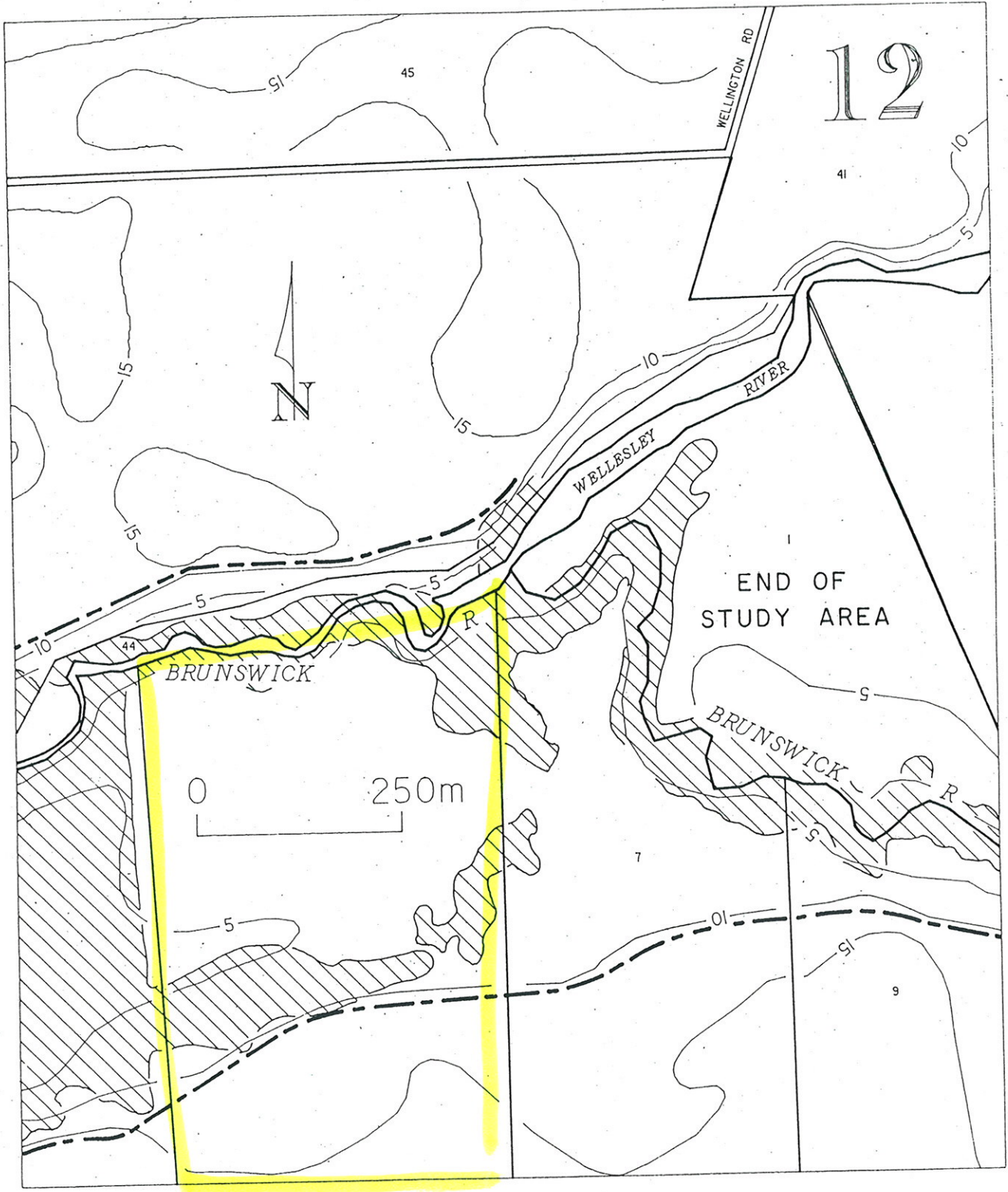


Collie and Brunswick Rivers Foreshore Study (1994)



