

LEEWIN-NATURALISTE REGION STUDY

SUMMARY OF SUBMISSIONS

WORKING PAPER NO. 3

SUMMARY OF SUBMISSIONSLEEWIN-NATURALISTE REGION STUDYSTAGE 11. 2ND BUSSELTON SCOUT GROUP (2 p.)

- uses of area include: hiking, caving;
- should keep most of area undisturbed and retain bushland;
- development and provision of access must be expected to result in "abuse", loss of natural bushland, flora and fauna.

2. BUNBURY ANGLING CLUB - BUNBURY (1 p.)

- also the Australian Anglers Association (W.A. Div) Inc;
- study area is a principal W.A. Tourist attraction;
- fishing is a/the main tourist attraction of area;
- not opposed to properly researched and constructed groynes and marinas;
- often fishing is better closer to these constructions than on beach;
- opposed to "housing too close to an ocean, river or inlet" - erosion;
- want Busselton jetty preserved and improved - "probably the most popular fishing attraction in the area";
- access is currently satisfactory from Forrest Beach to Cape Naturaliste;
- "more and better boat ramps are needed in the area".

3. MARGARET LESLIE - VASSE (3 p.)

- leave as much of the land as possible in as natural a state as possible;
- increasing tourism in area over past 7 years;
- tourists say they come primarily for natural environment and peace, tourist attraction are of secondary importance;
- already some areas are being over used;
- more tourists and residents in area will require more recreational opportunities, but must preserve area's natural beauty;
- need public education about realistic expectations for housing, "unlimited freedom and space", etc;
- opposed to Pt Piquet harbour, supports Port Geographe;
- opposed to Yallingup - Sugar Loaf Road - better to have spur roads off Caves Road;
- recompense rural landholders on the Cape for limitations on development to protect the area's beauty;
- wants longer period of public discussion.

4. 2ND BUSSELTON SCOUT TROOP - BUSSELTON (1 p.)

- use forests for day and weekend excursions - hiking, camping, compass work, etc;
- mainly use areas along the Margaret and Blackwood Rivers;
- wild areas better for scouting than commercial campsites;
- conservation is a main concern of scouting.

5. NESTA PEDERSON - BUSSELTON (3 p.)

- retired resident - "don't forget our needs";
- don't destroy the natural beauty of area "in the mad rush to make this beautiful area a tourist attraction";
- don't make Busselton into a Mandurah or Gold Coast - cater for the average family on limited income;
- keep the attractions that people return every year for; especially the jetty;
- concern about traffic during construction of Port Geographe;
- detailed suggestions re: routing trucks;
- Caves Road - no need to widen or remove trees as those who wish to go quickly can go via Vasse Highway. Caves Road in itself is a tourist attraction;
- opposes harbour on hard coast;
- opposes residential development at Bunker Bay.

6. MISS E BRINTON - DUNSBOROUGH (4 p.)

- resident for 17 years; 15 years receptionist at Caves House;
- likes area for natural beauty, peace, beaches and bush;
- visitors like area for natural beauty and features of coast and hinterland;
- many visitors return often, many yearly "to get away from it all";
- any development away from existing centres will destroy what currently bring visitors, future development should be in existing towns;
- against development or subdivision of the Cape;
- against Pt Picquet boat harbour, bad impact on Meelup and surrounding bushland;
- need detailed study of Port Geographe proposal to formulate acceptable development there closer to other existing facilities;
- use dollars saved from Pt Picquet to buy Bunker Bay (i.e. Cape Farm) and use as recreation area or National Park;
- must look at denser development in Dunsborough to cater for elderly and tourists;
- opposes hotel or residential development at Bunker Bay.

7. MR RICHARD MOORE - DUNSBOROUGH (2 p.)

- prime objective of development in Cape Naturaliste area should be to preserve natural beauty;
- boat harbour: locate on "soft" coastline to preserve scenic "hard" coastline; locate in townsite, Dunsborough or Busselton, to be close to existing facilities and to provide focus for town's activities;
- rural subdivisions: don't enlarge existing towns; don't create new towns; do have "semi rural subdivisions" which retain rural character;
- hotels on Cape: design very important; not multistorey; permit only in existing townsites;
- scenic drives: use spur roads to coast, not parallel roads; opposed to Yallingup-Sugarloaf road; prefer footpaths and bikepaths;

8. MRS G E HULL - DUNSBOROUGH (3 p.)

- leave area, Dunsborough-Cape, as it is;
- much is still wild and beautiful;
- very scenic in present state;
- "caters for the needs of all";
- will be needed by future generations;
- opposes all further commercialisation, especially at Bunker Bay and Pt Picquet;
- boat harbour at Pt Picquet will badly affect Meelup "that most beautiful of beaches";
- fix up Busselton jetty and have fishermen use that for off-loading catches;
- government should buy Bunker Bay, perhaps return to native bush;
- further urbanisation should occur between Busselton and Dunsborough;
- tourism: leave Cape as it, except, put in road from Yallingup to Sugarloaf and paths to favourite beach locations;
- wants whole coastal strip from Dunsborough to Yallingup as 'A' class reserve.

