

ANALYSIS OF PUBLIC SUBMISSIONS

to the Draft Masterplan

for

Wedge and Grey

Department of Conservation and Land Management
for the
National Parks and Nature Conservation Authority
Perth, Western Australia, 2000

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INTRODUCTION

This document is an analysis of public submissions to the Draft Masterplan for Wedge and Grey, two coastal sites located between Lancelin and Cervantes about 150 km north of Perth, Western Australia.

The Wedge and Grey Draft Masterplan was released for public comment on 23 October 1999 for a period of two months to 17 December 1999. Late submissions were accepted to 31 March 2000, effectively extending the submission period to five months.

Following the release of the Plan, advertisements were placed in local and Statewide newspapers advising that the Draft Masterplan was available for comment. The Draft Masterplan was distributed to State Government departments, tertiary institutions, recreation and conservation groups, local authorities, libraries and numerous individuals who expressed interest during the preparation of the draft, including members of the Wedge Island Protection Association and the Grey Community and Conservation Association. Copies of the Masterplan were available for perusal at CALM and local government offices. The Plan was also available for purchase from local CALM offices.

A total of 112 public submissions was received. All submissions have been summarised and changes have been made to the Masterplan where appropriate. Comments have been detailed to the section of the Draft Masterplan to which they refer.

ANALYSIS OF PUBLIC SUBMISSIONS

Method of Analysis

The public submissions to the Wedge and Grey Draft Masterplan were analysed according to the process depicted in Figure 1. More specifically:

- All comments were collated according to the section of the Draft Masterplan they addressed.
- Each comment was assessed using the following criteria:
 1. The Draft Masterplan *was* amended if the submission:
 - (a) provided additional resource information of direct relevance to management;
 - (b) provided additional information on affected user groups of direct relevance to management;
 - (c) indicated a change in (or clarified) Government legislation, management commitment or management policy;
 - (d) proposed strategies that would better achieve management goals and objectives; or
 - (e) indicated omissions, inaccuracies or a lack of clarity.
 2. The Draft Masterplan was *not* amended if:
 - (a) there was clear support for the draft proposals;
 - (b) a neutral statement was offered or no change was sought;
 - (c) the submission addressed issues beyond the scope of the plan;

- (d) the submission made points which were already in the plan, or had been considered during plan preparation;
 - (e) existing strategies and recommendations appear to be the most practical, where submissions are in conflict with others or where resources are limited;
 - (f) the submission contributed options which were not feasible (generally due to conflict with existing legislation, or Government or departmental policy).
- The Draft Masterplan was reviewed and amended where necessary. Minor editorial changes referred to in the submissions were also made.

Comments made in submissions have been assessed entirely on the cogency of points raised. No subjective weighting has been given to any submission for reasons of its origin or any other factor which would give cause to elevate the importance of any submission above another.

Number and Origin of Submissions

There were 40 submissions from people with long family associations with the settlements, including past and present shack lessees, and their friends and relatives who have spent many years returning to the area on weekends. This represents about 36% of all submissions.

An important aspect of the settlements highlighted by 23 submissions is the simple, basic lifestyle where no electricity and running hot water in a relatively isolated area means families can get away from hectic city life, spend more quality time together, children explore and learn skills in a safe environment, giving value to an affordable family holiday. These values are threatened by the proposed developments.

The number and origin of submissions are listed below:

	Number	Percentage
Individuals	77	68.7
State Government	16	14.3
Businesses	12	10.7
Community Groups	6	5.4
Local Government	1	0.9
TOTAL	112	100.0

It should also be noted that 24 submissions made reference to the proposed Jurien Bay Marine Park and its implications for recreation at Wedge and Grey. Although management of the Marine Park is beyond the scope of the Masterplan, those submissions have been referred to the Coordinator of the Jurien Bay Marine Park Indicative Management Plan.

The 112 submissions provided 528 individual comments to the draft masterplan of which 121 (23%) resulted in an amendment to the plan.

A list of the submitters to the Wedge and Grey Draft Masterplan is given in Appendix 1.

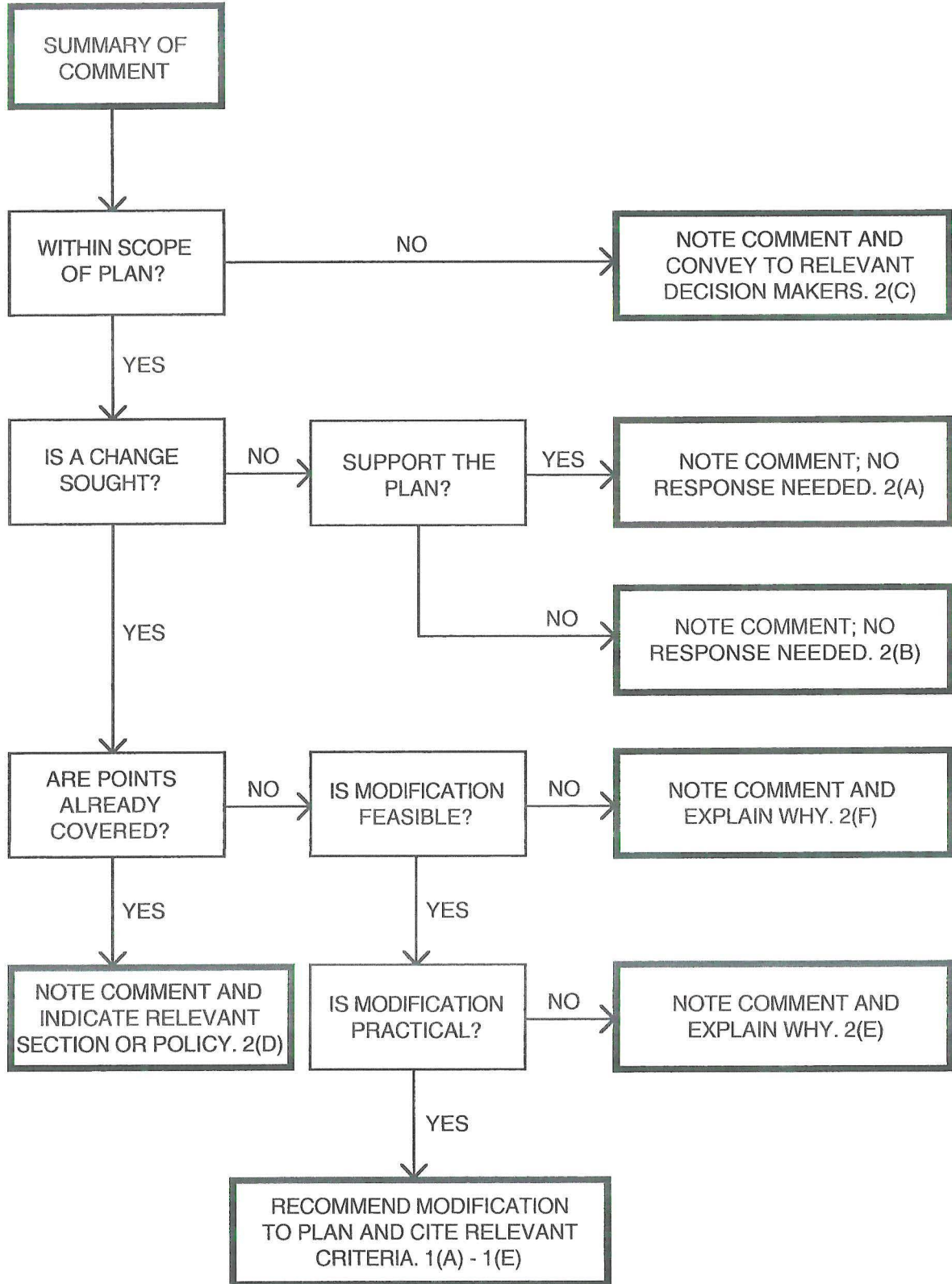
ANALYSIS TABLE

The analysis table contains:

- The number of different comments made about each section of the Draft Masterplan;
- A summary of each comment made on the Draft Masterplan;
- The number of submissions making each comment (in brackets in cases where the same comment was made in more than one submission);
- An indication of what action was taken in reviewing the Draft Masterplan, or a discussion of why the comment did not result in an amendment to the Draft Masterplan;
- An indication whether or not the comment resulted in an amendment to the Draft Masterplan; and
- The criteria by which each comment was assessed.

Figure 1.

