

(1)

Box 7, CAPEL.
12th FEB. 2001.

MR. SIMON HOLT HOUSE,
CHAIRMAN W.A. PLANNING COMMISSION.

DEAR SIR,

RE THE GREATER BUNBURY REGIONAL SCHEME + REGIONAL OPEN SPACE.

I HAVE TAKEN THE OPPORTUNITY TO ADD TO MY PREVIOUS SUBMISSION OF THE 4th DEC. 2000 DUE TO THE EXTENSION OF TIME SCHEDULE TO 16th FEB. 2001.

ANY ACQUISITION AT ALL OF THE SAND DUNES + BEACH AREA WHICH INCLUDES A VERY LARGE PROPORTION OF OUR LAND (LESCHEVAULT 63 OF 320 ACRES) ALONE WITH ALL OTHER SEAFRONT LANDOWNERS IN THE CAPEL SHIRE WOULD PROVE TO BE THE CATALYST FOR ITS ULTIMATE DESTRUCTION + OUR DEMISE AS FARMERS.

I STRONGLY OPPOSE THIS PLAN IN ITS ENTIRETY AS THIS RER COULD NOT HAVE HAD BETTER MANAGEMENT SKILLS + PROCEDURES THAN THOSE PROVIDED BY OUR FAMILIES OVER MANY YEARS.

IF OUR LAND HAD NOT BEEN PROTECTED, FENCED OFF + NURTURED WITH GREAT PRIDE + CARE IN AN EXEMPLARY MANNER IN ACCORDANCE WITH GOOD CONSERVATION EXPERTISE + STANDARDS, THERE COULD BE REASONS FOR ITS RESERVATION FOR REGIONAL OPEN SPACE.

HOWEVER THIS IS NOT THE CASE, + AN INSPECTION BY YOUR PANEL WOULD PROVE THIS TO BE CORRECT.

THIS PROPERTY IS NOT FOR SALE & IF EVER IT WAS ON THE MARKET THE W.A. P.C WOULD HAVE AN OPPORTUNITY TO PURCHASE IT IF INTERESTED AT THE TIME.

I BELIEVE THIS PLAN TO BE AN ACT OF PIRACY IN A SUPPOSEDLY DEMOCRATIC COUNTRY WHERE EVERY INDIVIDUAL IS GIVEN A "FAIR GO."
I AM VERY UPSET + EXASPERATED TO THINK WE HAVE TO BEG KEEP WHAT IS RIGHTFULLY OUR LAND

Western Australian Planning Commission Act, 1985

Greater Bunbury Region Scheme Submission Form

To: The Secretary
Western Australian Planning Commission
61 Victoria Street
Bunbury WA 6230

| OFFICE USE ONLY | | |
|-------------------|-----------------|-----------|
| SUBMISSION NUMBER | PROPOSAL NUMBER | REFER EPA |
| 220 | | |

Mr. GORDON LEVINE ROBERTS (NAME) (Please print clearly)

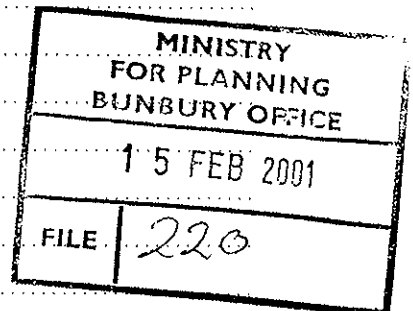
of 3 BUCHANAN ROAD CAPEL BOX 7 Postcode 6271 (ADDRESS)

make a submission in relation to the Greater Bunbury Region Scheme. The submission is as follows:

PROPERTY - LESCHENAUNT 63 OF 320 ACRES

PLEASE REFER TO LETTERS OF 4th DEC 2000 + 12th FEB 2001

REFERENCE MAP 161 000-1



| | |
|--------------|--------|
| DETAIL PLANS | 1.4858 |
| ✓ ✓ | 1.4856 |
| ✓ ✓ | 1.4854 |
| ✓ ✓ | 1.4859 |

ALSO SMALLER MAP REF. No 215

(Please attach additional plain sheets if necessary. Any attachments should be loose. Do not bind)

Sketch 215

Where the submission relates to a specific parcel of land, please indicate:

Lot number ~~Street address~~ LESCHENAUNT 63

Locality (suburb) FORREST BEACH - CAPEL

My interest is (please circle) owner/occupier, registered proprietor, lessee, mortgagor, other:

Please turn over to complete your submission

Box 7, CAPEL
4th DEC. 2000.

1
MR. SIMON HOLTHOUSE,
CHAIRMAN, W.A. PLANNING COMMISSION
DEAR SIR,

RE THE GREATER BUNBURY REGION SCHEME.