9. MRS S SPRINT - VASSE (1 p.)

- keep area as natural as possible;
- too much development/commercialisation will destroy what tourists come for - beauty and peace.
- against harbour at Pt Picquet, Port Geographe, prefer if designed to meet E.P.A. requirements;
- more walking access to coast wanted.

10. MR JOHN H EMMOTT - MANDURAH (1 p.)

- public goes through his property (Lot 2 Sussex Location 731) to get to coast, a road should be put to coast between Moses Road and Gracetown to stop this.

11. MS LEANNE M PAZ - BUSSELTON (3 p.)

- value area because of natural beauty, flora and fauna;
- want to keep these values for future generations;
- change is inevitable, but should not destroy natural environment;
- against boat harbour at Cape, prefer Port Geographe as Port Geographe is closer to existing population concentration and less impact on environment;
- oppose hotel or subdivision at Bunker Bay, government should buy this;
- oppose expansion of Eagle Bay settlement or rural subdivision;
- support hotel/housing development at Dunsborough;
- oppose Yallingup-Sugarloaf Road;
- make Dunsborough-Eagle Bay area 'A' class reserve, rehabilitate as necessary;
- any development on Cape will lead to gradual urbanisation;
- must consider long term effects;
- development now will foreclose future options;
- keep Cape for recreation, put facilities in Dunsborough.

12. MR & MRS M WEBSTER - BOYANUP (6 p.)

- in long term tourism will be most important industry;
- tourists will come to see area for natural features and space, not built attractions;
- if a harbour must be built, put it near Busselton;
- encourage farmers to plant trees to maintain existing scenery;
- keep development to existing tourists;
- expand National Park, keep facilities out of park;
- no four wheel drive vehicles off designated roads in park;
- control of horses in park should be considered;
- conserve nature for future generations;
- opposes development in area;
- supports only small craft industry for area;
- opposes roads parallel to coast - use spur roads to beaches;
- "ecology" of area is fragile.

13. MR & MRS ALLDRIDGE - BUSSELTON (2 p.)

- retired, resident for 17 years;
- like peace, beauty, no crowds;
- preserve coast, may be better to put harbour near Busselton.

14. R ANTONIOLLI - BUSSELTON (1 p.)

- beautiful and unique area;
- keep development to urban areas: harbour in Busselton; "beach side chalet development" restricted to Dunsborough - Busselton area;
- supports sensible, sensitive development.

15. S J TURNER & FAMILY - DARLINGTON (1 p.)

- own property near Eagle Bay;
- Dunsborough-Augusta has best tourist potential south of Perth;
- greatest tourist asset is natural beauty;
- unplanned development will destroy this natural beauty;
- against boat harbour on hard coastline;
- concentrate development (e.g. in Dunsborough) for harbour, hotels, etc., where facilities already exist;
- government should buy Bunker Bay land;
- long term financial interest of State will be best served by protecting area's natural beauty.

16. B I & N C GALE - KALLAROO (1 p.)

- must protect "this wonderful area";
- opposes Yallingup-Sugarloaf road and other off-road 4wd use;
- keep Dunsborough as it is;
- put development in Busselton.

17. G O WHITE - MOSMAN PARK (1 p.)

- opposes development that will lead to urbanisation of Cape area;
- put resort and housing development into expanded Dunsborough townsite;
- change Meelup reserve from 'C' to 'A' class;
- prefer Port Geographe harbour to Pt Picquet.

18. MR J R TURNER - DUNSBOROUGH (1 p.)

- like beaches, flowers, birds, coastal scenery;
- coast is fragile dunes;
- prefer harbour be at Port Geographe than at Pt Picquet;
- change Meelup reserve from 'C' to 'A' class;
- make whole coastal strip into reserve to ensure public right of access;
- no subdivision of blocks smaller than 2.5 ha;
- all hotel, resort, housing development should be in Dunsborough.