ANALYSIS PROCESS



SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
General Comments		
Favourable		
1. Supports the focus on affordable accommodation for WA families. (8 - 75,85,97,101,102,104,109,110)	Submission supports the masterplan.	No 2(a)
2. The document has successfully produced a vision for Wedge and Grey that will frame its future recreational and tourism development. (19)	Submission supports the masterplan.	No 2(a)
3. The plan is a very positive contribution to implementation of the Central Coast Regional Strategy. (67)	Submission supports the masterplan.	No 2(a)
4. Support the approach that land use should follow land form. (75)	Submission supports the masterplan.	No 2(a)
5. CALM should be applauded for the foresight put towards the plan. (106)	Submission supports the masterplan.	No 2(a)
Unfavourable		
1. We fear a long and protracted period of acrimony and unrest by local businesses should CALM chose to ignore our emphatic objection (to the plan). (43,71)	Development of a range of accommodation types and nature-based tourism services is endorsed through the Central Coast Regional Strategy and the Nambung National Park Management Plan.	No 2(f)
2. The masterplan appears to have been written by someone with a personal agenda for this area. (17)	Comment noted.	No 2(b)
3. The masterplan is fiscally oriented and shows little practical thought and emotional consideration. (21)	Comment noted.	No 2(b)
4. The masterplan is a selective and subjective presentation of information, which leads to a biased view, without basing the information on either scientific data or formal reports and surveys. (22)	Comment noted.	No 2(e)
5. The family and community aspects of these settlements is not given enough acknowledgment in the draft plan. (27)	Plan amended to better reflect the values of existing users.	Yes 1(e)
6. What a slick and cunning piece of misinformation this document is. (34)	Comment noted.	No 2(b)
7. The unjust and apparently uncaring way the members of the Grey community are being evicted is reminiscent of Nazi Germany's treatment of minority groups. (34)	Comment noted.	No 2(b)
8. The masterplan is very vague on issues which require more adequate definition and precise prerequisites. (40)	Plan amended to better define development capacity.	Yes 1(e)
9. The authors of the plan have a duty of care to inform of the potential impact on development options of other known activities in the area. (75)	Plan amended to provide more relevant information on other known activities.	Yes 1(e)
10. CALM has made a very poor effort to do what's best for the environment since leases were introduced. (77)	Comment noted.	No 2(b)
11. Planning based on a 6-year old photograph is disappointing as many things have changed during that time. (80)	Comment noted.	No 2(d)
12. Allow our beautiful life-style to stay so our kids can show their kids the most wonderful gift, freedom to enjoy part of our wonderful country. (95)	Plan amended to better reflect the values of existing users.	Yes 1(e)
13. Wedge has soothed our souls, mended our broken hearts and has been our paradise. (95)	Comment noted.	No 2(b)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
General Corrections		
<i>4 submissions.</i>		
1. Figure 1 - road alignment is incorrect. It is not yet completed between Cervantes and Jurien (23,75)	This section of road has been completed (as of April 2000).	No 2(d)
2. Pages 1, 7, 16, 47 - inconsistent reference to Wedge Point needs clarification: Wedge Point and Ledge Point are too similar. (23)	Plan amended. 'Wedge' has been used for consistency.	Yes 1(e)
3. Review the whole report to replace 'should' with, for example, 'needs to' where discretion is not seen as desirable. (64)	Plan amended.	Yes 1(d)
4. Dandaragan, Cataby and Mimegarra Road are not marked on your area map. (66)	Map amended.	Yes 1(e)
EXECUTIVE SUMMARY		
<i>15 submissions.</i>		
1. The current occupants are lease holders and not squatters as stated (p.v, para 3). (13 - 6,16,25,34,50,53,55,60,61,64,77,79,80)	The term 'shack leaseholder' is used as a substitute for the word 'squatter'.	Yes 1(e)
2. Para. 3: Delete 'almost exclusively'. (64)	Plan amended.	Yes 1(e)
3. Para. 3: Replace 'almost exclusively by' with 'occupied by squatter leaseholders and used by a range of campers, recreational and professional fishers, trailbike riders, 4WD enthusiasts and bus tour operators'. (75)	Plan amended.	Yes 1(e)
4. Para. 4: Replace 'soon' with a reference to the determinant of the EOI and selection of builder, owner, operator for the tourism facility. (64)	Plan amended to '... removed after the expiry of leases on 30 June 2001.'	Yes 1(e)
5. Para. 5: Delete 'equitable'. (64)	CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(f)
6. Para. 8: Delete 'socially acceptable and equitable'. (64)	CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(f)
7. Para. 12: Replace 'should' with 'may', and conditionalise the para. to acknowledge that a financial feasibility of the masterplan has not been undertaken. (64)	Text amended.	Yes 1(e)
8. Para. 12: How does the government intend to finance these amenities should suitable commercial partners not materialise? (75)	Government will not finance amenities beyond those stated in the masterplan.	No 2(d)
9. Para. 15: The word 'hope' presents as a weakness. Review the para. to reiterate the Government's power and right to exit at the EOI and planning and commercial agreement stages on the basis that an acceptable outcome could not be secured. (64)	Text amended.	Yes 1(e)
10. The 'spectrum of accommodation types' covers the whole spectrum of tourism accommodation from backpacking to hotel/motels. It should be limited to camping and beach hut style accommodation. (68)	Development of a range of accommodation types and nature-based tourism services is endorsed through the Central Coast Regional Strategy and the Nambung National Park Management Plan.	No 2(f)
INTRODUCTION		
1.0 PURPOSE OF THE MASTERPLAN		
<i>24 submissions.</i>		
1. The masterplan seems to favour professional fishermen, who have different lease arrangements, over families, friends and lease holders. This policy is discriminatory and should not be supported. (15 - 6,11,16,27,33,34,39,45,50,55,60,61,79,94,105)	The State Government Squatter Policy addresses the entitlements of professional fishers and is beyond the scope of the masterplan.	No 2(c)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
2. We strongly object to CALM establishing anything more than the originally mooted spill-over camping site at Wedge and Grey. (6 - 43,68,71,73,90,91)	Development of a range of accommodation types and nature-based tourism services is endorsed through the Central Coast Regional Strategy and the Nambung National Park Management Plan.	No 2(f)
3. The towns of Lancelin and Cervantes will suffer irreparable damage to their hard-won tourist industries along with severe degradation of their respective economies should CALM implement the draft masterplan. (6 - 43,68,71,73,90,91)	See comment above.	No 2(f)
4. CALM had no mandate or official charter to act in, or carry out the role of, tourist developers, and should concentrate on their land care tasks. (4 - 43,71,90,91)	The State Government Nature-based Tourism Strategy for Western Australia states that CALM plays a vital role in fostering and assisting in the growth of nature-based tourism.	No 2(f)
5. Para. 3: Replace 'by June 2001' with 'commencing from 1 July 2001' to be consistent with other references in plan. (64,75)	Text amended to '.. removed after the expiry of leases on 30 June 2001.'	Yes 1(e)
6. The proposed development would be of no benefit to the Shires of Gingin and Dandaragan since CALM do not pay rates but make full use of Shire utilities up and down the coast. (43)	Developers will be subject to Shire rates under a leasehold situation.	No 2(c)
7. Para. 2: Delete 'equitable'. (64)	CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(f)
8. CALM's financial interest in revenue derived from commercial leasehold tourism projects creates the potential for conflict of interest between conservation and cost recovery. (69)	The State Government Nature-based Tourism Strategy for Western Australia states that CALM plays a vital role in fostering and assisting in the growth of nature-based tourism.	No 2(f)
2.0 BACKGROUND		
2.1 Location 9 submissions.		
1. Grey was originally a townsite and should stay as such. (8 - 25,53,55,60,61,65,79,80)	Regional planning does not allow for a townsite to be established at Grey.	No 2(c)
2. Para. 2: Reference to 'when the squatter shacks are removed' should be replaced with a standard method of describing the timing of their removal. (64)	Text amended to '.. removed after the expiry of leases on 30 June 2001.'	Yes 1(e)
3. The plan fails to acknowledge that Grey townsite was degazetted to enable the government's squatter policy to be implemented. (65)	Text amended (see also 8.2 Land Tenure).	Yes 1(e)
4. I was of of the impression that changing the vesting order from one thing to another meant no development could take place for 21 years thereafter. (79)	Comment is based on incorrect information.	No 2(f)
2.2 Squatter Policy 26 submissions.		
General Comments		
1. The total revenue collected from shack owners since the commencement of collection arrangements, and expended against the management, policy and implementation of the policy, should be reported in a table. (3 - 64,75,80)	The masterplan identifies the purposes for expenditure of lease revenues, but detailed financial statements are not required for the masterplanning process.	No 2(c)
2. Other squatter areas have been accepted and gazetted, e.g. Ledge Point, Donnelly River, Coogee, Blow Holes Quobba and islands off Pilbara coast. (3 - 84,86,94)	Comment is based on incorrect information. Each situation is different but, generally, the Government has endeavoured to apply the Squatter Policy or has established townsites.	No 2(f)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
3. Shire has not cooperated over years of effort to standardise shacks existence. The plan should at least mention that the settlements have endeavoured for a great many years to gain official recognition. (39,86)	Plan amended to reflect the efforts of squatter leaseholders to gain recognition (see 4.4 Existing Land Use).	Yes 1(e)
4. Original lease states that money raised over the 6 years would be used to rehabilitate the area once shacks were removed. Now, the proposal is to develop it as a tourist destination. (16)	The Squatter Policy allows for both rehabilitation and future uses under a management plan.	No 2(d)
5. Shacks are still being leased to new people despite the original lease which stated if a lease was not renewed by original lessee, the shack would be demolished. (16)	Beyond the scope of the masterplan.	No 2(c)
6. This situation shouldn't be an issue as Shire approval for purchase of a shack was given 10 years ago when Grey was a gazetted townsite. (36)	Beyond the scope of the masterplan.	No 2(c)
7. Three Shires have attempted to vary the 6-year plan by extending the lease limit and/or negotiating with user groups. No variation was allowed under the State Government policy. (55)	Comment noted.	No 2(b)
8. Proposals incorporating the retention of the current dwellings subject to terms and conditions could be acceptable if the option was available. (55)	Comment is contrary to the State Government Squatter Policy.	No 2(c,f)
9. The masterplan does not state how much lease rates will be in the future. (56)	Beyond the scope of the masterplan.	No 2(c)
10. Para. 2: Reference to 'a six year period' in the objective should be replaced with the dates for commencement and completion so there is clarity of understanding amongst all stakeholders. (64)	Policy applies to various sites with different commencement and completion dates.	No 2(c)
11. The report should acknowledge that the timing of the removal of the shacks will impact on Crown revenues. (64)	This has been considered.	No 2(d)
12. Para. 9: Rephrase sentence to '.. used for site management, policy and implementation.' (64)	Existing text is appropriate.	No 2(e)
13. CALM should extend leases on a yearly basis until the new road is complete. (77)	Beyond the scope of the masterplan, and not consistent with the State Government Squatter Policy.	No 2(c)
14. Allow the last payment for the removal of shacks to a large commercial contractor so the areas are properly cleaned up. (77)	Beyond the scope of the masterplan, and not consistent with the State Government Squatter Policy.	No 2(c)
15. We are seeking legal advice to achieve the same exemption to the squatter policy that the professional fishermen have been given. (78)	Comment noted. No change sought.	No 2(b)
16. Is it legal to collect annual lease payments from a shack whose lease had not been executed? (80)	Beyond the scope of the masterplan.	No 2(c)
Environmental Impact (see also 4.3 Vegetation Patterns and Density).		
1. Environmental impact - incorrect. Grey was originally a gazetted townsite, and shacks have been placed with some plan and contained to a small portion of the coastline. (5 - 17,28,39,45,65)	This is anecdotal advice. The siting of most existing shacks appears to be unplanned.	No 2(d)
2. Environmental damage of the area is minimal (compared with nearby mineral sands mining operations). (21,80)	The comparison is not relevant.	No 2(b)
3. Wanton destruction of dune areas is unheard of in the Grey community. (34)	Plan amended to reflect the efforts of existing leaseholders (see 4.3 Vegetation Patterns and Density).	Yes 1(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
4. Removing the shacks will probably do more environmental damage than leaving them in place. (60)	Experience with shack removal elsewhere does not substantiate this comment.	No 2(d)
Exclusive Use and Financial Advantage		
1. Disagree that the land is 'used almost exclusively' by shack owners. (7 - 9,10,39,56,64,65,80)	Exclusivity refers to shacks occupying locations on the coast unavailable to the public.	No 2(e)
2. 'Financial advantage' - incorrect. Shack owners purchased the materials, registered the shacks and pay annual lease fees (which are more expensive than rates in surrounding towns). (7 - 17,39,60,61,64,65,80)	Financial advantage is gained by leaseholders as they have not purchased the land.	No 2(d)
3. Exclusivity was brought about by CALM and DOLA making the area a 'closed shop' situation. (3 - 20,56,65)	Exclusivity refers to shacks occupying locations on the coast unavailable to the public.	No 2(e)
4. Amend statement that 'the shacks occupy the best locations on the coast' as its an inaccurate assertion. (3 - 39,60,80)	The shacks at Wedge and Grey occupy attractive locations on the coast.	Yes 1(e)
5. If squatters don't pay rental, what is the \$657.70 I've just paid to CALM? Inform the public of this so they don't think we contribute nothing. (6,50)	The masterplan identifies that an annual lease fee is payable.	No 2(d)
6. The public have never been denied access or enjoyment. (39,65)	The presence of shacks in itself precludes public access and use.	No 2(f)
7. Para. 6: Correct the statement that shack owners 'do not pay rental to the Crown'. (64)	Text refers to circumstances which lead to the implementation of the State Government Squatter Policy.	No 2(f)
Demand for Services		
1. No service has been requested or offered. In 50 years no public utility services have been used. (3 - 39,80,86)	Comment based on incorrect information. Services have been requested, e.g. tip maintenance.	No 2(d)
Non Compliance		
1. Rather than complete removal, building codes should be applied to the shacks along with any other generally applicable requirements. (60)	Beyond the scope of the masterplan.	No 2(c)
2. The local authority has no jurisdiction (to enforce building codes) in these areas. (80)	Comment noted. No change sought.	No 2(b)
2.3 Future Development Opportunities 30 submissions.		
Roading Issues		
1. The plan must outline precisely the costs involved (particularly re. new roads) and who will bear these costs. (10 - 6,35,39,40,45,50,55,64,65,75)	Development of the coast road is a State Government initiative and is beyond the scope of the masterplan.	No 2(c)
2. The north-south highway and associated spur roads will destroy untouched bush and expose native wildlife to the dangers of heavy traffic. (21,74)	See Comment 1 above.	No 2(c)
3. The proposed road from Lancelin is controversial as it alienates part of the Nilgen Nature Reserve. (69,74)	See Comment 1 above.	No 2(c)
4. I understand there is no money for the new coast road and it won't be completed until 2009. (56)	Comment based on incorrect information.	No 2(b)
5. Additional resources may be required for education and enforcement activities with recreational fishers following opening of the new coast road. (63)	Comment noted. No change sought.	No 2(b)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
6. Para. 1: More precise timing of construction and staging the new road is occurring, and commencement and completion dates should be identified. (64)	Plan provides best available information.	No 2(d)
7. Para. 2: Reference to the alignment being 'close' to Wedge and Grey should be replaced with a precise distance or a range of indicative distances. (64)	Text amended to give better indication of distances.	Yes 1(e)
8. The coast road is being built for sand mining of the dunes. (74)	Comment based on incorrect information.	No 2(c)
9. Reference to new road should indicate that it passes through the Defence Training Area which poses a potential risk to users. (75)	This is a matter for the Department of Defence and is beyond the scope of the masterplan.	No 2(c)
Other Issues		
1. Para. 1 is erroneous; there are vast areas of coastline suitable for development which have already been disturbed, e.g Hangover Bay, Kangaroo Pt, Flat Rocks. (10- 4,11,39,42,46,50,55,56,65,79)	The Central Coast Regional Strategy identifies appropriate sites suitable for development in the region.	No 2(c,f)
2. The proposed marine park will be administered by CALM as will any commercial development at Grey. Some sort of communication (integrated planning?) is called for. (5 - 38,40,45,55,75)	Liaison between marine and terrestrial management is already occurring.	No 2(d)
3. CALM should encourage the lease payers not work against them. Recreation and tourism opportunities should not be provided at the cost of the current communities. (3 - 6,9,10)	This matter resolved through the State Government Squatter Policy and the Central Coast Regional Strategy.	No 2(c)
4. The only development potential is for fishing or looking at sand dunes. (6)	Comment noted. No change sought.	No 2(b)
5. Previous areas with shacks on them had them removed because they were in the National Park, but now that Wedge and Grey are to be included in the Park development is to be allowed. (11)	Masterplan is consistent with uses permitted in national parks.	No 2(c)
6. Development to the extent where both sites turn into small towns is what we all don't want. (12)	Masterplan does not propose townsites at Wedge or Grey.	No 2(d)
7. The area would not be visited if it was not for the pinnacles and a short wildflower season. (27)	Comment noted. No change sought.	No 2(b)
8. In reference to 'fishing excursions': a marine park banning fishing from the sheltered waters will result in an increase in traffic to and from the beach putting the whole primary dune region at risk. (34)	Fishing regulations are yet to be determined through the marine park planning process.	No 2(c)
9. The concrete slabs at Hangover Bay and Flat Rocks still exist and should be included in the plan. (53)	Beyond the scope of the masterplan.	No 2(c)
10. It may be preferable to recognise the existing use (recreational fishing north of Wedge) by developing a number of defined camp sites north of Wedge to be open on a seasonal basis to accommodate demand for camping during summer and Easter holidays. (63)	The masterplan and the Nambung National Park Management Plan allows for such uses to occur.	No 2(c,d)
11. Para. 3: Delete 'substantially' or justify its inclusion by appending the quantitative analyses behind the word. (64)	Statement has been justified.	Yes 1(e)
