thank you for taking the time to consider our Vision supported by the planning application, we invite questions or meetings to further discuss as and if required.

Dean and Kelly Bruins

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