19. MRS R BELL - QUINDALUP (3 p.)

- prefer Port Geographe to Pt Picquet as harbour site;
- support expansion of Eagle Bay settlement;
- opposes Bunker Bay residential and resort development;
- give land tax relief to large rural landholders on Cape;

- make all coastal strip public property by purchasing private property;
- government should buy land at Bunker Bay;
- all hotels to be in Dunsborough;
- change Meelup reserve from 'C' to 'A' class;
- supports sealed road from Yallingup to Sugarloaf;
- keep Cape as it is;
- tourists come for natural beauty and peace.

20. MRS D G CURTIS - TRIGG (2 p.)

- have house between Busselton and Dunsborough;
- charm of area is in its "unspoilt aura", "a haven from .. the City";
- development will destroy this charm, it will be "yet another replica" of a resort for "tourists who are already more than adequately catered for";
- need a variety of vacation/holiday opportunity - this area should be kept natural;
- preserve drive from Dunsborough to Meelup;
- opposes harbour at Pt Picquet;
- opposes expansion of Eagle Bay, hotel or residential development at Bunker Bay;
- supports development at Dunsborough;
- upgrade reserve from 'C' to 'A' class;
- preserve natural beauty, flowers, birds for future;
- need long term planning;
- keep Cape for recreation and farming, not resorts or residences.

21. CAPE NATURALISTE ASSOCIATION - DUNSBOROUGH (2 p.)

J Parry, Chairman.

- visitors are attracted to area by wide range of leisure activities and natural attributes;
- development other than at Busselton, Dunsborough and Eagle Bay will detract from attraction to visitors;
- Recommendations: have all of coastline from Dunsborough to Cape as National Park (except Eagle Bay); put walking trails in; no boat harbour on "hard" coast; government should buy Bunker Bay.

22. MR M J BROWN - DUNSBOROUGH (4 p.)

- permit many people to Cape with minimal environmental impacts;
- wants "circuit road" with spurs to view points and picnic spots;
- wants walk path around Cape to connect with circuit road;
- wants wheelchair path at Cape - bikes off it;
- wants Shire owned tearooms etc. along path;
- wants regular bus service from Busselton to Cape for walkers and tourists - take resort and residential pressure off Cape area;
- wants many small jetties along coast;

- opposes Pt Picquet boat harbour proposal - adverse environmental effects, reduced recreational value, better to be at Busselton;
- leave Bunker Bay as it is, except for Shire owned tearooms and toilets;
- stop timber and gravel removal by Castle Rock;
- supports enlarged Eagle Bay with design guidelines for construction;
- reduce road speed limits, keep roads winding;
- need more rangers, ban firearms;
- better to keep fish in area for sport fishing rather than the professional fisherman.

23. DOROTHY A LEWIS - BUSSELTON (1 p.)

- oppose Pt Picquet boat harbour proposal - prefer Port Geographe;

24. MRS M B WICKHAM - EAGLE BAY (1 p.)

- limit population expansion to Busselton and Dunsborough;
- develop other areas for day visitors;
- avoid high density resort or residential development;
- if subdivision is permitted, should be only for single dwelling;
- change Meelup reserve from 'C' to 'A' class;
- keep Yallingup and Dunsborough as they are, no larger;
- against boat harbour west of Castle Point;
- make "tourist drives" and walkways "there and back" not "around and past features".

25. MR & MRS DAVISON - DUNSBOROUGH (3 p.)

- should provide for "ocean-oriented leisure interests" while preserving the natural beauty of the "country atmosphere";
- keep tourist facilities within the main townships;
- change land tax assessment system to relieve rural land holders;
- permit multiple occupancy on Cape to avoid subdivision;
- does not feel that the Shire or the South West Development Authority perceive opinion of general public very well;
- opposed to Pt Picquet;
- tourists come to the area for the "country atmosphere", "a quiet break from the city."

26. MRS BARBARA MILLER - BUSSELTON (1 p.)

- area is "delightful and relaxing" ... "unspoiled area of great natural beauty and interest";
- better to cater for "commercialised" tourism in Dunsborough;
- keep access to some areas a bit difficult;
- government should buy Bunker Bay (i.e. Cape Farm).

27. W E HEWTON - DUNSBOROUGH (1 p.)

- area's beauty should be preserved;
- opposes Pt Picquet harbour - environmental impacts on coastline and on fish stocks;

28. S F MELVILLE - COWARAMUP (1 p.)

- designate certain areas for tourism development, each to have a different type of development;
- suggests that north of Willyabrup Brook, Kilcarnup, Redgate and Conto be so designated.

29. MRS G A SEFTON - DIANELLA (3 p.)

- own a block at Eagle Bay;
- main charm of area is from lack of development, meandering roads;
- supports future development at Dunsborough;
- opposes enlargement of Eagle Bay;
- should change land tax rating system for rural land holdings to relieve pressures on farmers on Cape;
- change Meelup reserve from 'C' to 'A' class.