12. Para. 4: Review the words 'fishing excursions' in the context of this paragraph. (64)	Text is quoted from the Central Coast Regional Strategy. Fishing regulations are yet to be determined through the marine park planning process.	No 2(d)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
13. The extra demands of recreational fishing and boating on the marine environment of the Jurien Marine Park need to be quantified and appropriate conservation measures imposed. (69)	Beyond the scope of the masterplan. Comment referred to the Coordinator, Jurien Bay Marine Park Indicative Management Plan.	No 2(c)
14. With the increased recreational presence, efforts must be made to ensure no conflict of land use occurs, public safety is not compromised and sustainability of the natural environment is retained. (72)	Support for the masterplan.	No 2(a)
15. There will be times when noise emanating from the Lancelin DTA, subject to regular naval bombardment, may be cause for concern among future Wedge occupiers. (72)	Comment noted but is beyond the scope of the masterplan.	No 2(c)
16. There should be no more advertising of the proposed development. (112)	Public consultation and advertising is a legislative requirement.	No 2(f)
17. A 'dress optional' beach could be established on the northern foreshore of South Bay at Wedge. (113)	Beyond the scope of the masterplan.	No 2(c)
2.4 The Masterplan Consultative Group 2 submissions.		
1. The WATC has been represented on the MCG and supports the proposals detailed in the plan. (29)	Support for the masterplan.	No 2(a)
2. Council is appreciative that it was allowed representation on the MCG. (98)	Support for the masterplan.	No 2(b)
2.5 Community Consultation 10 submissions.		
1. Preparation of the masterplan took 6 years and is not fair as non-government stakeholders were not allowed any input. The only thing offered was a 'Community Consultation Process and Display, Jan 8-11 1999', which now serves as an appendix. (3 - 50,55,79)	Comment is based on incorrect information. The masterplan was developed in 1 year in consultation with key stakeholders including non-government stakeholders.	No 2(f)
2. I am very concerned that the government can develop such policies as the 'six year plan' without consultation or discussion with shack owners. (45,79)	Development of the State Government Squatter Policy preceded this masterplan. Comment is beyond the scope of the masterplan.	No 2(c)
3. The plan should reflect successful efforts in building working relationships with relevant (indigenous) individuals to further raise the credibility of the consultative process conducted. (19)	Further information on indigenous consultation is provided.	Yes 1(e)
4. There has been extensive consultation with key stakeholders over the last twelve months. (29)	Support for the masterplan.	No 2(a)
5. I am extremely disappointed in the lack of active consultation and the process of change management. (54)	Extensive consultation has occurred.	No 2(e)
6. The two gentlemen who presented the 'community display' had good knowledge of timelines, administration procedures and previously available reports, but no understanding of the design concepts, development strategies, detailed surveys or identification of suitable landforms. (54)	Site assessment and development planning was conducted by competent and qualified officers.	No 2(b)
7. The person who drew up the Wedge Island development plan was not from WA, does not understand our weather, spent less than an hour on the ground, drew plan from aerial photos, and at what cost? (77)	Site assessment and development planning was conducted by competent and qualified officers.	No 2(b)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
8. The availability of the draft report through CALM offices is extremely restrictive and difficult to access. (54)	Extensive efforts were made to make the draft masterplan available, especially to existing users.	No 2(b)
9. CALM operates a web site that has no mention, indication or hint of the report's existence, availability or contents. (54)	The masterplan was available for viewing or downloading from CALM's NatureBase Website.	No 2(d)
10. To not send every lessee a package of some form, preferably containing a copy of the report, return proformas including blank maps, and a return addressed envelope, is essentially shared incompetence. (54)	Extensive efforts were made to make the draft masterplan available, especially to existing users.	No 2(b)
11. Why weren't licensed tour operators told about this draft masterplan? (74)	Licensed tour operators were advised of the plan through CALM's Touring Western Australia newsletter.	No 2(b)
12. The Cervantes and Lancelin communities were not appropriately consulted during the initial planning and development process. (43)	The Shire representative on the Masterplan Consultative Group represented the local community.	No 2(e)
2.6 Masterplan Process <i>6 submissions.</i>		
1. We want a quick resolution to the problem (unlike the forestry debate). (12)	Comment noted.	No 2(d)
2. Why is it necessary to make writing a submission so hard? So you don't get many submissions, and ignore most of the contents? (27)	Due process has been followed.	No 2(d)
3. Replace reference to 'approval' by the Minister with 'formal consideration'. (64)	Due process has been followed.	No 2(d)
4. If Wedge and Grey won't be added to the national park until after shacks are removed, and negotiations with a development proponent are scheduled for Aug-Oct 2000, does this create a potential land tenure problem? (75)	All necessary tenure requirements will be met.	No 2(d)
5. Does the Nambung National Park management plan in any way compromise the proposals in this draft? (75)	The masterplan is an adjunct to the Nambung National Park Management Plan and provides more detailed information for development and management.	No 2(d)
6. It is assumed the Minister will have access to public submissions. (75)	Yes, this is the Minister's prerogative.	No 2(b)
7. Council seeks input into the EOI process. (98)	Council will be involved in the EOI process.	No 2(d)
8. Should the final outcome (of the process) take longer than our present existing lease, we should be able to remain put until the desired option is presented to us. (107)	The Squatter Policy specifies a 6-year lease period.	No 2(c)
3.0 AIM, OBJECTIVES AND OUTCOMES OF THE MASTERPLAN <i>14 submissions.</i>		
1. Dot point 2: Appropriate tenure should include current lease holders in future changes. (12 - 16,27,35,38,39,40,45,46,47,55,61,65)	Recreation values of existing users are considered, however, tenure for leases is beyond the scope of the masterplan.	No 2(c)
2. Responsibility for the design, financing and construction of the new roads should be clearly stated. (5 - 35,39,45,55,65)	These matters are to be negotiated with Main Roads WA and the successful proponent to the EOI.	No 2(c)
3. Support the objectives. (30)	Support for the masterplan.	No 2(a)
4. The need for inexpensive and low key accommodation should be an objective. (27)	Comment addressed in 10.4 Camping and Caravanning.	No 2(d)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
5. We appreciate that issues and planning concerns set out in the Central Coast Regional Study have been taken into account in formulating the masterplan. (30)	Support for the masterplan.	No 2(a)
6. Para. 1: Remove the word 'equitable'. (64)	CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(f)
7. There is a need, prior to the EOI process, for a baseline feasibility assessment to be undertaken to determine the value of any EOI bids. (64)	Further study of commercial viability and carrying capacity has been undertaken and incorporated into the plan.	Yes 1(e)
8. The financial analyses upon which an EOI's return on asset could be assessed should be brought forward in the report, and be identified as a future action of Government, undertaken prior, then concurrent and iteratively to the EOI process, with the final arrangement approved by the Valuer General's Office, the Crown Solicitor and the Office of the Auditor General. (64)	See comment above.	Yes 1(e)
SITE ANALYSIS AND ASSESSMENT		
4.0 EXISTING CONDITIONS AND PHYSICAL CHARACTERISTICS		
4.1 General Site Factors		
<i>17 submissions.</i>		
1. Ensure that appropriate environmental studies are conducted prior to any removal and disturbance of the existing community. (8 - 35,45,55,64,65,75,79,99)	Flora and fauna surveys and hydrology will be investigated prior to any disturbance.	Yes 1(d)
2. Micro-ecosystems have developed around the shacks during the last 50 years. The future of the resident flora and fauna must be considered before the removal of the shacks not after. (5 - 34,45,55,65,75)	See comment above.	Yes 1(d)
3. A fauna survey prior to site disturbance must be done: - to provide baseline data upon which the impacts of shack removal, rehabilitation and site development can be measured, interpreted and reported. (3 - 64,75,76) - in view of the recorded presence of rare fauna in the region (species listed in submission). (76) - to identify major biological values. (1)	See comment above.	Yes 1(d)
4. Grey and Wedge can be hot, windy and uncomfortable, and is not suitable for campers. (3 - 17,74,86)	Camping is appropriate depending on the weather conditions.	No 2(d)
5. Removal of the shacks will expose the dunes to wind erosion. (3 - 25,45,65)	Experience with shack removal elsewhere does not substantiate this comment.	No 2(d)
6. The limited reduction in native bush and the protection offered to flora and fauna by the current style of dwellings and planted trees compared to a conventional type development needs comment. (55)	This is covered in the masterplan.	No 2(d)
7. Wading birds protected by JAMBA migrate to the area each year. (74)	Fauna surveys will address this issue.	No 2(d)
8. Figure 3: Winter afternoon winds are predominantly from the west, not the south. (75)	Figure 3 already concurs with submitter's advice.	No 2(d)
9. Removal of the shacks will deprive the snakes an opportunity to proliferate, therefore, condemning them to extinction. (80)	Comment based on misinformation.	No 2(d)
10. The threat of environmental, as well as contamination, pollution would be managed and regulated under the scheme. (106)	Support for the masterplan.	No 2(a)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
4.2 Landform <i>6 submissions.</i>		
1. Support development boundaries following natural ridge lines and associated topography. (75,86)	Support for the masterplan.	No 2(a)
2. Recommend the rehabilitation, planning and management of fragile Quindalup dune systems. (1)	Support for the masterplan.	No 2(a)
3. Wedge has been flooded up to a metre deep for a period of up to 3 months. Major floodings have occurred resulting in huge road and track damage. (56)	Comment noted.	No 2(d)
4. CALM and DOLA must put on hold, until further notice, any development until long term drainage system and site work appraisal is carried out. (56)	These details will be determined with the selected proponent through the EOI process.	No 2(c)
5. The south beach at Wedge has lost up to 100m of beach front in the last couple of years. (56)	Comment noted.	No 2(d)
6. The ocean will continue to come into the 'common' area at Wedge either from the back beach, the front sand hills near the cutting, or from giant sea surges. (56)	Comment noted.	No 2(d)
7. Para. 3, p. 7: Delete reference to 'appropriate' visitor risk assessment. There may be a need to factor this identified risk in the arrangements entered into with successful EOI proponents. (64)	Text amended.	Yes 1(e)
8. Para. 4, p.7: Replace 'should' with 'needs to'. (64)	Text amended.	Yes 1(e)
9. Comment on how to address the problem of sewerage waste water being brought to the surface in wet years. (67)	These details will be determined with the selected proponent through the EOI process.	No 2(c)
10. A more detailed analysis of hydrogeology in the final report would be appropriate. (67)	Advice added to text.	Yes 1(e)
11. A more detailed analysis of potential shoreline movement in response to predicted climate change should be presented as a basis for determining coastal setbacks. (67)	Advice added to text.	Yes 1(e)
12. The statement by Tinley (1992), p. 6, should be removed if not severely qualified. (67)	Statement deleted.	Yes 1(e)
4.3 Vegetation Patterns and Density <i>19 submissions.</i>		
1. Para's 6 and 7: There is no reference to the foredune restoration work or other tree planting programs undertaken by WIPA over several decades. (9 - 75,85,86,94,97,102,108,109,110)	Text added: WIPA has carried out dune rehabilitation works.	Yes 1(e)
2. Ensure that appropriate environmental studies are conducted prior to any removal and disturbance of the existing community. (9 - 35,45,53,55,64,65,75,79,99)	Flora and fauna surveys and hydrology will be investigated prior to any disturbance (see 4.1 General Site Factors).	Yes 1(d)
3. Very minimal impact has occurred, and every effort has been taken to keep this environment in its natural state. (17,84)	Comment noted.	No 2(d)
4. The impact of the sudden removal of the community may have detrimental effects on the local vegetation and animal life. (35,55)	Experience in removal of shacks elsewhere does not substantiate this comment.	No 2(d)
5. A flora survey should be commenced without delay. (64)	Support for the masterplan.	No 2(a,d)
6. Para. 4: Replace 'the result of' with 'contributing factors including'. (64)	Text amended.	Yes 1(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
7. Para. 4: Should reflect that disturbed areas are also a result of uncontrolled camping and professional fishing activity. (75)	Text amended.	Yes 1(e)
8. Para. 7: The retention of introduced species is not consistent with the objective of returning the area to a natural environment. Amend para. so that all introduced species will in time be removed. (64)	Introduced species are appropriate in certain areas in order to provide amenity such as shade.	No 2(e)
4.4 Existing Land Use 24 submissions.		
1. Para. 12, p. 9: Reflects a lack of understanding of how the beach is used. The solution is to regulate driver behaviour rather than deny the majority of users this family activity. (16 - 75,81,82,83,84,85,86,88,92,94,97,99,101, 102,108,110)	Provision of a vehicle-free zone is essential for visitor safety.	No 2(e)
2. Reference to the layout of shacks at Wedge and Grey as having 'no logic' is insulting, and: - requires justification by expansion. (21,55) - should be deleted. (64,75) - is contradicted by reasons in next para. (80)	Text deleted.	Yes 1(e)
3. Most tracks are neither dangerous nor unsustainable. (3 - 25,55,80)	Existing text is valid.	No 2(e)
4. Pages 8, 29, 46 - inconsistent reference to fisher numbers: 5 full season, 1 intermittent. (23)	Plan amended.	Yes 1(e)
5. We would like confirmation in writing of the continued use of the refuelling procedures of the fuel truck in Wedge. (23)	Procedures for refuelling are dealt with by the Department of Transport.	No 2(c)
6. Replace 'fuel trucks' with 'fuel truck'. (23)	Text amended.	Yes 1(e)
7. Reference to existing main beach access, second access is in place. (23)	Comment noted.	No 2(d)
8. An explanation of how and where the lease funds have been spent, and how they will be managed in the future, should be included in the masterplan. (23)	The masterplan identifies the purposes for expenditure of lease revenues, but detailed financial statements are not required for the masterplanning process.	No 2(c)
9. Blind spots and narrow passages have warning signs informing drivers to take care. (25)	Comment noted.	No 2(d)
10. The family and community aspects of these settlements is not given enough acknowledgment in the draft plan. (27)	Plan amended to better reflect the values of existing users.	Yes 1(e)
11. Include a comment that the shacks were built because the climate and accessibility did not lend itself to anything other than extremely short-term camping. (55)	Comment noted.	No 2(d)
12. I've counted over 200 4WD's on the beach at Wedge, many with boat-trailers attached, with other beach users. You would need a football area to park this many cars, trailers etc. (56)	Point covered.	No 2(d)
13. Para. 6: Replace 'near' with an indicative range of distances. (64)	Text amended.	Yes 1(e)
14. Para. 8: Use of 'increased markedly' needs to be validated with precise statistics. (64)	Text amended.	Yes 1(e)
15. Para. 9: Cross-reference this with other sections in the the report referring to some track retention. (64)	Track rationalisation is adequately dealt with in 8.6 Access and Circulation, and 10.7 Entry, Access and Circulation.	No 2(d)
16. The Nambung National Park management plan does not propose vehicle-free beaches at Wedge. (75)	Point acknowledged, however, the masterplan allows for more detailed planning. Provision of a vehicle-free zone is essential for visitor safety.	No 2(d)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
17. The fact that 'distinct groupings of shacks indicate similar periods of construction' should classify some shacks as heritage buildings. (80)	Shack groupings do not indicate heritage value.	No 2(f)
4.5 Existing Services 7 submissions.		
1. WIPA has established an efficient and well-managed infrastructure incorporating lighting, telephone, waste disposal, water supply, socially acceptable behaviour guidelines and fire-fighting services. (5 - 66,84,85,86,89)	Services provided do not meet appropriate standards.	No 2(f)
2. Para. 1: Line 1 should read 'Existing public utility services at Wedge and Grey are non-existent'. (64)	Text refers to servicing of individual shacks.	No 2(e)
3. Para. 2: Rewrite sentence 'The health risks associated with <u>this</u> ..' to clarify what is being referred to. (64)	Text amended.	Yes 1(e)
4. Para. 3: A program of groundwater testing needs to be initiated without delay. (64)	Current Water & Rivers Commission information has been added.	Yes 1(e)
5. Para. 4: Line 1 omits reference to the local authority's role as the provider of rubbish collection services in other formal communities. (64)	The Squatter Policy precludes provision of services including rubbish removal.	No 2(c)
6. Para. 4: Line 3 - delete 'informal', and include a recognition of the cost being borne by the respective shack owner associations. (64)	Text amended. Plan acknowledges that the communities have established rubbish tips.	Yes 1(e)
7. A major potable water supply is a much needed resource that, with careful management as suggested in the plan, may be available for future generations. (106)	Support for the masterplan.	No 2(a)
5.0 CONSTRAINTS 12 submissions.		
1. The proposed Jurien Marine Park will impose restrictions on recreational fishers. (6 - 75,85,86,92,97,102)	Beyond the scope of the masterplan. Comment referred to the Coordinator, Jurien Bay Marine Park Indicative Management Plan.	No 2(c)
2. Bugs and insects should be considered as a constraint. (3 - 25,55,80)	Comment noted but not a significant issue.	No 2(e)
3. The lack of any flora survey should be included as a constraint. (53)	Flora survey has been undertaken.	No 2(d)
4. The DTA represents a constraint due to live firing and possible road closures. (75)	Beyond the scope of the masterplan.	No 2(c)
5. The native title claim over the area may represent a constraint and should be highlighted. (75)	Text added.	Yes 1(e)
<u>Services</u>		
1. Reference could also be made to waste water and rubbish disposal. (64)	Point already covered.	No 2(d)
<u>Wind</u>		
1. Wind should be on top of the list. (80)	Point already covered.	No 2(d)
<u>Safety</u>		
1. Safety: Replace 'avoid' with 'manage where possible all hazards and visitor activity'. (64)	Existing text sufficient.	No 2(d)
2. All the experience from the area will go if shacks are removed. People to help with bogged vehicles, sunken boats etc. (80)	Comment noted.	No 2(e)
3. Many shacks contain asbestos fibres which have been irresponsibly removed in the past. (80)	The required procedures will be followed.	No 2(d)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
<u>Capacity</u>		
1. Second dot point could focus on town and regional planning rather than the outcome of a new centre for population. (64)	This issue is a real concern with regulatory bodies.	No 2(d)
<u>Professional rock lobster fishers</u>		