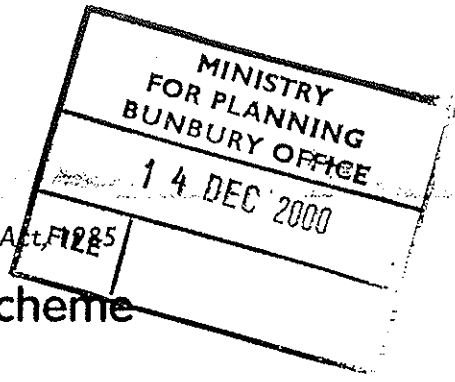
Planning considerations for Map 12

- area exhibiting major tree regeneration
- a buffer on peripheral vegetation
- landscape amenity provided by the combination of the meandering river and overhanging vegetation
- wildlife corridors
- associated wetlands
- consistency with map 11
- 5 metre / 10 metre contour
- feeding and roosting area for waterbirds
- confluence of the Wellesley and Brunswick Rivers
- Brunswick River becomes very narrow

Recommendations

34. Encourage landowners to restrict stock access to areas exhibiting tree regeneration. Northern foreshore suitable for conservation purposes.
35. Recognise the importance of the foreshore surrounding the confluence of the Brunswick and Wellesley Rivers as a high quality conservation area.
36. Rehabilitate and enhance fringing vegetation and associated wetlands.
37. Preserve and enhance wildlife corridors through the development of continuous linear reserves and via strategic enrichment planting.





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
152		

Ms. Debbie Payne (nee Turvey) (Please print clearly)
(NAME)

of 2 Hockins Place, Australind Postcode 6233
(ADDRESS)

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

Nearly three years ago I acquired this parcel of land - 30 acres - and looked forward to big plans for my future.

This proposed rezoning has interrupted these plans, and following are points which need to be considered for viable compensation.

* This was to be my retirement block, where in the future I may have subdivided all or part of this property, and the money from this would be my retirement fund.

* At today's date (Dec. 2000) I find it hard to secure a loan over this parcel of land, pending the outcome of this proposed re-zoning - ie the bank needs to know how much land is owned by myself.

Therefore compensation to be paid immediately if this is approved at the rate of \$10,000 per acre (as at Year 2001)

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

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

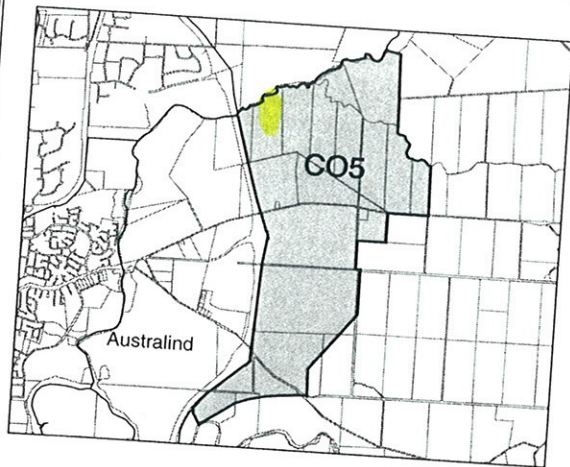
Lot number 61 Street address Howson Drive Sketch 802

Locality (suburb) Australind

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

Please turn over to complete your submission

PLANNING UNIT CO5: TREENDALE



UNIT DEFINITION

Major Surface Water Catchment: Collie River Catchment

Location: Bounded by Australind Bypass on the west, Brunswick River on the north and the boundary of the Greater Bunbury Subregion on the east and south.

Local Authority: Shire of Harvey

Physical Features: The landform is predominantly Bassendean wet sands, with scattered Bassendean Dunes and Bassendean Sandy Swamps. Topography is flat to gently undulating. The remnant natural vegetation consists of jarrah/marri/banksia on the well drained dunes, with paper barks around swamp areas and paper barks and flooded gums along the rivers.