30. M HUTCHINS - DUNSBOROUGH (4 p.)

- preserve exceptional beauty of the area;
- tourists come for peace and natural beauty;
- all development should take account of fragile environment of the area;
- opposes subdivisions west of Dunsborough;
- Meelup reserve should be in National Park;
- access to coast should be by spur roads, not roads parallel to coast;
- walking tracks need to be defined so people keep to them;
- opposes boat harbour on Cape;
- supports Port Geographe harbour if it does not affect estuary or coast;
- supports medium density in Dunsborough with defined limits rather than a sprawl;
- provide land tax relief to rural landholder;
- the area provides an opportunity for urban dwellers to regain tranquillity;
- proposes the establishment of a government body to specifically oversee the development and preservation of the Leeuwin - Naturaliste area.

31. VIDLER FAMILY - DUNSBOROUGH (5 p.)

- feels that the vast majority of tourists interested only in basic facilities, not boat harbours;
- need long term plan for area;
- opposes Pt Picquet, prefers Port Geographe;
- move boat ramps at Dunsborough - conflict between swimmers and boaters - better at Gifford Road;

- opposes Yallingup-Sugarloaf road, accepts tracks from Yallingup to Three Bears;
- opposes housing/hotel at Bunker Bay, better in Eagle Bay or Dunsborough;
- government should buy Cape Farm;
- public access to Bunker Bay is needed;
- permit only subdivision to 16 ha blocks on Cape;
- wants cycleway between Busselton and Cape Naturaliste;
- need b-b-q's and other picnic facilities in area;
- important at this time to ensure that good long term planning preserves special value of the area.

32. PAT MAY - DUNSBOROUGH (8 p.)

- resident for 19 years;
- like space, beaches;
- tourists come to this area for unsophisticated recreation, peace, safe beaches, etc. in a bushland setting;
- tourists wanting built facilities go to Mandurah;
- Cape provides natural setting for recreation, Dunsborough and Busselton provide necessary facilities;
- natural state of Cape must be preserved;
- development should only take place in Yallingup and Dunsborough, there is substantial existing subdivision potential at Dunsborough and Quindalup;
- duplexes and units may well suit the needs of some tourists and retired residents at Dunsborough;
- rural land holders should be given relief from high land taxes and encouraged to plant native trees;
- increased population in Perth and Bunbury in 20 years will require more, not less, recreational areas - land on Cape should therefore be bought now, especially Cape Farm;
- detailed proposal for public use of Cape Farm;
- keep lighthouse as tourist attraction; use keeper's houses as educational group accommodation;
- government should buy Sussex Locations 1044 and 517 and vest them as National Park;
- opposes road from Yallingup to Sugarloaf Rock, but a gravel road to the Three Bears is needed;
- a diversity of opportunity is needed, some areas should not be accessible by vehicle;
- opposes any extension of Eagle Bay;
- opposes boat harbour at Pt Picquet or elsewhere on Cape;
- supports Port Geographe proposal, if it does not harm the environment;
- Busselton should be the tourist base for the area;
- change Meelup reserve from 'C' to 'A' class;
- provide more bush walking paths;
- permitting subdivision or resort development on the Cape will only postpone the time when difficult decisions must be made about how the special character of the Cape can be preserved and will make these decisions more difficult.

33. JOHN F MAY - DUNSBOROUGH (4 p.)

- past policy has been to limit "urban" development in Cape area to Yallingup and Dunsborough - "why change that very sound policy?"
- manager of Greenacres Caravan park past 12 months, visitors say they come to the area for it's "unspoilt natural beauty", not for developments of the type that exist further north, closer to Perth;
- opposes boat harbour on Cape;
- supports Port Geographe proposal;
- opposes any development at Bunker Bay, government should buy land;
- remove Meelup reserve from Shire control, and upgrade to 'A' class;
- give land tax assistance to rural land holders;
- opposes Yallingup-Sugarloaf road, provide access to Three Bears by gravel road off Caves Road if necessary;