1. CALM is ensuring it is not viable for fishermen to remain at Wedge. Their opinion is stated (p.10) as 'their continued presence at Wedge combined with a predominantly recreational use of the site is not an ideal use mix.' (23)	This constraint was raised by several stakeholders and is not a CALM opinion.	No 2(e)
2. Add a second dot point to highlight that a new lease of up to 3 years will be offered for the current professional fisher shacks post 30 June 2001. (75)	Second dot point added.	Yes 1(e)
<u>Social Issues</u>		
1. Existing users 'are' resisting change, and development proposals 'are' perceived as threats. (64)	Existing text is appropriate.	No 2(d)
<u>Timing</u>		
1. Replace 'commitments not honoured' with 'expectations will not be realised.' (64)	Existing text is appropriate.	No 2(d)
2. Timing of access is also a constraint on the ability to remove shacks. (64)	Existing text is appropriate.	No 2(d)
3. Timing dot point should be under 'Access for development'. (75)	Existing text is appropriate.	No 2(d)
4. The time frames mentioned in 11.0 Implementation are more likely to involve slippage. (75)	Comment noted.	No 2(d)
5. Agree with dot point. (80)	Support for masterplan.	No 2(a)
6.0 OPPORTUNITIES		
<i>17 submissions.</i>		
1. Shack dwellers should be given high priority in any development opportunities. (13 - 16,35,38,39,40,45,46,47,51,55,60,61,94)	Comment noted. CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(f)
2. If possible, shack owners should be allowed to construct their own settlement according to the guidelines alongside any development. (4 - 38,40,45,55)	Interest from squatter associations as development proponents is acknowledged.	No 2(d)
3. The heritage value of the existing settlements should not be understated and should be listed as an opportunity. (75)	The settlements do not have significant heritage value, however, squatter history has been recorded and will be interpreted.	No 2(e)
<u>Coastal recreation resources</u>		
1. The beaches at Grey are no different to those at Cervantes, Jurien or Lancelin - sandy and windy. (80)	Comment noted.	No 2(b)
<u>Proximity</u>		
1. Replace 'close to expanding northern suburbs' with actual distance from Joondalup and Yanchep. (64)	Text amended.	Yes 1(e)
<u>Existing disturbance</u>		
1. This is not consistent with previous sections which refer to the lack of safety of existing tracks. (64)	Existing text does not conflict with safety requirements.	No 2(e)
<u>Recreation activities</u>		
1. Where will all the guides with real experience in the area come from? (80)	No change sought.	No 2(b)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
Existing users		
1. It is important that there is some clarity about the demography of future users as the last dot point is contradicted by one of the general conclusions in Attachment 5 which notes 'Most shackies would not return to Wedge and Grey once the lease period expired'. If there has been a shift in shack owners' attitudes, this should be reflected in the document. (19)	Attachment 5 is anecdotal information. Greater interest in continued use has been expressed by the shack associations during the master-planning process.	No 2(d)
2. The requirements of this group are valid as they represent existing demand as well as future consumers. (64)	Support for the masterplan.	No 2(a)
3. Strongly agree with dot point. (80)	Support for the masterplan.	No 2(a)
DEVELOPMENT AND MANAGEMENT DIRECTIONS		
7.0 THE VISION FOR RECREATION AND TOURISM 39 submissions.		
1. Shack dwellers should be given high priority in any future development opportunities. (15 - 6,25,34,35,38,39,40,45,46,47,51,55,60,61,94)	CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(f)
2. Don't sacrifice Grey and Wedge to the almighty tourist dollar. (13 - 5,12,13,14,16,17,20,27,28,33,38,66,79)	Development will cater for a wide range of interests and budgets.	No 2(c)
3. The selection criteria and assessment process for development proponents should be clearly stated. (4 - 6,25,34,55)	This is not appropriate for the masterplan.	No 2(f)
4. Land-based recreation is an attraction but an offshore marine park is a detraction especially when both are situated too close together. (4 - 33,38,39,45)	Beyond the scope of the masterplan. Comment referred to the Coordinator, Jurien Bay Marine Park Indicative Management Plan.	No 2(c)
5. The marine park will restrict the chances of attracting fishermen to the area. Without fishermen the development is doomed to failure as tourists alone will not be enough to make the development economically viable. (3 - 7,20,55)	Beyond the scope of the masterplan. Comment referred to the Coordinator, Jurien Bay Marine Park Indicative Management Plan.	No 2(c)
6. The WA tourist industry has no need for further tourist development at these sites. Least of all being funded by government money that hard working business people and rate-paying citizens pay in their taxes. (3 - 43,90,91)	Development of a range of accommodation types and nature-based tourism services is endorsed through the Central Coast Regional Strategy and the Nambung National Park Management Plan.	No 2(f)
7. It would be more beneficial to complete existing tourism projects in Cervantes and Lancelin before embarking on new ones. (3 - 43,90,91)	Beyond the scope of the masterplan.	No 2(c)
8. Para. 7 is speculative and a strategic financial assessment needs to be undertaken. (3 - 64,68,79)	Further study of commercial viability and carrying capacity has been undertaken and incorporated into the plan.	Yes 1(e)
9. The vision for Wedge and Grey describes the area exactly as it is now. (21,25)	No change sought.	No 2(b)
10. The reference to Wedge and Grey as being ideal for 4WD'ing is somewhat tenuous as tracks are proposed to be replaced by 'easily accessible' roads ruining the experience. (21,25)	4WD'ing will continue to be available adjacent to the sites.	No 2(d)
11. Support the plan. (15)	Support for the masterplan.	No 2(a)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
12. What can possibly interpret the squatter heritage more creatively than the squatter heritage itself? People don't visit ghost towns to see a display that interprets the ghost town history. (21)	Beyond scope of the masterplan. Refer to the State Government Squatter Policy.	No 2(c)
13. CALM is putting an end to to the very things that make this country unique; too many restrictions will turn away tourism. (49)	Beyond scope of the masterplan. Refer to the State Government Squatter Policy.	No 2(c)
14. Grey is likely to take a battering with access becoming easier, and more and more people swarming in who won't hesitate in mistreating the environment. (51)	Development of the coast road is a State Government initiative and is beyond the scope of the masterplan.	No 2(c)
15. Delete 'providing for socially acceptable and equitable' from objective. (64)	CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(f)
16. Amend paragraphs with the word 'should' to ensure the achievement of outcomes is obligatory. (64)	Text amended.	Yes 1(e)
17. The 'spectrum of accommodation types' covers the whole spectrum of tourism accommodation from backpacking to hotel/motels. It should be limited to camping and beach hut style accommodation. (68)	Development of a range of accommodation types and nature-based tourism services is endorsed through the Central Coast Regional Strategy and the Nambung National Park Management Plan.	No 2(f)
18. CALM must exercise due diligence in regard to the economic and social issues arising from the effects of the masterplan. (68)	Comment noted.	No 2(b)
19. Any facilities at Wedge and Grey would not help (the tour operators). (74)	Development is likely to stimulate interest in tours.	No 2(e)
20. I see no detrimental future planning, development and management of recreation and tourism that will inhibit Lancelin. (106)	Support for the masterplan.	No 2(a)
21. All tourism developments should be in line with WATC strategies, particularly in regard to nature-based activities. (108)	Agreed.	No 2(d)
22. The draft plan doesn't make any reference to utilising WATC's resources or strategies in relation to accommodation, tours or cultural heritage. (108)	WATC have been closely involved throughout the masterplan process.	No 2(d)
23. Development of built accommodation should be located in areas with developed infrastructure, i.e. in local towns. (43)	Development of a range of accommodation types and nature-based tourism services is endorsed through the Central Coast Regional Strategy and the Nambung National Park Management Plan.	No 2(f)
8.0 MANAGEMENT STRATEGIES 8.1 Indicative Management Zoning 7 submissions.		
1. Zones of development need to remain flexible and subject to change. (3 - 45,50,55)	This is covered in the objective.	No 2(d)
2. The conservation, protection and rehabilitation zone at Wedge is under-defined and extends further eastward to the north-south track system. Set back must be increased to include the entire primary sand dune system essentially eastward to the north-south track alignment (map supplied). (54)	Comment noted. Flexibility is required to respond to further planning and assessment. Advice on setbacks added to text (see 4.2 Landform).	Yes 1(e)
3. Car parks are an inappropriate use of foredune areas. (54)	A balance between accessibility and sustainability is required.	No 2(d)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
4. The parkland and rehabilitation zone at Wedge identifies only a small portion of the areas subject to inundation. This zone should be extended to include all areas subject to flooding and the western boundary should merge with the fragile primary sand dune system (map supplied). (54)	Comment noted. Flexibility is required to respond to further planning and assessment. Flooding is acknowledged and advice added to text (see 4.2 Landform).	Yes 1(e)
5. The public recreation zone at Wedge encroaches into the sand dune system and the main access road would be subject to severe flooding. Realign the boundaries of this zone to decrease the impact on sand dunes and areas subject to flooding to a south-eastern corridor and a northern corridor following the existing shack line (map supplied). (54)	Comment noted. Flexibility is required to respond to further planning and assessment. Flooding is acknowledged and advice added to text (see 4.2 Landform).	Yes 1(e)
6. The built accommodation development zone at Wedge should follow zones along existing shack line north, and protected camp style accommodation to follow zone in areas east of 'Snake Gully'. The zone identified in north-west corner is subject to flooding (map supplied). (54)	Comment noted. Flexibility is required to respond to further planning and assessment. Flooding is acknowledged and advice added to text (see 4.2 Landform).	Yes 1(e)
7. The built accommodation zone should include the area of high ground currently occupied by shacks on the southern edge of the settlement. (75)	Comment noted. Flexibility is required to respond to further planning and assessment.	No 2(e)
8. Areas and percentages of land to be allocated to visitor (and other) uses should be reported in Table on page 15. (64)	Comment noted. Flexibility is required to respond to further planning and assessment. Areas of zones have not been stated.	No 2(e)
9. Pedestrian walkways should be the dominant mode of movement and not cycle paths which require extensive paved surfaces. (64)	Cycling will be more relevant to Wedge than Grey. Comment noted.	No 2(e)
10. Reference and provision for a sports ground should be removed from the plan and EOI documentation. (64)	A sports ground exists at Wedge and may be more relevant to Wedge than Grey.	No 2(e)
11. The inclusion of refreshment sales should be conditionalised by stating this land use and activity will be a minimal facility. (64)	See 10.2 Entry and Service Precincts in the masterplan, which refers to these facilities not becoming major commercial centres.	No 2(d)
12. Page 15, last para: What is the intent of these statements? If the Wedge and Grey plan only represents short-term development opportunities, why is a 21-year lease plus a 21-year option being offered? (75)	These statements aimed to show the relationship between the broadscale national park zoning and site-specific zoning at Wedge and Grey. Text deleted.	Yes 1(e)
13. One of the proposed roads (Figure 4) cuts through one of our traditional camping sites. (78)	Further information on consultation and ethnographic and archaeological surveys will be incorporated into the masterplan.	Yes 1(e)
8.2 Land Tenure <i>20 submissions.</i>		
1. Shack dwellers should be given high priority in any future development opportunities. (10 - 35,38,39,40,45,46,47,51,61,94)	CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(f)
2. Strongly disagree with proposed site of the marine park being next to Wedge and Grey. It should be relocated or modified. (8 - 33,35,38,39,45,55,82,112)	Beyond the scope of the masterplan. Comment referred to the Coordinator, Jurien Bay Marine Park Indicative Management Plan.	No 2(c)
3. Support the inclusion of Wedge and Grey into Nambung National Park. (8,55)	Support for the masterplan.	No 2(a)
4. The report should indicate that Grey was a previously gazetted townsite. (53,55)	Text amended.	Yes 1(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
5. Wedge has an approved exploration licence for limesand over it, and any tenure change that severely restricts access to the resource is opposed. (70)	Access to alternative limesand resources in the area will be negotiated with Department of Minerals and Energy and the mining applicant.	No 2(c)
6. Land has already been allocated in Cervantes for a second caravan park. (73)	No change sought.	No 2(b)
7. Depending on lease conditions, the proposed lease term of 21 years may deter some developers. Negotiable lease terms should be available. (75)	Leases offered may be up to 21 years with a 21 year option.	No 2(d)
8. Wedge should not be included in the National Park as it provides a unique opportunity for a town completely built on waterways (sketch map provided). (77)	Beyond the scope of the masterplan. Comment not consistent with the Central Coast Regional Strategy and the Nambung National Park Management Plan.	No 2(c)
9. Wedge should not be included in the National Park as it also offers one of the best sites for onshore aquaculture. (77)	Beyond the scope of the masterplan.	No 2(c)
8.3 Development Partnerships 33 submissions.		
1. Shack dwellers should be given high priority and encouraged to be part of any development opportunities. (18 - 11,34,35,38,39,40,45,46,47,50,51,55,60,61, 65,66,94,99)	CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(f)
2. The approved developer should have the same privileges as professional fishermen and be allowed to stay until June 2004. (9 - 82,83,85,87,93,97,101,102,104)	The approved developer will have a lease of up to 21 years with an option for up to a further 21 years.	No 2(d)
3. Responsibility for the design, financing and construction of the new roads should be clearly stated. (5 - 35,39,45,55,65)	These matters are to be negotiated with Main Roads WA and the successful proponent to the EOI.	No 2(c)
4. Allow the Grey community to build the future developments so as to save the community and the environment. (28,46)	Proposals from the squatter communities will be considered with submissions from other proponents.	No 2(e)
5. A mutually suitable commercial relationship with the shack owners could see the objectives of the management plan and existing shack owners achieved. (60,94)	Proposals from the squatter communities will be considered with submissions from other proponents.	No 2(e)
6. The residents of Grey can have input if all shacks were allowed to stay. (12)	Beyond the scope of the masterplan.	No 2(c)
7. Offering the current shack owners the opportunity to do a development would not go against the conditions of the six-year lease. (27)	Proposals from the squatter communities will be considered with submissions from other proponents.	No 2(e)
8. Delete 'equitable use' from objective. (64)	CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(f)
9. Para. 2: CALM's responsibilities need to extend to liaison with other key agencies, eg. WATC, Regional Development Commission and MRWA. (64)	Covered by Recommendation 2.	No 2(d)
10. Para. 3: Commercial negotiations must be separated from CALM and managed by another 'trading' agency or through WATC's infrastructure committee. (64)	The masterplan recommends the continued involvement of key government agencies in planning and development. The masterplan does not preclude other agencies from having a major role in commercial negotiations.	No 2(c)
11. Para. 5: Revenue sources from the developed facility (eg. visitor entry fees, rates payable to the LGA and State Government taxes) should be explicitly identified or at least an inclusive list provided. (64)	The range of services which may generate revenue will be determined through negotiations with commercial partners.	No 2(c)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
12. Para. 5: Reference to lease rental charges offsetting CALM's costs is not founded on financial analysis. (64)	Management costs and lease rental charges are yet to be determined.	No 2(c)
13. Para. 5: Delete 'multiple exclusive-use leases will not be considered'. (64)	Exclusive use is contrary to Departmental policy.	No 2(f)
14. Rec. 1: The EOI steps should be moved to an appendix and be a more expansive description of the process, with input from other infrastructure providers in the public sector and CAMS. (64)	The EOI process is being developed and will involve relevant agencies.	No 2(e)
15. Any approved developer must have an understanding of the Aboriginal people's relationship with the area, and is someone we feel comfortable to talk to. (78)	Due process for Aboriginal consultation will be followed.	No 2(c)
16. From the developer's position I offer myself as a potential captive market. (107)	No change sought.	No 2(b)
8.4 Cultural Heritage 46 submissions.		
1. Indigenous and cultural heritage tourism issues should come under the banner of WATC, in cooperation with CALM, to ensure that best practice standards in environmentally sustainable development are maintained. (108)	WATC will have an ongoing involvement in heritage tourism development.	No 2(d)
<u>Aboriginal heritage</u>		
1. The Yued native title claimants should be recognised, and deserve personal consultation rather than just being on a mailing list. (9 - 75,78,85,97,99,101,102,104,112)	Further information on consultation and ethnographic and archaeological surveys will be incorporated into the masterplan.	Yes 1(e)
2. Archaeological surveys and ethnographical consultations should be conducted with representatives of the local Aboriginal community and native title claimants. (2)	See comment above.	Yes 1(e)
3. A more culturally appropriate approach to gaining indigenous input into such plans might be pursued in the future. (19)	See comment above.	Yes 1(e)
4. The plan should reflect successful efforts in building working relationships with relevant individuals to further raise the credibility of the consultative process conducted. (19)	Further information on consultation and ethnographic and archaeological surveys will be incorporated into the masterplan.	Yes 1(e)
5. Aboriginal sites do exist within the Wedge settlement and consultations with the elders should have occurred. (75)	See comment above.	Yes 1(e)
6. The registered claimants were not consulted in its preparation, and were not sent a copy of the masterplan. (78)	See comment above.	Yes 1(e)
7. An anthropologist will be engaged to confirm the existence of Aboriginal sites in the area. (78)	Comment noted.	No 2(b)
8. Surrounding environmental areas should be kept traditional, i.e. Aboriginal sacred and camping sites. (112)	Native title and Aboriginal heritage matters are considered in the masterplan.	No 2(d)
<u>European heritage</u>		
1. Preserve our heritage by not demolishing something that has worked in harmony for over 40 years. (21 - 13,20,35,38,39,41,45,48,57,65,79,80,81,82, 84,86,87,88,94,103,104)	The social values of existing users are acknowledged, however, the shacks are not of local or State heritage significance.	No 2(e)