MY FAMILY + I ARE TOTALLY DEVASTATED + DISTRESSED BY THE PROPOSAL BY THE W.A. PLANNING COMMISSION FOR LAND ACQUISITION FOR THE PURPOSE OF REGIONAL OPEN SPACE OF SOME 160 ACRES, HALF OF OUR LAND (LESCHENAUNT 63) IN TOTAL BEING 320 ACRES.

IF IMPLEMENTED THIS PLAN WOULD DESTROY OUR FARMING ENTERPRISE AS SUCH + MAKE IT COMPLETELY UNVIABLE.

FOR OVER 150 YEARS OUR FAMILY (6 GENERATIONS) HAVE LIVED, FARMED + PROTECTED THIS FRAGILE ENVIRONMENT.

WE HAVE A GREAT AFFINITY WITH THIS LAND, AND AS SUCH KEPT THE VEGETATION, DUNES + TREES IN PRISTINE CONDITION.

YOUR PLAN SHOWS FURTHER INTRUSIONS + ACQUISITIONS INTO AN ALREADY MORE THAN ADEQUATE BOUNDARY THAT WE HAVE FENCED OFF.

LIVESTOCK MUST HAVE SHADE FOR SUMMER + HIGH GROUND IN WINTER + WE HAVE ALLOWED THE VERY MINIMUM NUMBER OF TREES ON THE INSIDE OF THE VERY WIDELY FENCED OFF AREA FOR THIS PURPOSE, POSING NO PROBLEMS TO ITS PRESERVATION.

FARMERS ARE IN THE DECLINE + UNDER CONSTANT PRESSURE AND NEED YOUR PROTECTION FOR CONTINUED EXISTANCE.

THIS SCHEME WOULD DRASTICALLY DEPRECIATE + ENDANGER A BUSINESS WHICH HAS EXISTED FOR OVER A CENTURY OF GOOD MANAGEMENT.

YOUR PROPOSAL WOULD LEAVE FARMING THE REMAINING AREA UNVIABLE + WORTHLESS.

OUR SON WAS EDUCATED AT AGRICULTURAL SCHOOL AS FARMING AS ALWAYS BEEN HIS GOAL IN LIFE. HE LIVES ON SITE, SO HE HAS UNDER CONSTANT SUPERVISION.

(2)

HOW CAN THE W.A.P.C. BE ALLOWED TO CRUCIFY INNOCENT FARMING FAMILIES WHO OWN THEIR LAND, CARE FOR IT & EARN THEIR LIVELIHOOD FROM IT, HAVE IT TAKEN FROM THEM FOR THE PURPOSE OF REGIONAL OPEN SPACE.

FOR SEVERAL GENERATIONS WE HAVE GONE THROUGH YEARS OF TOIL & HARDSHIPS TO KEEP THIS PROPERTY IN ITS PRESENT CONDITION AND THIS TASK HAS NOT ALWAYS BEEN EASY.

SURELY WE HAVE EARNED THE RIGHT TO KEEP WHAT IS RIGHTFULLY OURS & WE OBJECT TO THE W.A.P.C. FORMULATING PLANS TO DEPRIVE US OF OUR HARD WON POSSESSIONS.

SINCE BEING CONFRONTED WITH THIS PROPOSED PLAN OUR HEALTH HAS DETERIORATED THROUGH WORRY & STRESS & WE SINCERELY HOPE COMMON SENSE WILL PREVAIL & ALLOW OUR PRESENT OWNERSHIP TO REMAIN IN ITS PRESENT STATE & ALLOW US TO GO ON WITH OUR BUSINESS UNINTERRUPTED & CONFIDENT IN OUR FUTURE ON THE LAND.

ANY ENCUMBRANCES PLACED ON OUR LAND BY THE W.A.P.C. WOULD LEAD TO A MAJOR DEVALUATION OF THE PROPERTY.

YOURS SINCERELY

GORDON ROBERTS.

THE FORESHORE + BEACH SHOWS NO SIGN OF EROSION & THE SEABED IS LITTERED WITH CONTINUOUS REEF FROM AS LITTLE AS 20-30 METRES OFF SHORE, STABILISING IT FOR THE FULL LENGTH OF THE PROPERTY

THE PRIMARY DUNES ARE VERY STABLE, VEGETATED + BUILDING UP GRADUALLY OVER THE YEARS DUE TO THE EFFECT OF THE PROTECTIVE REEF ALONG WITH OUR CAREFUL ATTENTION TO TRESPASSERS.

PROOF OF THIS SUCCESS IS THE TWO OLD R.A.A.F. RESERVATION BUNKERS VIEW OF THE SEA IS MUCH MORE RESTRICTED NOW BY HEAVY SCRUB + NATURAL VEGETATION ALONG WITH HEALTHY PEPPERMINT TREES GROWING ON THESE DUNES THAN WHEN INSTALLED SOME SIXTY YEARS AGO.