34. CAPE NATURALISTE ASSOCIATION - DUNSBOROUGH (3 p.)

- opposes any further residential, boat harbour or resort development on Cape west of Dunsborough for social, environmental and economic reasons;
- opposes proposals in report by "Urban and Environmental Planning Group" i.e. expansion of Eagle Bay, creation of townsite and resort at Bunker Bay and subdivision of farmland and other rural holdings;
- notes that p.17 of S.W.D.A. "Uncut Jewel" states that "any major hotel or resort development should be contained within the Dunsborough townsite";
- give taxation relief to Cape rural land holders and encourage them to replant with native vegetation;
- government should purchase Cape Farm and lots 1044 and 517;
- except for existing Eagle Bay, projected Dunsborough and productive farmland all of Cape should be "reserved for recreation, education/research and National Parks";
- opposes harbour at Pt Picquet;
- supports harbour at Dunsborough or Busselton if it's necessary;
- opposes link-up Yallingup to Sugarloaf by road, four wheel drive tracks in this area is a problem which needs investigating;
- if vehicle access to Three Bears is required then provide "spur" road west of ridge to this spot;
- upgrade Meelup reserve from 'C' to 'A' class;
- "all future hotel, resort and residential development (should) be confined to the Dunsborough and Yallingup townsites", with possibly densities in Dunsborough;
- much current holiday/tourist accommodation demand is short stay and seasonal;

- retired residents often prefer close amenities and low maintenance homes and lots;
- concentrating amenities and accommodation would benefit business;
- better aesthetics with high density village than with ribbon development;
- service infrastructure already at Dunsborough;
- need a "comprehensive town planning scheme to establish the future aesthetics and layout of Dunsborough" to "... enhance the attractiveness and character of Dunsborough as a seaside holiday and retirement haven.";

35. ELIZABETH NELSON - DUNSBOROUGH (2 p.)

- opposes further development west of Dunsborough;
- supports further development west of Dunsborough;
- tourists come to the area "for the natural unspoilt beauty of the Cape and its unique balance of trees, rocks and blue sparkling sea.";
- encourage walking on Cape, not driving cars or riding horses.

36. A R ADAMS QUINDALUP (3 p.)

- retired residents and tourists attracted to Cape because of its natural beauty and flora and fauna;
- people visit and retire to Dunsborough area to get away from more developed areas such as Mandurah, this will not occur "if indiscriminate development is allowed to continue;
- supports further development in Dunsborough / Quindalup area, and at Eagle Bay: tourist and residential accommodation and facilities;
- opposes development at Bunker Bay - government should buy it and add to Leeuwin-Naturaliste National Park;
- Meelup reserve to Leeuwin-Naturaliste National Park;
- opposes boat harbour on Cape;
- suggests bait fishery may be interfering with food chain of larger game fish in Geographe Bay.

37. WESTRALIAN SANDS - CAPEL (1 p.)

- Leeuwin-Naturaliste study area contains significant mineral sand deposits, including at: "Forrest Beach, Wonnerup, Siesta Park, Bunker Bay, Yallingup, Smiths Beach and near Willyabrup Brook mouth;
- mining should be considered a future possibility at those sites with low community significance and environmental value;
- mineral resources of region should be considered significantly in study;
- analysis of method of resolving land use conflicts should be in study.

38. MRS R TROUCHET - MOSMAN PARK (2 p.)

- opposes development except at Busselton, Dunsborough and centre of Yallingup;
- opposes subdivision rural lands on Cape;
- supports tax relief for rural land holders.

39. MR & MRS BREWER - DUNSBOROUGH (2 p.)

- 17 year residents;
- oppose Pt Picquet harbour - not enough fish, too far from facilities;
- support Port Geographe proposal;
- oppose development at Bunker Bay or Eagle Bay or subdivision of rural land;
- supports tax relief for rural land holders;
- government to buy Cape Farm;
- future resort and housing development to be in Dunsborough;
- close gravel pits in Meelup reserve and rehabilitate;
- opposes sealed road from Yallingup to Sugarloaf, upgrade four wheel drive track;
- upgrade Dunsborough boat ramp.

40. MISS DOHOWES - BUSSELTON (1 p.)

- areas of native bush should be retained and rehabilitated;
- provide more trails, ban off-road four wheel drive use;
- provide vehicle tracks to "special points" for "genuine picnickers, fishermen and surfies.";
- prefers only one harbour in area: Pt Geographe if it would not "intrude into or pollute the estuary".

41. S D BRADSHAW - PERTH (4 p.)

- University of W.A., Zoology Department - much detail;
- natural systems of the area should be preserved:
 - to provide opportunity to compare earliest flora and fauna descriptions with current conditions;
 - to protect the habitat of the large numbers of insect present;
 - to protect the unique/rare aquatic habitats found on the ridge;
 - to avoid developing problems for local agriculture and by disrupting existing conditions.