2. The coverage of European heritage in the draft plan is simplistic and inadequate. This is true Aussie heritage being destroyed. (12 - 27,35,38,39,40,45,55,64,65,79,80,108)	The social values of existing users are acknowledged, however, the shacks are not of local or State heritage significance. The plan has been amended.	Yes 1(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
3. The heritage value of the existing settlements should be formally assessed by the WA Heritage Council before any demolition work is initiated. (10-75,82,84,85,93,94,97,101,102,108)	The WA Heritage Council were involved in preparing the Shire of Dandaragan's Municipal Inventory in 1996, which made no inclusion of the shacks at Wedge and Grey.	No 2(d)
4. (Some) shacks should be retained as heritage pieces for interpretation to visitors. (9 - 4,6,50,51,53,55,60,80,99)	The shack history is to be interpreted but shack retention is beyond the scope of the masterplan.	No 2(c)
5. The communities provide a unique look at the 'real' Australian outback/bush survival for which tourists will pay dearly for the privilege of driving through. (5 - 35,45,60,79,80)	The shack history is to be interpreted but shack retention is beyond the scope of the masterplan.	No 2(c)
6. Keep some of West Australia for West Australians. (3 - 14,27,57)	CALM is committed to providing equitable recreation opportunities to the WA public.	No 2(d)
7. An entire section of Australian heritage and history is being replaced with sign posts and glossy brochures; absolutely ludicrous. (3 - 39,40,45)	The shack history is to be interpreted but shack retention is beyond the scope of the masterplan.	No 2(c)
8. There is over 400 years of significant European cultural heritage at Grey. (79,80)	Comment already in plan.	No 2(d)
9. It seems odd that Australia should want to destroy its history, when history is what many overseas visitors are interested in. (11)	The shack history is to be interpreted but shack retention is beyond the scope of the masterplan.	No 2(c)
10. CALM, according to their own recommendations (Nambung National Park management plan) should be saving my shack as a significant non-Aboriginal site. (80)	The shack history is to be interpreted but shack retention is beyond the scope of the masterplan.	No 2(c)
11. Some of our families probably introduced indigenous families to the area as they opened up the country by obtaining fresh water from man-made wells, and access through impenetrable scrub. (89)	No change sought.	No 2(b)
8.5 Visitor Information, Interpretation and Education <i>14 submissions.</i>		
1. Retain Grey as a 'living museum' for tourists to experience the shackie lifestyle. (7 - 25,50,51,53,55,79,80)	The shack history is to be interpreted but shack retention is beyond the scope of the masterplan.	No 2(c)
2. The settlements are already tourist attractions featuring on the itineraries of most of the tours to the Pinnacles. (3 - 60,80,86)	Text amended. See section 4.4 Existing Land Use.	Yes 1(e)
3. Put up more signs telling people where they can and can't go. (12)	Comment noted.	No 2(d)
4. Support the plan. (15)	Support for the masterplan.	No 2(a)
5. Para. 6: Amend to assert the need to be mindful of the need to minimise the impact aesthetically on surrounding environments. (64)	Comment noted, and covered by CALM Policy No. 34 (Visual Resource Management of Lands and Waters Managed by CALM).	No 2(d)
6. An interpretation site at Wedge will also benefit the Department of Defence who would be interested in developing a strategic plan for visitor information, and providing resources to meet these commitments. (72)	Support for the masterplan.	No 2(a)
7. Rec. 6: Include cooperation with, and adoption of, WATC strategies. (108)	Covered in Recommendation 6.	No 2(d)
8.6 Access and Circulation <i>44 submissions.</i>		
1. Support the plan. (15)	Support for the masterplan.	No 2(a)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
2. It is commendable that CALM and MRWA are taking steps to open beaches and other attractions of Wedge and Grey to visitors. (30)	Support for the masterplan.	No 2(a)
3. A bike shop is great in concept, but when is the last time you rode along a beach through soft sand into a howling head wind? (54)	Cycle trails are covered in the masterplan.	No 2(d,e)
4. The native title claimants want to maintain access to traditional fishing grounds, and unrestricted free access to the whole area. (78)	Native title and Aboriginal heritage matters are considered in the masterplan.	No 2(d)
5. No new tracks should be cut. (78)	Covered in the masterplan.	No 2(d)
<u>Roading</u>		
1. The plan must outline precisely the costs involved, particularly re. new roads, and who will bear these costs. (9 - 4,6,35,39,40,45,55,64,75)	These matters are to be negotiated with Main Roads WA and the successful proponent to the EOI.	No 2(c)
2. All roads, tracks and paths should be constructed from local material as part of the design concept and not sealed. (9 - 75,81,82,85,97,101,102,104,109)	Appropriate construction standards will be applied.	No 2(d)
3. Support rationalisation of access, and closing of unnecessary tracks. (12,108)	Support for the masterplan.	No 2(a)
4. The Department of Defence will be actively working with CALM, MRWA and local authorities in formulating access strategies in the area. (72)	Comment noted.	No 2(b)
5. With the Indian Ocean Drive coming so close, the air of being in the middle of nowhere will be destroyed. (5)	The coast road is a State Government initiative and is beyond the scope of the masterplan.	No 2(c)
6. One of the proposed roads (Figure 4) cuts through an Aboriginal traditional camping site. (78)	Further information on consultation and ethnographic and archaeological surveys will be incorporated into the masterplan.	Yes 1(b)
7. We seek CALM's support for the proposed link road from Indian Ocean Drive to Mimegarra Road which would bring many benefits to the area. (89)	Beyond the scope of the masterplan. Matter referred to Main Roads WA.	No 2(c)
<u>Tour buses</u>		
1. 4WD tour operators are currently tearing up tracks and destroying flora and fauna. (4 - 4,5,13,26)	Covered by Recommendations 2 and 4, page 19.	No 2(d)
2. 4x4 tour buses should stick to Hangover Bay or Kangaroo Point which have already been developed for tourists. (13)	Covered by Recommendations 2 and 4, page 19.	No 2(d)
3. CALM has been negligent in maintaining condition of tracks used by tour buses and commercial vehicles. (77)	Comment already covered in the masterplan.	No 2(d)
<u>Beach access</u>		
1. Vehicle movement, rather than vehicle access, needs to be controlled at Wedge. The solution is to regulate driver behaviour rather than deny the majority of users this family activity. (16 - 75,82,84,85,86,88,92,93,94,97,99,101,102,108,109,110)	Provision of a vehicle-free zone is essential for visitor safety.	No 2(e)
2. We will need to have direct access to our boats, trailers etc, and do not support off-beach parking of trailers as suggested. (15 - 23,75,81,85,86,92,93,97,101,102,104,105,108,109,110)	Text added. Beach trailer parking will be considered.	Yes 1(e)
3. Will we be restricted from the vehicle-free area when we need access to continue beach netting? (23)	Provision of a vehicle-free zone is essential for visitor safety.	No 2(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
4. The vehicle-free beach is adjacent to the moorings which may cause a problem in adverse weather conditions. (23)	Moorings are in close proximity to beach areas where vehicles are permitted.	No 2(e)
5. Consider allowing 4WD access to beaches north of Grey. (60)	This is allowed for in the Nambung National Park Management Plan.	No 2(d)
6. Restricted access to part of the beach is preferable to vehicle-free beaches. (87)	Provision of a vehicle-free zone is essential for visitor safety.	No 2(e)
7. A dedicated driving area close to the high water mark is one way to regulate driver behaviour. (109)	Provision of a vehicle-free zone is essential for visitor safety.	No 2(e)
Boating		
1. Given the popularity of boat fishing, the marine park will serve only to remove the most frequently used fishing areas from use, and eliminate easy fishing as a recreational activity. (15 - 33,35,40,45,55,75,79,80,85,86,88,92,97, 102, 108)	Beyond the scope of the masterplan. Comment referred to the Coordinator, Jurien Bay Marine Park Indicative Management Plan.	No 2(c)
2. Consideration needs to be given to allow the use of the low slung Wedge beach trailer to continue. (75)	Beyond the scope of the masterplan. Matter is under Department of Transport jurisdiction.	No 2(c)
3. Boats need to be parked near accommodation units for security reasons. (75)	Comment noted.	No 2(d)
4. Mooring of private boats has not been mentioned, but should be permitted and referenced in the plan. (75)	Comment noted. Refer to Recommendation 11, page 19.	No 2(d)
Walking and Cycling		
1. Bicycles and paved cycleways should be kept a minimum if provided at all. (64)	Comment noted.	No 2(d)
2. Cycling around Grey isn't a feasible proposition. In keeping with the 'back to nature' ethos of the plan, walking should be the preferred mode of transport. (80)	Comment noted.	No 2(d)
Recommendations		
1. Rec. 5: Scenic drive opportunities must be held at a minimum to avoid pressure being placed on the surrounding environment. (64)	Comment noted.	No 2(d)
2. Rec. 6: Add reference to linkage with proposed Jurien marine park to ensure development options are not undermined. (75)	Recommendation amended. The Jurien Bay Marine Park draft indicative management plan will be available for public comment.	Yes 1(e)
3. Rec. 8: Replace with 'Restrict vehicle movement in designated beach areas at Wedge and Grey.' (75)	Provision of a vehicle-free zone is essential for visitor safety.	No 2(e)
4. Rec. 9: Replace 'liaise' with 'secure' the road development funding and construction timing certainty. (64)	Recommendation amended.	Yes 1(e)
5. Rec. 10: Replace 'request' with 'secure'. (64)	Recommendation amended.	Yes 1(e)
8.7 Visitor Safety 12 submissions.		
1. The masterplan needs to consider the impact of the proposed marine park and recommend changes based on safety and useage issues. (3 - 33,55,75)	Comment noted and referred to the Coordinator, Jurien Bay Marine Park Indicative Management Plan.	No 2(d)
2. Little cooperation/liaison has occurred to date. Rec. 1 should suggest immediate commencement. (55,79)	Comment noted.	No 2(d)
3. Many years of experience from the area will go if shacks are removed. People to help with bogged vehicles, sunken boats etc. (80,86)	Comment noted.	No 2(d)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
4. Medical facilities are available at Wedge. (84,86)	Comment noted.	No 2(d)
5. You have a duty of care to any groups - companys, developers, shack owners, the public and others - to promote a safe and secure townsite. (56)	Comment noted.	No 2(d)
7. (We) do not accept that public risk management can be shared or transferred to the existing Associations. (64)	Text amended to clarify intent.	Yes 1(e)
8. Rec. 1: Remove reference to squatter associations. CALM should assume full responsibility for enhancing safety for existing and future users. (64)	Recommendation amended to clarify intent.	Yes 1(e)
9. Erect signage to discourage 4WD access along the beach on the southern flank of the Wedge tombolo due to buried car bodies. (67)	Covered by Recommendation 6, page 20.	No 2(d)
10. Defence will provide information on potential safety hazards in the Lancelin DTA. (72)	Comment noted.	No 2(b)
11. Past contractors have only cut the tops of old vehicles at 'the Point' site, which now pose a hazard when exposed. (77)	Covered by Recommendation 6, page 20.	No 2(d)
12. An Australian medal was awarded to the woman who operated the 1 st aid station for two decades. (86)	Comment noted.	No 2(b)
8.8 Desired Development Character 2 submissions.		
1. Support recommendations. (8)	Support for the masterplan.	No 2(a)
2. Para. 2: Replace 'should' with 'will need to'. (64)	Text amended.	Yes 1(e)
8.9 Design Guidelines 21 submissions.		
1. Rec. 7: The majority of sites in the accommodation zones are disturbed. Therefore, floor pads are appropriate and acceptable, as raised floors (over distrubed sites) will create erosion, harbour reptiles and rodents, and be difficult access for the young, elderly and disabled. (18 - 55,75,80,82,83,85,86,87,88,92,93,94,97,99,101, 102,105,108)	Plan amended to be less prescriptive on construction options. Recommendations 4, 5, 7 and 8 have been tabled as a set of guidelines.	Yes 1(e)
2. Rec. 7: The need for raised floors is debatable. Is there an increased fire risk? Would raised floors increase 'storage', untidiness and insightliness? Will they increase erosion? (3 - 55,80,82)	See comment 1 above.	Yes 1(e)
3. The diversity of building types offers visual intrigue and should remain. (3 - 85,97,102)	See comment 1 above.	Yes 1(e)
4. Rec. 7: Other character building materials should not be excluded, e.g. locally produced sand brick. (55)	See comment 1 above.	Yes 1(e)
5. Recs 7 and 8: Replace 'should' with 'to include' and 'will' respectively. (64)	See comment 1 above.	Yes 1(e)
6. Develop guidelines as to the standard of how the shacks should be built. (12)	See comment 1 above.	Yes 1(e)
7. A reference to how design guidelines will be carried forward should be inserted. (64)	See comment 1 above.	Yes 1(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
8. Rec. 4: Where raised floors are constructed, allow use of the undercroft for storage, parking etc. (75)	See comment 1 above.	Yes 1(e)
9. Rec. 5: Reference to 'cycle' access should be replaced by 'pedestrian'. (64)	Both options are provided for.	No 2(e)
10. Allow for a range of building styles including slab floors and raised floors. (109)	See comment 1 above.	Yes 1(e)
11. Use various styles of cladding to maintain the heritage squatter shack feel. (109)	See comment 1 above.	Yes 1(e)
8.10 Utilities and Services <i>20 submissions.</i>		
1. There is a need for infrastructure to be put in place so we don't harm what's existing and to sustain a healthy environment. (12)	Comment noted.	No 2(d)
2. The lack of power and water will be a major problem. Solar and wind power is very expensive. (28)	Comment acknowledged.	No 2(d)
3. Considerable infrastructure is required including a supply of potable water, caretaker accommodation and food services. (30)	Comment acknowledged.	No 2(d)
4. Introducing an infrastructure detrimental to the current environment is not acceptable. (41)	Agreed. Comment noted.	No 2(d)
5. The masterplan will not eventuate as the cost of providing services of water, power supply and roads is too great for a viable business. (42)	Comment noted.	No 2(d)
6. Should a permanent potable water supply be required from groundwater sources, a suitable supply could be obtained within one to three kilometres from the settlements. (52)	Information added.	Yes 1(e)
7. Support the objectives. (54)	Support for the masterplan.	No 2(a)
8. I applaud the opportunity to maintain Wedge using 'innovative, cost effective and environmentally sensitive technology and solutions'. (54)	Support for the masterplan.	No 2(a)
9. CALM should extend its policy of 'carry in - carry out' at Wedge to minimise the demands of removing waste materials. (54)	Point considered.	No 2(d)
10. To promote the philosophy of sustainable ecology, there should be no retail or sales of any item that produces rubbish. (54)	Recycling philosophy has been considered.	No 2(d)
11. Fresh, drinkable bore water is available in various parts of Wedge. Springs bubble through the sand north of the main sand dune and at South Rock. (54)	Point noted.	No 2(d)
12. Commend the use of energy efficient designs and promotion of water conservation measures. (58)	Support for the masterplan.	No 2(a)
13. Should discourage systems which have significant environmental impact to the point where they would not be acceptable – not giving the developer the opportunity to justify a bad system to the EPA. (59)	Text amended for clarity, page 22.	Yes 1(e)
14. The EPA should approve all services systems regardless of perceived environmental impact. (59)	Text amended for clarity, page 22.	Yes 1(e)
15. Para. 2, Line 1: Insert 'at this time' to qualify the statement. (64)	Text amended for clarity.	Yes 1(e)
16. Para. 2, Line 7: Delete 'seek to be'. (64)	Text amended for clarity.	Yes 1(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
17. Para. 3, Line 1: Replace 'should' with 'will'. (64)	Existing wording is appropriate.	No 2(e)
18. Support all recommendations. (75)	Support for the masterplan.	No 2(a)
8.10.1 Water supply, water use and effluent disposal		
1. Composting or dry sanitation toilets are inappropriate for the proposed lodge. (58)	Comment noted.	No 2(d)
2. Flushing toilets may have to be accepted for the lodge, and possibly the camping and caravan grounds, where there will be a great deal of pressure on the facilities. (58)	Comment noted.	No 2(d)
3. 'Water capacity requirements will depend upon accommodation capacity' is not the correct message. (59)	Text amended for clarity.	Yes 1(e)
4. The 'carrying' capacity of the natural resources is likely to determine or largely impact upon the accommodation capacity. (59)	Comment acknowledged.	No 2(d)
5. Communal toilet facilities do not necessarily reduce water consumption, and should not be mandatory. (59)	Dot point deleted.	Yes 1(e)
6. Other facilities like spring-loaded taps, limited shower supply etc, do reduce water and should be included. (59)	Comment covered in masterplan.	No 2(d)
7. Nominating specific toilet types or disposal types is a useful guide but should not be mandatory. (59)	Text amended for clarity.	Yes 1(e)
8. The primary objective (and mandatory requirement) is a 'clean' effluent product which is biodegradable (both pulp and grey water). (59)	Text added.	Yes 1(e)
9. A 'centralised' treatment plant should not be a specific requirement. (59)	Text amended for clarity.	Yes 1(e)
10. Para. 3: Vegetation wetland technology and systems must be based only on natural regional vegetation species. (64)	Comment noted.	No 2(d)
8.10.2 Energy supply and conservation		
1. The noise of wind generators needs consideration and guidelines. (55)	Comment noted.	No 2(d)
2. The noise of fuel generators needs consideration and guidelines. (55)	Comment noted.	No 2(d)
3. Diesel generators should not be permitted. (59)	Existing text is appropriate.	No 2(e)
4. Localised wind generators are not necessarily a visual pollutant and can be part of the built environment. (59)	Comment noted.	No 2(d)
5. Gas/kerosene refrigeration should be encouraged. (59)	Text added.	Yes 1(e)
6. Why promote the idea of wood burning nearby when local wood supply is not available? It should be specifically excluded. (59)	Existing text is appropriate.	No 2(e)
7. Generally, there is inadequate direction on requirement for 'packaged' sustainable power plants. (59)	Comment noted.	No 2(d)
8. Para. 1: Reference to 'gas' should only apply to self-generated gases and not be extended to include other gas sources. (64)	Comment noted.	No 2(d)
9. Para. 3: Oppose the use of wood fires which should not be permitted in the area. (64)	Existing text is appropriate.	No 2(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
8.10.3 Rubbish disposal, waste minimisation and recycling		
1. The existing quarry would be a suitable site for burying debris rather than creating another pit. (3 - 85,97,102)	Comment covered in masterplan.	No 2(d)
2. Land fill should be deterred to the extent of only being permitted for a short-term option. Recycling and removal must be co-used. (59)	Comment covered in masterplan.	No 2(d)
3. The composting of kitchen wastes should be a required system. (59)	Comment covered in masterplan.	No 2(d)
4. Para. 1: The timing of the removal of shacks needs to consider the revenue to government and the efficiency of the removal process. (64)	Beyond the scope of the masterplan. Refer to the Squatter Policy.	No 2(c)
5. Para. 3: Incineration is an inappropriate land use and should not be considered an option for waste disposition. (64)	Existing text is appropriate.	No 2(e)
6. Consolidation of shack debris at Wedge should be contained within the squatter reserve, i.e. the main refuse site. (72)	Comment already considered.	No 2(d)