THE SAND BAR + DUNE BETWEEN THE SEA & HIGGINS' CUT IS QUITE HEAVY + STABLE WITH VEGETATION THRIVING ON IT. AGAIN, IF EROSION WAS ACTIVE, THE BAR WOULD HAVE WASHED AWAY + THE SEA ENTER. THIS CUT IS OBSOLETE + NOT ACTIVE.

THIS DOES NOT OCCUR AS THE WATER IN THE CUT IS VERY STAGNANT, HAVING NO FLOW AT ALL, AS IT IS LAND LOCKED.

SINCE THE CAPEL RIVER WAS REDIRECTED TO THE SEA THE LATE 1800'S HIGGINS CUT HAS NOT FLOWED, ITS COURSE BEING ALTERED, HAVING BEEN BANKED DIRECT TO THE SEA.

ACCESS TO THE BEACH IS NOT A PROBLEM TO NUMBERS OF FISHERMEN, BOTH AMATEUR & PROFESSIONAL NET FISHERS TRAVERSE THE BEACH DAILY WITH 4 W.D. VEHICLES + BOATS ON TRAILERS CROSSING THE BEACH STRIP FROM FORREST BEACH + PEPPERMINT GROVE ENTRY POINTS AT WILL.

THEY HAVE TO BE VERY CAUTIOUS + CAREFUL AS THE REEF IS A CONSTANT THREAT TO THEIR NETS.

WE, THE LANDOWNERS CAREFULLY POLICE THE DUNES TO PREVENT THEIR DESTRUCTION BY 4.W.D VEHICLES, MOTOR CYCLES,

IF OUR LAND HAD NOT BEEN MANAGED RESPONSIBLY + IN A CARING MANNER I BELIEVE YOUR OVERTURES WOULD PERHAPS BE OF SOME MERIT. HOWEVER THIS IS NOT THE CASE.

THESE PRECIOUS DUNES + VEGETATION HAVE BEEN FENCED OFF FROM ALL FARM LIVESTOCK.

WE CONTROL VERMIN, NOXIOUS WEEDS, VANDALS, FIREBUGS, THIEVES + CAMPERS WHILE THIS PROPERTY IS UNDER OUR OWNERSHIP + HAVE A CONSTANT VIGIL 365 DAYS A YEAR WHICH COULD NOT BE MATCHED BY ANY GOVERNMENT AGENCIES.

THE THREAT OF FIRES + THEFT IS A CONSTANT WORRY TO US.

IF WE HAD BEEN MORE RUTHLESS + GRAZED A LARGER SECTION OF THE DUNE AREA, WHICH HAS ALWAYS BEEN OUR RIGHT, THIS AREA WOULD NOT BE SO SO ATTRACTIVE + DESIRABLE TODAY.

BECAUSE WE ARE ONE OF THE FEW LAND OWNERS WITH SUCH CARE + CONCERN, WE FEEL WE ARE BEING VICTIMISED BY THE PLANNING COMMISSION.

WE ARE VERY PROUD OF OUR EFFORTS + RESULTS, BOTH PAST + PRESENT, + OBJECT TO ANY ACQUISITION AT ALL.

IF YOUR CONCERNS ARE ENVIRONMENTALLY DRIVEN YOU NEED HAVE NO WORRIES.

HOWEVER IF YOUR DESIRES ARE FOR PUBLIC OWNERSHIP YOU WILL CAUSE ITS INEVITABLE DESTRUCTION.

IT IS NOT POSSIBLE FOR OTHERS TO CONTROL THE WANDERING IRRESPONSIBLE PUBLIC, + TRESPASSERS.

IN THE PAST WE HAVE HAD MANY LUCRATIVE OFFERS OF PURCHASE BY DEVELOPERS. BUT HAVE REJECTED THEM ALL AS OUR FAMILY HAS A GREAT AFFINITY WITH THIS PROPERTY.

WE BELIEVE AND HAVE BEEN TOLD ON MANY OCCASIONS THE NORTHERN END IN PARTICULAR WHICH ABUTS ONTO PEPPERMINT ROAD WOULD BE PRIME SUBDIVISION LAND.

THIS HAS ALWAYS BEEN UPPERMOST IN OUR MINDS ONLY IF THE NEED AROSE.

ILUKA MINES IS CURRENTLY TOTALLY REMOVING ALL TREES
+ VEGETATION IN READINESS FOR SAND MINING OF SOME 300 ACRES
OR MORE ON PROPERTIES AT THE JUNCTION OF ROBERTS ROAD,
CAPEA, + THE MAIN BUSSELM HIGHWAY.

NATIVE TREES + VEGETATION WILL BE LOST FOREVER.