42. W A SPELEOLOGICAL GROUP - NEDLANDS (4 p.)

- copy of submission on Leeuwin-Naturaliste Park planning;
- member activities: caving, bushwalking, photography, swimming, fishing, bird watching;
- problems perceived by W.A.S.G.:
 - general public use of wild caves resulting in damage through normal use;
 - damage to caves through vandalism;
 - wild camping resulting in litter;
 - four wheel drive use off-roads resulting in soil erosion and damage to flora/fauna;
- suggestions by W.A.S.G.:
 - more "bush camps" needed with limited facilities;
 - more regulation of public use of wild caves;
 - permit general public to use only certain wild caves;
 - provide sufficient resources to limit environmental damage from vehicle use;
 - develop permit system for access to gated caves (i.e. run by C.A.L.M.);
 - more "interpretation" by Ranger;
 - more power and responsibility for Rangers.

43. SPELEOLOGICAL RESEARCH GROUP W A - NEDLANDS (1 p.)

- please send a representative to discuss things with us.

44. BUSSELTON NATURALISTE CLUB - BUSSELTON (2 p.)

- a planning body with broad experience and responsibility for the region is needed - Shire and C.A.L.M. not sufficient: "separately-funded Leeuwin-Naturaliste Regional Authority"? or planning controls through the Commission;
- problems of specific concern to the Busselton Naturaliste Club:
 - rationalization of Crown reserves for good management and conservation;
 - inadequate management of existing reserves arising from lack of finance;
 - many proposed developments are poorly located: coastal roads, boat harbour, urban and hobby farm subdivisions.

45. AUGUSTA-MARGARET RIVER TOURIST BUREAU (INC) - MARGARET RIVER (3 p.)

- not primarily concerned with Stage 1 area;
- keen to see development balanced with the interests of conservation and retention of the existing appeal ... the need to provide adequate facilities of suitable standard also being a prime concern;

- accommodation to keep pace with demand - perhaps need more 'self contained mid priced flat or cottage type';
 - attached submission to Leeuwin-Naturaliste National Park - includes:
 - fire control plans - controlled burning may yield more needed water into caves;
 - damage to caves from unsupervised public usage;
 - more access requested;
 - developed bushwalks, off-road vehicle tracks wanted.
46. W A HERITAGE COMMITTEE - PERTH (3 p.)
- there are sites and places of heritage significance (list provided);
 - Heritage Trails Bicentennial Project (list provided).
47. MRS A MALEY - DUNSBOROUGH (2 p.)
- supports National Trust submission on Pt Picquet;
 - visitors and residents appreciate the "natural unspoilt character of the area";
 - provide land tax help for rural land holders on Cape;
 - suggests high density use of Dunsborough land to avoid use of rural land on the Cape;
 - supports Pt Geographe proposal so long as there is no environmental damage;
 - supports development that is sensitive to the aesthetic appeal of the Cape;
 - wants more walking trails, bicycle paths plus literature on them.
48. VASSE SCHOOL - VASSE (Principal) (1 p.)
- protect natural vegetation;
 - need to provide students with a balanced view of the land and tree use.
49. GEOGRAPHE BAY YACHT CLUB - BUSSELTON (9 p.)
- concerned about all-weather boat launching facilities in Busselton;
 - existing facilities are poor and discourage visitors resulting in financial loss to the community;
 - no sound anchorage safe from north winds, east of Quindalup;
 - opposes Pt Picquet - far from facilities and greater population density of residents and visitors, ecologically questionable;
 - settlement and development at Eagle Bay have "deleterious effect" on natural environment;

- short term solutions:
 - put launching ramp on east side of groynes where there is no sand build-up;
 - put steel or other reinforcing below sand to provide traction for launching vehicles;
- long term solutions:
 - use mouth of Vasse Diversion Drain (details given);
 - purchase and use land by fish factory for inland basin (details given);
 - Wonnerup Estuary "would provide an ideal public marine estuary";
 - 500m groyne adjacent to Vasse Drain for sheltered area;
 - a facility must: provide maximum benefit for potential users, be economical to build and maintain, and have least social and environmental costs.

50. A PRICE - SHENTON PARK (postcard)

- opposes development on Cape west of Dunsborough.

51. GRACETOWN PROGRESS ASSOCIATION - GRACETOWN (4 p.)

- residents of Gracetown like things as they are, except;
- want scheme water connected for fire fighting and health;
- fragile area cannot take too much use by visitors or residents;
- opposes coastal road;
- supports walk tracks, especially well defined ones to popular surfing and fishing beaches;
- more rubbish bins and parking needed;
- need control to stop illegal camping and fires;
- control fishing pressure, perhaps by making Cowaramup Bay and Yallingup Lagoon marine national parks and stopping all but line fishing;
- rehabilitate degraded areas;
- all facilities should be well designed to blend with the environment, well-maintained;
- more Shire funds should go to outlying tourist spots like Gracetown;
- too much change will lead to the loss of what people come to this area for: peace and beauty.