7. Any debris within the Lancelin DTA will be consolidated in landfill near the Caretaker's residence. Additional debris from Wedge will not be contained in the LDTA. (72)	Text amended.	Yes 1(e)
8. CALM failed to create a proper disposal site for building material removed by contractor. (77)	Comment noted.	No 2(b)
9. Campers should be made liable for indiscriminate rubbish disposal. (86)	Comment noted.	No 2(b)
10. WIPA are members of Keep Australia Beautiful and issue infringement notices for indiscriminate rubbish disposal. (86)	Comment noted.	No 2(b)
11. Recycle existing building material instead of wasting by burying it. (94)	Comment covered in masterplan.	No 2(d)
Recommendations		
1. Rec. 6: Irrigational use of sullage indicates a move from a natural flora to an introduced landscape. Introduced flora plantings, particularly lawns, should be discouraged. (55,80)	Introduced species are appropriate in certain areas in order to provide amenity such as shade.	No 2(e)
2. Rec. 12: Should state that wood burning heaters will not be provided or included in design guidelines for future buildings. (64)	Existing text is appropriate.	No 2(e)
8.11 Fire Protection		
<i>5 submissions.</i>		
1. A well equipped trailer-mounted, petrol-powered high pressure water pump is available at Wedge. (84,86)	Comment noted.	No 2(b)
2. Support all recommendations. (75)	Support for the masterplan.	No 2(a)
3. Amend Rec. 2: "... to aid fuel reduction and fire suppression activities." (3)	Recommendation amended.	Yes 1(e)
4. Amend Rec. 4: "Allow appropriately designed wood fires ..." (3)	Recommendation amended.	Yes 1(e)
5. Rec. 4: Wood fires should not be contemplated for Grey. (64)	Existing recommendation is appropriate.	No 2(e)
6. Amend Rec. 6: "Require site developers to implement appropriate fire prevention and management strategies, and provide adequate fire fighting facilities." (3)	Recommendation amended.	Yes 1(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
7. The Nambung National Park plan states that only gas fires are permitted. Does this override the Wedge plan? (75)	The masterplan recommendations will become part of the Nambung National Park Management Plan.	No 2(e)
8.12 Plant Diseases <i>No submissions.</i>		
8.13 Rehabilitation <i>6 submissions.</i> See also 4.3 Vegetation Patterns and Density.		
1. Support recommendations. (8,69)	Support for the masterplan.	No 2(a)
2. Continue the tree planting. (12,83)	Support for the masterplan.	No 2(a)
3. Para. 2: Delete 'considerable'. (64)	Text amended.	Yes 1(e)
4. The rush (<i>Juncus</i> sp) is now a major problem and nearly impossible to control. (77)	Comment noted.	No 2(d)
8.14 Introduced and Domestic Animals <i>17 submissions.</i>		
1. Dogs should be allowed subject to usual Council by-laws regarding registration, health, safety and socially accepted issues. (6 - 84,87,92,93,94,109)	Comment already covered by Recommendation 2.	No 2(d)
2. Amend Rec. 2 to allow users of all accommodation areas to bring their family dog with them. (4 - 75,81,82,83)	Recommendation 2 amended.	Yes 1(e)
3. Dogs can be regulated and don't have to be restricted. (3 - 82,101,104)	Comment noted.	No 2(d)
4. Support designated areas for dogs, such as dog-free section of beach. (3 - 85,97,102)	Comment noted.	No 2(a,d)
5. Doggie-doo bins of the composting type with worms should be used in preference to plastic bags. (3 - 85,97,102)	Comment noted.	No 2(d)
6. Immediately implement Rec. 1, with particular reference to cats. (55)	Support for the masterplan.	No 2(a)
7. Support the thrust to eradicate cats and other feral species. (64)	Support for the masterplan.	No 2(a)
8. The report should consider a complete ban on cats. (64)	Support for the masterplan.	No 2(a)
INDICATIVE DEVELOPMENT CONCEPT PLANS - WEDGE AND GREY See also comments in 1.0 - Purpose of the Masterplan, 2.3 - Future Development Opportunities and 7.0 - Vision for Recreation and Tourism.		
9.0 INTRODUCTION <i>2 submissions.</i>		
1. Support the 'indicative' nature of the concept plans. (75)	Support for the masterplan.	No 2(a)
2. Any development needs to follow the guiding principle that land use follows land form. (75)	Support for the masterplan.	No 2(a)
3. Amend 2nd paragraph: 'subject to the outcomes of an environmental and socio-economic impact study along with further assessment...'. (43)	New sentence added.	Yes 1(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
10.0 RECREATION AND TOURISM SERVICES AND FACILITIES		
<i>2 submissions.</i>		
1. The proposals in the masterplan will provide recreation for people visiting Jurien Bay. (30)	Comment noted.	No 2(b)
2. Replace 3rd sentence with 'This Masterplan also proposes that both sites will provide short-stay low key camping facilities to encourage visitor enjoyment of the surrounding environment.' (43)	Development of a range of accommodation types and nature-based tourism services is endorsed through the Central Coast Regional Strategy and the Nambung National Park Management Plan.	No 2(f)
3. Replace last sentence with: 'Facilities and services will not be the focal attraction in their own right.' (43)	Comment already covered in masterplan.	No 2(d)
10.1 Day Use and Communal Facilities		
<i>1 submission.</i>		
1. Agree with the provision of day visitor amenities at both locations. (30)	Support for the masterplan.	No 2(a)
10.2 Entry and Service Precincts		
<i>3 submissions.</i>		
1. Any commercial development, such as shops and cafés, would detract from the true sense of camping out. (43,44)	Comment noted.	No 2(e)
2. The sale of refreshments and provisions must be minimal and not compete with services in established regional communities. (64)	Comment already covered in masterplan.	No 2(d)
3. Provision for bicycles should be minimal if it to occur at all. (64)	Comment already covered in masterplan.	No 2(d)
4. Review the provision of kiosks at both locations as commercial businesses could be considered second to the environmental aspirations for the project. (64)	Comment already covered in masterplan.	No 2(d)
5. Regulation of commercial signage requires close supervision. (64)	Comment noted.	No 2(b)
6. Delete the 3rd, 4th, 5th and 7th dot points. (43)	Existing text is appropriate.	No 2(e)
7. Delete the last paragraph referring to kiosks.(43)	Existing text is appropriate.	No 2(e)
10.3 Accommodation		
<i>20 submissions.</i>		
1. Support the emphasis on providing affordable accommodation and a holiday destination for WA families. (9 - 75,85,97,101,102,104,108,109,110)	Support for the masterplan.	No 2(a)
2. We strongly object to CALM establishing anything more than the originally mooted spill-over camping site at Wedge and Grey. (5 - 43,71,73,90,91)	Development of a range of accommodation types and nature-based tourist services is endorsed through the Central Coast Regional Strategy and the Nambung National Park Management Plan.	No 2(f)
3. There does not appear to be an opportunity for further planning to determine accommodation capacity between the finalisation of the Masterplan and the invitation of submissions for development proposals. (19)	Comment already covered in masterplan (see Section 8.3, Recommendation 2).	No 2(d)
4. A more proactive approach to the issue of carrying capacity would be preferable than accepting that the nature of development proposals will shape many of the development aspects that will eventuate. (19)	Further study of commercial viability and carrying capacity has been undertaken and incorporated into the plan.	Yes 1(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
5. We query the merit of duplicating accommodation facilities at both Wedge and Grey. Overnight stay accommodation should only be provided at one of these places. (30)	Accommodation will be provided at both sites, however, the need for distinction between accommodation types at Wedge and Grey is recognised.	No 2(f)
6. There is no reference to the combined size of the tourist and service industry population the area could comfortably sustain with respect to environmental constraints. (54)	Further study of commercial viability and carrying capacity has been undertaken and incorporated into the plan.	Yes 1(e)
7. Para's 2 and 3 should be included in the Executive Summary of the report. (64)	Text has been included in the Executive Summary.	Yes 1(d)
8. It is anticipated the implementation of the plan will fulfil part of the need for accommodation identified in recent surveys. (67)	Support for the masterplan.	No 2(a)
9. The accommodation facilities offered will only reach the preferred market, therefore, the competition will be a decisive plus to Lancelin. (106)	Support for the masterplan.	No 2(a)
10. This whole section should be deleted and nothing more than low key camping facilities provided. (43)	Existing text is appropriate.	No 2(e)
10.4 Camping and Caravanning <i>17 submissions.</i>		
1. Public campsites need to address erosion, sanitation and other environmental issues. (10 - 84,85,86,88,94,97,101,102,104,109)	Agreed. Comment has already been considered.	No 2(d)
2. Camp sites for groups and families are badly needed in the area. (44)	Comment noted.	No 2(d)
3. Small campsites may not be economically viable. The 'pod' principle should be the primary siting/design factor. (59)	Comment has already been considered.	No 2(d)
4. Caravan sites: Review the proposal for personal power generation with the objective of promoting alternative power generation. (64)	Existing text is appropriate.	No 2(e)
5. Camp sites need wind protection, and should be grassed either naturally or via reticulation. (75)	Comment has already been considered.	No 2(d)
6. People who like camping don't like to be herded up like sheep in some confined area. (77)	Comment has already been considered.	No 2(d)
7. Safari camp sites would be virtually impossible to maintain at Grey. (80)	Comment noted. A range of accommodation types is possible at this stage.	No 2(f)
8. Delete any reference to caravanning in the title and text of this section. (43)	Existing text is appropriate.	No 2(e)
9. Only two types of camp site should be proposed: small and medium camping sites. (43)	Existing text is appropriate.	No 2(e)
10.5 Camping Facilities and Services <i>9 submissions.</i>		
1. Camping facilities should be provided in an environmentally sensitive manner. (7 - 84,85,86,88,94,97,102)	Comment has already been considered.	No 2(d)
2. Camping/safari camps should not necessarily be waterless, but encourage the same sustainable systems as for other types of accommodation. (59)	Text amended.	Yes 1(e)
3. Campers should be made liable for indiscriminate rubbish disposal. (86)	Comment noted.	No 2(b)
4. WIPA are members of Keep Australia Beautiful and issue infringement notices for indiscriminate rubbish disposal. (86)	Comment noted.	No 2(b)
5. Delete last dot point - low level lighting. (43)	Existing text is appropriate.	No 2(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
10.6 Built Accommodation <i>4 submissions.</i>		
1. We strongly object to the proposal for a 'lodge' at Wedge as it will be detrimental to local businesses. (43,44)	Development of a range of accommodation types and nature-based tourist services is endorsed through the Central Coast Regional Strategy and the Nambung National Park Management Plan.	No 2(f)
2. The proposed lodge may need to be able to accommodate more than 30-50 beds in order to attract the level of investment necessary to provide a high quality development. (58)	Categories of accommodation types has been redefined. Bed numbers have been removed.	Yes 1(e)
3. It may be better to talk of a possible lodge size (of up to say 80 beds), or not be specific about numbers of beds. (58)	Categories of accommodation types has been redefined. Bed numbers have been removed.	Yes 1(e)
4. Too specific in terms of number of rooms etc, and how use of building materials (e.g. corrugated steel roof) should give guidance, but there may be other acceptable solutions. (59)	Categories of accommodation types has been redefined. Bed numbers have been removed. Design guidelines have been tabled (Section 8.9).	Yes 1(e)
5. This whole section should be deleted. We strongly object to anything more than the originally mooted spill-over camping be established at Wedge and Grey. (43)	Exisiting text is appropriate.	No 2(e)
10.7 Entry, Access and Circulation <i>18 submissions.</i>		
1. All access roads, internal tracks, pathways and parking areas should be constructed of compacted local materials and not sealed. (8 - 75,85,88,97,101,102,104,109)	Appropriate construction standards will be applied.	No 2(d)
2. The plan must outline precisely the costs involved, particularly re. new roads, and who will bear these costs. (6 - 6,35,39,40,45,55)	These matters are to be negotiated with Main Roads WA and the successful proponent to the EOI.	No 2(c)
3. No mention has been made of the road from the new highway into Wedge re. time frames etc. It would be impossible to transport any large amount of building materials on the present 4WD track. (23)	Text amended.	Yes 1(e)
4. The EOI documentation must include paved road drainage from spur and internal paved road surfaces. (64)	Appropriate construction standards will be applied.	No 2(d)
5. Vehicle users will be discouraged from accessing the LDTA for recreational purposes. (72)	Comment noted.	No 2(b)
6. Delete sentence, 2nd para. starting: 'Spur roads and return loop systems ...'. (43)	Exisiting text is appropriate.	No 2(e)
7. 4th paragraph: replace 'accommodation' with 'camping'. (43)	Exisiting text is appropriate.	No 2(e)
8. 2nd dot point: delete 'and accommodation'. (43)	Exisiting text is appropriate.	No 2(e)
9. Last paragraph: delete 'to accommodation units and between visitor facilities'. (43)	Exisiting text is appropriate.	No 2(e)
10.8 Parking <i>3 submissions.</i>		
1. I've counted over 200 4WD's on the beach at Wedge, many with boat-trailers attached, with other beach users. You would need a football area to park this many cars, trailers etc. (56)	Comment has already been considered.	No 2(d)
2. All accommodation sites need to cater for the parking of boats and additional vehicles. (75)	Comment has already been considered.	No 2(d)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION / ACTION TAKEN	PLAN AMENDED
3. Delete reference to 'caravanning areas'. (43)	Existing text is appropriate.	No 2(e)
4. Delete dot point on 'Accommodation'. (43)	Existing text is appropriate.	No 2(e)
10.9 Pedestrian and Cycle Access 33 submissions.		
1. Support the plan. (15)	Support for the masterplan.	No 2(a)
2. Support walking and bicycle tracks along the coast between Wedge and Grey. (30)	Comment has merit and will be considered in future proposals.	No 2(c)
3. Pedestrian travel should be promoted as the primary form of movement within the areas, and provision for bicycles minimalised. (64)	Existing text is appropriate.	No 2(e)
4. Centralised beach access points need to be frequent enough along the 1 km of beachfront to satisfy natural walking patterns. (75)	Comment has already been considered.	No 2(d)
5. 1st paragraph: delete last sentence 'Bicycles should be available...'. (43)	Existing text is appropriate.	No 2(e)
10.9.1 Beach Vehicle and Boat Access		
1. Pedestrian safety is best addressed by controlling driver behaviour and vehicle movement, not by restricting access. (14 - 75,81,82,83,84,85,86,88,92,94,97,99,102,108)	Provision of a vehicle-free zone is essential for visitor safety.	No 2(e)
2. Your encouragement of boating is misleading as boat fishing will be heavily restricted by the proposed marine park. (10 - 7,35,40,45,75,85,86,92,97,102)	Beyond the scope of the masterplan. Comment referred to the Coordinator, Jurien Bay Marine Park Indicative Management Plan.	No 2(c)
3. Inland trailer parking is impractical. Beach trailer parking conventions are satisfactory and are recommended to continue. (6 - 75,85,97,101,102,104)	Text amended.	Yes 1(e)
4. The masterplan needs to address more fully the boat launching areas. Responsibility for the upgrading of the Grey boat ramp to an all-year use standard should be stated. (3 - 35,45,55)	Point has already been addressed.	No 2(d)
5. A proper boat launching facility is priority under CALM's duty of care. (6)	Point has already been addressed.	No 2(d)
6. We would like confirmation in writing of the continued use of the refuelling procedures of the fuel truck in Wedge. (23)	Beyond the scope of the masterplan. This matter is to be negotiated with affected parties in due course.	No 2(c)
7. Replace 'fuel trucks' with 'fuel truck'. (23)	Text amended.	Yes 1(e)
8. Since unlicensed vehicles are not permitted any more, only family cars with families enjoy the beach. (105)	Comment noted.	No 2(b)
10.9.2 Dune Access		
1. Department of Defence supports 4WD access on the mobile dune field immediately north of Wedge, but will actively restrict access within the LTDA. (72)	Support for the masterplan.	No 2(a)
2. Controlled access for 4WD'ing must be provided. (75)	Support for the masterplan.	No 2(a)
3. Replace last sentence with: 'An area will be provided for restricted use by unregistered vehicles such as three and four wheel bikes'. (43)	Existing text is appropriate.	No 2(e)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
10.9.3 Professional Rock Lobster Fishing Development Node		
1. I register my interest in shacks W352 and W354 being included with the other professional fishermen's as the Masterplan comes to fruition. (22)	Comment noted.	No 2(b)
2. Direct reference to fisher leases is perhaps a little premature at this stage, and we would like any mention of the leases removed until more consultation between affected parties is conducted. (23)	It is appropriate to refer to fisher leases. Text amended to clarify that leases are to be negotiated.	Yes 1(e)
3. In order to properly control the building standards and the environment, any settlement for professional fishermen should be restricted to Wedge. (30)	Support for the masterplan.	No 2(a)
4. We seek confirmation from CALM that decisions have not already been taken to relocate the professional fishers at this stage. (31)	Refer to transitional arrangements for professional fishers in Attachment 6.	No 2(d)
5. What process will be followed to consult and reach a desired outcome on assessing the need to relocate the fishermen? (31)	Refer to consultative processes outlined in Attachment 6.	No 2(d)
6. The position of the commercial fishing industry is to allow legitimate commercial operations to continue albeit within agreed arrangements via inclusive negotiation. (31)	Comment noted.	No 2(d)
7. Provision for a professional node at Grey needs to be made for future requirements. (55)	This is not consistent with Government policy.	No 2(f)
8. Transitional tenure for licensed professional fishers for up to 3 years post 30 June 2001 without the requirement to actually relocate to the Fishing Development Node could delay development activity until July 2004. (75)	Transitional tenure may not necessarily hinder development.	No 2(e)
9. A fishing village, with upgraded power and sewerage, can be a major tourist attraction as well as an asset in time of search and rescue. (77)	Comment noted.	No 2(b)
10. With faster boats and better servicing within the industry, and with the small number of boats that are there permanently, allowing the fishermen to stay should be reconsidered for the big picture. (106)	Beyond the scope of the masterplan. Refer to the State Government Squatter Policy.	No 2(c)
11. In other areas where rock lobster fishermen utilise infrastructure, oil disposal tanks etc. are required. Pollution of these pristine waters by oils and petrol needs careful thought. (106)	This issue needs to be addressed by the relevant agencies.	No 2(e)
11.0 IMPLEMENTATION <i>3 submissions.</i>		
1. We expect any development approval to ensure families can spend the 2001 Xmas holidays at Wedge. (8 - 75,85,97,101,102,104,109,110)	Beyond the scope of the masterplan.	No 2(c)
2. Review this section to include the involvement of other government trading enterprises experienced in project delivery. (64)	Involvement of other Government trading enterprises is not precluded.	No 2(e)
3. The assessment criteria for EOI proponents could be included as an appendix. (64)	Beyond the scope of the masterplan.	No 2(c)
4. A Gantt chart showing the staging of implementation would be more informative than the tabular presentation. (64)	Comment has already been considered.	No 2(d)

