

Hi Craig,

Thanks for the chance to get in my concerns with the Little Boat Harbour Development Proposal.

I have a number of concerns as a frequent user (daily) of LBH beach over the last sixteen years.

I think that the Shire should look at the proposal that Bob Wilson and I formed 12-13 years ago and have proposed every time a new plan is suggested.

First, the structure that is on the beach should not be there as the first decent storm to hit it would cause it to disappear, as it is too close to the beach.

There should be at least a 50 metre buffer of dune and bush between the beach and any other structure whether car park or building.

There are two reasons for that, simply preparing for the winter storms which hit that beach and also any sea level rise will put it under water from erosion of the beach.

Going by the drawing, the picnic area behind this building would need to be filled in and levelled, which was part of our plan, but used for as a car park.

In our plan the existing car park would be made into a picnic area with very little alteration except for the planting of trees or even a shelter building could go there somewhere not too close to the existing toilet block.

The road leading down with the walkway next to it, I don't think is possible hill without major earthworks being involved and then you have the yearly erosion problem on the road already. Widening it will make it worse.

I still believe that a new road from the back would solve a lot of those problems if constructed properly the first time.

I am not sure of the contours on the proposed new pedestrian track from the top car park, but they might be suitable to widen to a roadway, which would then, by the diagrams take it down to where we proposed it to go into a car park behind the toilets in the depression (filled in with sand from the boat ramp at the marina) adjacent to it.

I am not too sure why a toilet block has been placed half way down the hill. It is a steep walk up and down that hill.

One of the biggest issues of the entire site is the steep gradient of any proposed walk down from the top car park.

On two of the occasions that Bob and I took shire SC Management people and other groups to explain our proposal, people have slipped and fallen using the existing road and they weren't carrying eskys, children ,toys, beach umbrellas etc. which is why we suggested a different track for the road and parking near the beach with a flat walk access.

On the plans it shows the boats still entering the beach from the middle. This has always been a bad spot as to leave the beach as you have to drive through all the beach goers which is extremely dangerous as children are always running back and forth.

You have to launch boats from the left hand side of the beach only as the water is deep enough to do so without taking your vehicle for a swim.

In our plan you would enter and leave from that side of the beach hence not disturbing the beachgoers whether launching or retrieving.

The plan depicts a line of trees going back up the hill. They do not exist and will not survive if planted. With previous work at the site with one series of winter storms all the pine poles that were put at the bottom of the hill were washed away which is what will happen to the trees.

The ocean is a dynamic place and the shore line is always changing if you propose doing anything close to it you have to allow for that change in your plans.

I feel this plan is really only adding to the existing problems that confront the site.

If you would like any more information on my concerns or our previous proposal don't hesitate to contact me as I feel the correct development of this site is important to Bremer Bay tourists and locals

Cheers

Craig

please pass this email on to all shire councillors as a couple have asked me about it thanks

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Hi Craig

There is one thing that I forgot about the Little Boat Harbour Area, and yes I know it doesn't quite fit the bill at the moment but I need to bring it up again, is the No Spearfishing zone at LBH and The Back Beach Bommie.

It is a safety problem that needs addressing one way or another, as someone will be injured.

I will be home on Thursday so might try and catch up with you at some stage.

Craig