WHEN RESTORATION IS IMPLEMENTED IT IS NEVER WITH
THE SPECIES DESTROYED + IT WILL NEVER BE THE SAME AGAIN.
YOUR POLICY OF LAND ACQUISITION FOR REGIONAL OPEN SPACE
AFFECTING US SEEMS VERY HYPOCRITICAL WHEN YOU ARE ALLOWING
W/ LARGE AREAS OF LAND ELSEWHERE WITH ALL VEGETATION
DESTROYED + CLEARED FOR OTHER PURPOSES WITH VERY LITTLE
RESTRICTIONS BEING IMPOSED.

THE W.A PLANNING COMMISSION HAS NOT DEMONSTRATED OR
PROVIDED PLANS OR SHOWA THEIR ABILITY TO MANAGE COASTAL
ACQUISITIONS SUCH AS OURS IN THE FUTURE.

HOW WOULD THEY PROVIDE LONG TERM PROTECTION FOR
REGIONAL OPEN SPACE + ITS VERY FRAGILE NATURE + MORE
IMPORTANTLY TO THE FORGOTTEN FARMING LANDOWNERS?
THEIR BUSINESS, PROPERTY, SAFETY, PROTECTION + FUTURE
HAVE BEEN COMPLETELY OVERLOOKED + IGNORED BY A GOVERNMENT
WHICH SUPPOSEDLY PROTECTS ITS CONSTITUENTS.

YOUR COMMISSION HAS NOT VISUALISED THE CATASTROPHIC
IMPLICATIONS OF THEIR EFFECT ON THE FARMING COMMUNITY
WHICH IS TARGETED BY THE PLANNING COMMISSION.

IT SEEMS TO ME THESE DRASTIC PLANS ARE VERY UNDEMOCRATIC
WHICH ARE THE ACTIONS OF A SOCIALISTIC MINDED GOVERNMENT
WHICH IS "BENT" ON REDUCING FARMERS VIABILITY.

I REQUEST THE CHAIRMAN + PANEL INSPECT OUR PROPERTY
SHORTLY PRIOR TO THE HEARING DATE, AS THEIR DECISION
WILL BE OF EXTREME IMPORTANCE TO OUR FAMILY AND OUR
FUTURE ON THE LAND.

YOURS SINCERELY
GORDON ROBERTS

MEN + VANDALS WHO WOULD TRASH THE DUNES
STATION CAUSING THE DEMISE OF PROTECTED BIRDS
MALS

ING TAIN POSSUMS THRIVE IN THIS ENVIRONMENT + LATELY
W KANGAROOS HAVE TAKEN UP RESIDENCE ALONG WITH
OTHER NATURAL HABITAT.

ONE CAN'T HELP BUT LOSE FAITH IN OUR DEMOCRATICALLY
CLAIMED GOVERNMENT TO PROTECT ITS INNOCENT CARING
DOWNERS FROM ERADICATION WHILE THE VERY LARGE
DEVELOPERS ARE GRANTED "CARTE BLANCHE".

PEPPERMINT GROVE SETTLEMENT ON OUR NORTHERN BOUNDARY
WAS TWO LARGE SUBDIVISIONS WHERE SAND HILLS, DUNES +
ALL VEGETATION WAS LEVELLED APPARENTLY WITH THE APPROVA
F THE TOWN PLANNING DEPT. WITH VERY ^{LITTLE} PROTECTIVE
ENVIRONMENTAL MEASURES TAKEN.

AT DALYELLUP, STILL IN THE CAPEL SHIRE, STAGE ONE
OF A VERY LARGE SUBDIVISION IS PRESENTLY BEING DOZED
CLEARED, ^{WITH} A LARGE CAR PARK TO THE BEACH FRONT.

IT HAS FURTHER LARGE EXPANSIONS PLANNED FOR
THE NEAR FUTURE.

TO OUR SOUTH, BUSSEXTON'S PORT GEOGRAPHE SUBDIVISION
WAS BUILT ON THE SEASHORE WHERE THE DEVELOPERS WERE
ALLOWED TO INVADGE THE LAND WITH CANALS ALLOWING
THE SEA IN TO A VERY SENSITIVE AREA.

I BELIEVE THIS ACTION WILL PROVE A CATASTROPHE SOME
TIME IN THE FUTURE.

WHY DID THE PLANNING COMMISSION APPROVE SUCH ACTS?
IS THE PRESENT ACTIONS OF YOUR COMMISSION IN SEATING
LANS ON OURS + NEIGHBOURING LAND AN "EQUALISER" FOR
PAST MISTAKES + CONTINUING DEVASTATION IN OTHER AREAS?

RECENTLY IN THE BUSSEXTON SHIRE A NEW SUBDIVISION IS
PRESENTLY FOR SALE ON THE BEACH FRONT AT MARYBROOK.