SUBMISSION COMMENTS (Sub. Number)	DISCUSSION /ACTION TAKEN	PLAN AMENDED
5. The 'predetermined criteria' for assessing development proposals needs to be established and released early in the process. (75)	Beyond the scope of the masterplan.	No 2(c)
6. If the development concept plan (Figure 4) is only indicative, how can CALM 'prepare detailed plans, works programs and cost estimates' prior to the leasehold areas being defined, i.e. Nov 2000? (75)	Plans and estimates are progressively being developed for public works and facilities.	No 2(e)
7. Council seeks input into the EOI process. (98)	Support for the masterplan.	No 2(a)
8. Council would like to ensure all development proposals meet Town Planning, Building and Policy guidelines. (98)	Comment already covered in masterplan (see Section 8.3).	No 2(d)
9. The EOI document should state that the accepted developer must lodge all plans and specifications with the Shire of Dandaragan for development planning approval and issuing of a Building License. (98)	Text included in Section 8.3.	Yes 1(e)
ACKNOWLEDGMENTS		
<i>1 submission.</i>		
1. It would be appreciated if you would consider the inclusion of the Coastwest and Coastcare logos towards the beginning of the final document. (19)	This section has been moved to the front of the masterplan.	Yes 1(e)
ATTACHMENTS		
<i>6 submissions.</i>		
Attachment 5		
1. The anecdotal comments indicate a vast resource of years of practical evidence about Grey and Wedge. This is valuable resource material that should be used in the conservation and development of the area. (50,51)	Agreed.	No 2(d)
2. To not act upon the suggestion to send out plans to every shack owner raises serious flaws in your process. (54)	Extensive efforts were made to make the draft masterplan available, especially to existing users.	No 2(d)
Attachment 6		
1. Ten years should be 21 years. See Government Land Policy Manual on Professional Fisher Shacks, August 1999. (3 - 23, 31,75)	Typographical error has been amended.	Yes 1(e)
2. The terms and conditions of transitional and long-term leases do not preclude the lessee from conducting other commercial activity. As other potential commercial operators could claim it an unfair advantage, a clause is necessary to eliminate such action. (75)	The State Government's Squatter Policy is beyond the scope of the masterplan. It is inherent in this policy that leases for professional fishers are for professional fisher activities only and this point will be reflected in lease documents.	No 2(c)
3. We understand the need for clarification of criteria but there seems to be conflicting guidelines and unnecessary background. (23)	Arrangements for professional fishers are to be negotiated.	No 2(c)
4. The estimated cost to comply to CALM's criteria would be half a million dollars for five boats. The cost to relocate is not consistent with the lease offered. (23)	Arrangements for professional fishers are to be negotiated.	No 2(c)
5. Actual kilometres travelled to Lancelin is increased, not decreased, due to the lack of a loop road to Lancelin. (23)	Comment noted.	No 2(e)