Existing Land Uses: Much of the area is cleared or partly cleared broadacre grazing. Several sand pits also exist.

ISSUES, OPPORTUNITIES AND CONSTRAINTS

- This area was identified in the *Bunbury Region Plan* as being predominantly for rural uses, with wide reserves along the Brunswick and Wellesley Rivers.
- WAPC has indicated to the Shire of Harvey that it would be prepared to consider rural-residential development in this area.
- This study has identified the area as having considerable potential for urban development in the longer term.
- The Dampier to Bunbury natural gas pipeline passes through the northern and western portions of this area.

PLANNING POLICIES AND GUIDELINES

PREDOMINANT LAND USES: Rural-Urban Transition and Amenity Areas, Areas under Consideration for Conservation, Scenic Protection and Reservation *****

1. Assess future development potential within Special Development Area and ensure that any interim development or land use does not prejudice that identified future use — possible large lot rural residential subdivision (min lot size around 5-10ha) or subdivision layouts specifically designed to facilitate future residential development.
2. The area between Brunswick and Wellesley Rivers should be reserved for protection and preservation of the natural vegetation/landscape.
3. A landscaped buffer should be preserved along the full length of the Australind Bypass road, and no development should be permitted abutting the bypass road.
4. Designated parts of existing cleared areas proposed for future rural-residential development should be revegetated prior to approval.
5. All unsewered developments should incorporate alternative effluent disposal systems that strictly control nutrient exports.
6. Designated parts of existing and any new sand pits should be fully rehabilitated.
7. An appropriate safety buffer must be provided along the natural gas pipeline.
8. Observe catchment management principles.

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
153		

I/We BERNARD W. RIDLEY (Please print clearly)
(NAME)

of LOT 10 CLIFTON RD. BRUNSWICK Postcode 6224
P.O BOX 35 (ADDRESS)

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

The parcel of land which I own and has been designated for future public open space is approximately 39 hectares. Most of this has been laser graded for flood irrigating. This section of the farm as it is irrigated provides most of the summer grazing. I am on a contract to produce milk on a year round basis and taking out this summer grazing area would make the whole farming operation unviable.

Further to that I have suffered an extreme drop in income since the dairy industry was deregulated. Earlier this year (2000) I could foresee the effect deregulation would have on my viability and concluded reducing my financial debts would give me the best chance of remaining in business.

Cont. next page.

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

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

Lot number PT 1 DIAG 9442
LOT 7 / LOT 9 Street address CLIFTON ROAD
Locality (suburb) BRUNSWICK JUNCTION

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

Please turn over to complete your submission 14 DEC 2000

Sketch
51, 506, 507

MINISTRY FOR PLANNING BUNBURY OFFICE	
14 DEC 2000	
FILE	

(2)

With this in mind I commenced plans to do a semi rural subdivision on a portion of the western side of my property incorporating some of the poorer higher sandy soil type with some of the river plane in each block as has been done in the adjoining subdivisions done by Tony Houston and the Kingston Estate. This land on the river plane which I plan to incorporate into the blocks is what has been designated as future public open space.

If this area is not available to incorporate into the blocks or if future buyers thought that a portion of the block could be resumed or have restrictions placed on it then the value of the blocks would be greatly reduced.

Unless returns in the dairy industry improve it will be necessary for me to further develop these plans to bring this subdivision to reality. The subdivision as proposed will only take up a small percentage of the farm thus allowing me to continue farming the rest.

In summary my objections to the proposals are

(1) The area of land under the public open space proposal is a key section of the farm and whether I or some other person farms the land it would not be viable without that portion consequently the value of the whole farm property would be reduced.