52. P McFARLANE - GRACETOWN (2 p.)

- opposes coastal parallel roads - prefer spur roads;
- opposes further development at Gracetown or Yallingup;
- supports C.A.L.M. roads, parking areas and walkways but is concerned that these be maintained to a high standard;
- opposes marine development on west coast - supports it at Busselton.

53. DUNSBOROUGH ARTS SOCIETY - DUNSBOROUGH (1 p.)
- eight signatures;
 - opposes development in region.
54. MRS GWEN EDWARD - DUNSBOROUGH (1 p.)
- development should be sensitive and in harmony with nature, otherwise its unique beauty will be destroyed and visitors will not come to the area;
 - expand facilities in existing towns;
 - supports Pt Geographe development.
55. B.H.P. MINERALS EXPLORATION - PERTH (2 p.)
- B.H.P. has applied for two prospecting licences within Stage 1, two exploration licences in the Shire of Augusta-Margaret River (locations not given);
 - wants "maximum access to land for exploration" and "sufficient flexibility in planning to accommodate any future mining development proposal".
56. M J & P MADDEN - DUNSBOROUGH (1 p.)
- supports submission by Cape Naturaliste Association;
 - must protect nature.
57. DEPT. OF BOTANY, UNIVERSITY OF WA - PERTH (1 p.)
- interested in having an SPC Officer visit in August.
58. YACHTING ASSOCIATION OF WA (INC) - PERTH (1 p.)
- are forming a sub-committee, will communicate "in due course".
59. BUSHWALKERS OF WEST AUSTRALIA - SUBIACO (2 p.)
- opposed to mineral sands extractive industry - environmental impacts;
 - keep where impact is least;
 - tourism provides better long-term economic advantages;
 - acquire private enclaves dividing parts of Leeuwin - Naturalist National Park;
 - make Boranup Forest part of Leeuwin - Naturaliste National Park;
 - encourage tree planting on rural blocks.
60. AUGUSTA RATE PAYERS ASSOCIATION - AUGUSTA (1 p.)
- stage 1 doesn't really concern them, but keep them informed.

61. YALLINGUP PROGRESS ASSOCIATION - YALLINGUP (4 p.)

- 90% of income in area derived from tourists;
- every year more tourists come, giving pressure on:
 - Caves Road - but don't widen it;
 - Three Bears - need facilities there;
- dissatisfaction with:
 - walk trails - need more, trail to Three Bears needs fixing up;
 - rubbish collection - need more during holiday and salmon seasons, need collection from bins on beach;
 - signs re: water dangers (eg: undertows);
 - public facilities at Yallingup Beach need maintenance;
 - inadequate vehicle traffic signs in Yallingup;
- support maintenance and upgrading of existing facilities before making new development;
- support subdivision of good rural land, "multi-Special rural subdivision of poor quality land";
- support acquisition of poor quality coastal land for National Park with access guaranteed.

62. P & J HEDGELAND - BICTON (postcard)

- oppose development on Cape west of Dunsborough;
- area is "a mecca for passive holiday makers."

63. M J THURSTON - DUNSBOROUGH (3 p.)

- appreciates "unspoiled beauty, birdlife and flora and fauna";
- leave area in its natural state as far as possible;
- oppose Pt Piquet - environmental damage and \$ cost;
- oppose hotel/subdivision at Bunker Bay;
- supports tourist and residential development between Dunsborough and Busselton;
- future development should take the "form of picnic area, walks and lookouts and possible suitable access from Sugar Loaf to Yallingup."

64. MS A BOEGL - COTTESLOE (2 p.)

- owns a block at Eagle Bay - leave Cape as it is;
- area is unique - location, climate, wildlife, birdlife, wildflowers, quaint winding roads (Meelup) and sheer natural beauty of the coast;
- relocate boat harbour to Port Geographe;
- tax relief for rural land holders;
- Government to purchase Cape Farm and make 'A' class reserve;
- all future hotels, resorts and housing to be at Dunsborough;
- all 'C' class land upgraded to 'A' class;
- no Sugar Loaf - Yallingup road.