APPENDIX 1. List of Submitters**Individuals**

Allen, R.
 Bennetti, G.
 Bradford, P.
 Brophy, G.
 Browne, D. A. & L. E.
 Burke, P. V. R.
 Burton, B. & E.
 Campbell, M.
 Carrick, D. & M.
 Cavill, E. P.
 Churn, S.
 Corbett, J.
 Costa, M. & M.
 Costa, M. & S.
 Costa, P. & Williamson, J.
 David, L.
 David, R. F.
 Dickson, S. W.
 Dowling, Mr & Mrs J. P.
 Dowling, R. & J.
 Dowsett, M.
 Fabio, J.
 Gibbs, D. J.
 Goddard, T.
 Goulthorp, W.
 Hall, H.
 Hall, P.
 Hall, P.
 Hargraves, D.
 Harvey, C.
 Harvey, D.
 Head, P. & Family
 Hill, C.
 Hill, R. J. & J.
 Hodgson, A. & V.
 Holben, S.
 Honczar, E.
 Honczar, K. A.
 Honczar, M.
 Jenkins, K. & B.
 Jones, M. & J.
 Knapp, A. F.
 Lockwood, G.
 Macaulay, B.
 Machin, J.
 Mandelt, C.
 Mandelt, J.
 Martin, L. & D.
 Masters, R.
 McCrea, J.
 Menchetti, G.
 Murton, D. J.
 Neville, D. J.
 Noack, M.
 Offenburger, J.
 Peverley, E.
 Regan, M. & Vis, A.
 Robinson, R. G. and family
 Rose, C. B.
 Rowson, P. L.
 Ryder, M. & E. M.

Selfe, J.
 Sharp, F.
 Sharp, P.
 Shaw Family
 Short, L. C.
 Simpson, G. & S.
 Strange, V.
 Talbot, A.
 Talbot, J.
 Teune, R.
 Vaughan, B.
 Walton, Y. G. & R. J.
 Warr, L.
 Wells, F.
 Wilson, S.
 Wynne, H.

State Government

Aboriginal Affairs Department
 CALM, CALMfire
 CALM, Park Policy & Tourism
 Department of Defence
 Department of Geography - UWA
 Department of Minerals and Energy
 Department of Resources Development
 Environment Australia
 Fisheries Western Australia
 Ministry for Planning
 Tourism Commission of WA
 Trailswest
 Water and Rivers Commission
 Water Corporation
 Western Australian Fishing Industry Council Inc.
 Western Australian Museum

Businesses

Adams & Associates Pty Ltd
 Ardross Estates Pty Ltd
 Caprice Fishing Company
 Cervantes Pinnacles Adventure Tours
 Cervantes Pinnacles Caravan Park
 Lancelin Holiday Accommodation & Tourist Information Centre
 Lancelin Lodge
 N. L. Dawe Fishing Company
 Pinnacle Beach Backpackers
 The Cervantes Community Builders Initiative
 Wilderness Wanderer
 'X'Spurt Plumbers & Gasfitters

Community Groups

Advance Dandaragan Committee Inc.
 Cervantes Chamber of Commerce Inc.
 Conservation Council of WA
 Grey Conservation and Community Association
 Lancelin Chamber of Commerce & Industry
 Wedge Island Protection Association Inc.

Local Government

Shire of Dandaragan