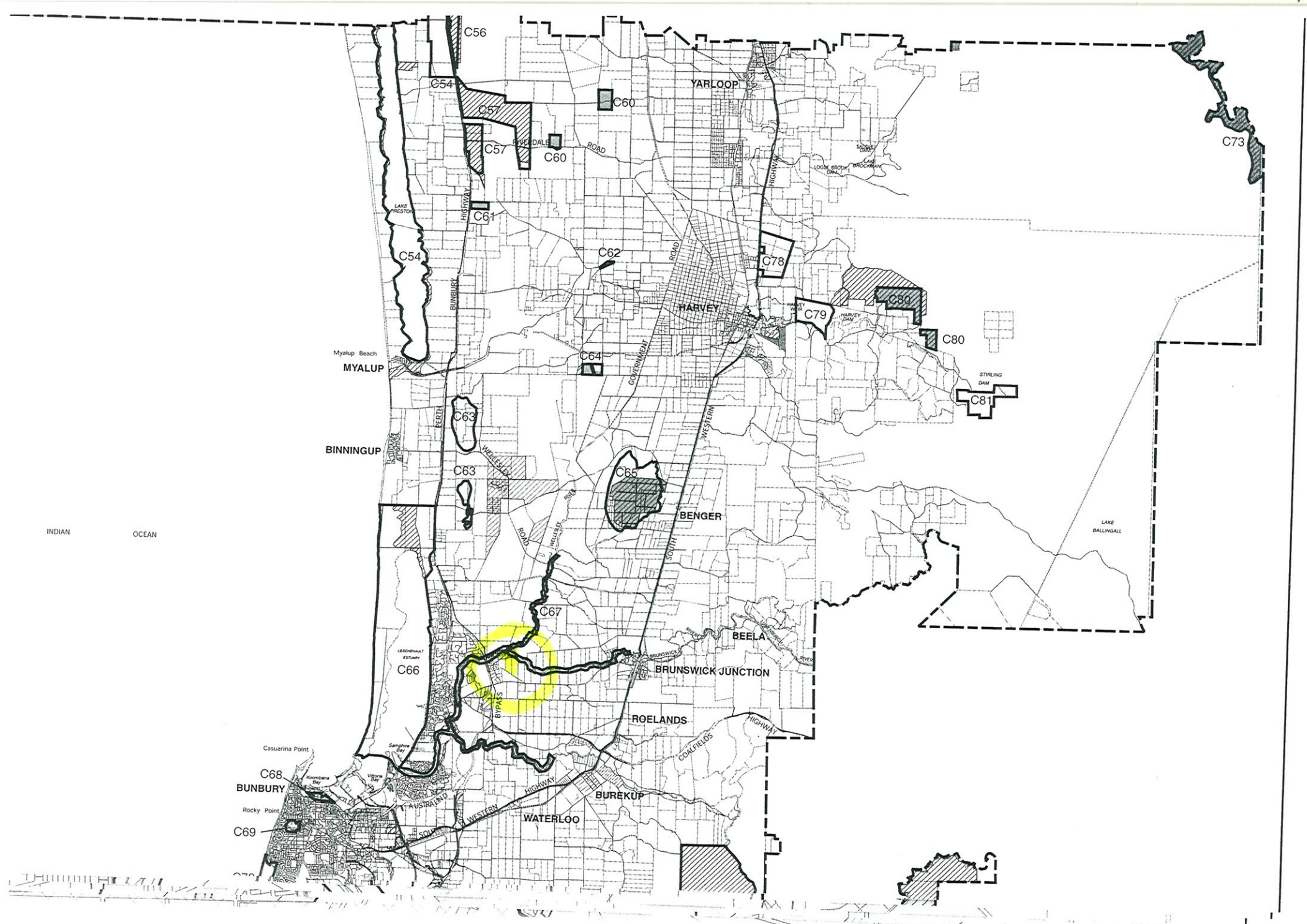
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(3)

(2) In the event of me subdividing a portion of the farm the value of the blocks would be greatly reduced if I was unable to incorporate some of the proposed open space into each block or if there were conditions applying which stated that a portion of the blocks were future public open space and had restriction applying.