65. KEVIN CULLEN - BUSSELTON (6 p.)

- "Economic Consequences of Future Development in L.N. Region";
- investment and job creation in region over past decade have been in regional winery and small - scale industry interlinked with tourism;
- future development must be coordinated using a systems perspective for planning;
- small scale rural based industries yield a greater return on investment than does "creating inappropriately located townships such as Bunker Bay";
- tourism and associated will be main economic influence for progress over the next 2 years;
- page long list of :-
 - attractions of region;
 - agencies involved in region;
 - recent development/planning proposals;
- while before economic progress was associated with landclearing, it is now dependent upon tourists who patronize small - scale labour intensive industries in area;
- to keep visitors coming must protect scenery - land-scapes, roads and verges;
- keep tourist accommodation "to areas already designated for such development", especially to Busselton, Dunsborough, Margaret River and Augusta;
- must work to ensure good reputation of area :-
 - good building design
 - courteous service to tourists;
 - cleanliness on land and beaches;
 - good food at reasonable prices;
 - good public facilities;
 - accurate information in promotion;
- outlines lessons from tourism development in winery regions of France, California and South Africa;
- suggests that by ensuring successful international tourism can gain export markets for goods appreciated here;
- suggests that trade fairs overseas be used to sell tourism as well as good - combine the place with its product;
- Recommendations for economic development of L.N. area;
 - focus on tourism;
 - development with involvement of entrepreneurs and Local Government;
 - protect assets of area to maintain future options;
 - link tourism and exports of products;
 - learn from success and mistakes of overseas;
 - use systems view for evaluation individual proposals;
 - secure L.N. ridge as part of National Heritage;
 - protect wildflowers on road verge;
 - preserve picturesque roads in area;
 - help rural land holder with high taxes;
 - ensure visible buildings are appropriate, set back from roads;

- permit only rural form based industry on large scale;
- prohibit driving on ridge;
- encourage overseas investment in tourist facilities;
- diagram of systems model provided.

66. VASSE CONSERVATION COMMITTEE VASSE (2 p.)

- opposes development at Bunker Bay;
- Gov't should buy Bunker Bay;
- opposes all subdivision on Cape;
- supports land tax help for rural landholders;
- opposes Pt Piquet - aesthetic and economic reasons;
 - aesthetic - keep nature's charms intact;
 - economic - tourism is best potential economic enquire for area;
- keep accommodation in existing built-up areas;
- supports Port Geographe development;
- opposes Yallingup - Sugar Loaf Road;
- supports a system of walking paths;
- need "appropriate" development, not "jingoistic slogans".

67. ALLAN D PRICE - BUNBURY (7 p.)

- keep access tracks to beaches open - put up signs re deflating tires, etc / how to drive on bush or sand tracks; organise angling club members to help upgrade damaged tracks;
- supports Yallingup - Sugar Loaf road - open more fishing areas, easier to get away from deteriorating weather, good for tourists;
- licensed off-road vehicles (ie: 3 wheel cycles) permitted only on a few beach, but do less damage than 4wd vehicles or motorcycles;
 - wants to use any accessible beach between high and low watermarks more than 1 km from built-up area (eg: Yallingup);
 - wants access to Rocky Point for sport fishermen;
- supports Port Geographe is "environmentally sound";
- boatramps at Busselton adequate;
- improve boatramps at Dunsborough better/cheaper than Pt Piquet (details given);
- opposes boatramps south of Canal Rocks except perhaps at Cowaramup Bay and Hamelin Bay;
- opposes housing close to H.W.M. - erosion, and privacy to owner;
- Busselton jetty - must be preserved for fishermen and tourists;
- need rubbish bins at fishing and surfing spots;
- need coastal management committee of users to discuss and endorse closure of areas proposed for conservation or rehabilitation;
- Stage 1 area good salmon fishing area - brings many visiting fishermen;

- to maintain fishing stocks use salmon as "food" fish only, not cray bait;
- fishing tourism brings more economic benefit than bait fishery;
- selling pilchard as pet food interferes with marine food chain to detriment of sport fishery;
- permit wild camping by one-night permit.

68. PHIL TICKLE - BUSSELTON (5 p.)

- proprietor "Siesta Park Holiday Resort";
- make Meelup reserve 'A' class and National Park;
- concerned with S.W.D.A. ad hoc coastal development;
- opposes development on 'hard' coast except 1 or 2 launching ramps;
- need much research and experimentation before making decision on building a marina/boat harbour;
- the need for a boat harbour is not as great as is said.

69. ORIENTEERING ASSOCIATION OF WA - SUBIACO (1 p.)

- doesn't use area;
- may use Whicher Range or pine plantations in future.

70. HAMELIN BAY CARAVAN PARK - KARRIDALE (2 p.)

- concerned with area around Hamelin Bay (Stage 2);
- detailed submission to CALM;
- want to reroute road, have bigger lease.