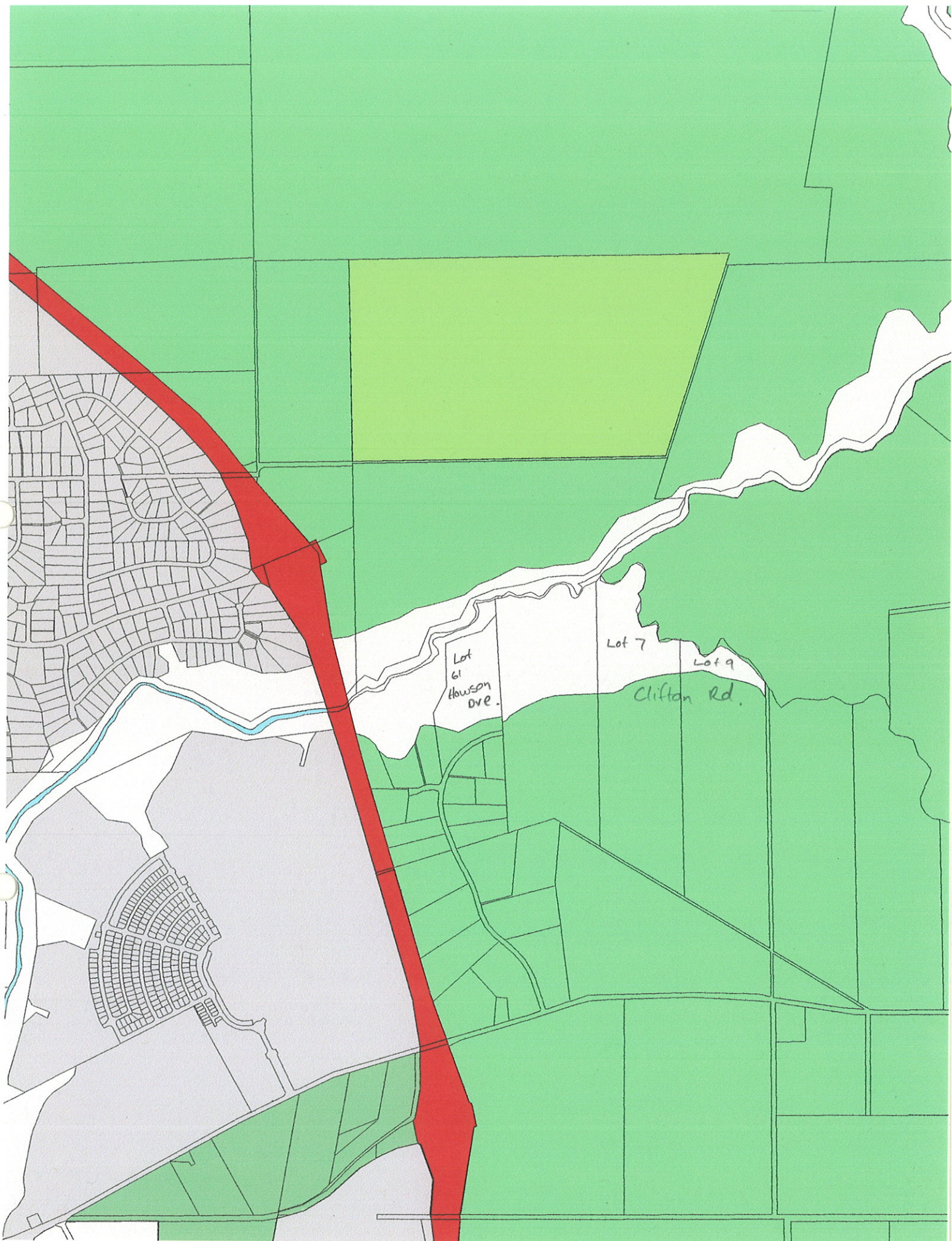
I look forward to a hearing with your committee to expand on my concerns.

Yours faithfully
B. W. Redley









Lot
61
Howson
Dve.

Lot 7

Lot 9

Clifton Rd.