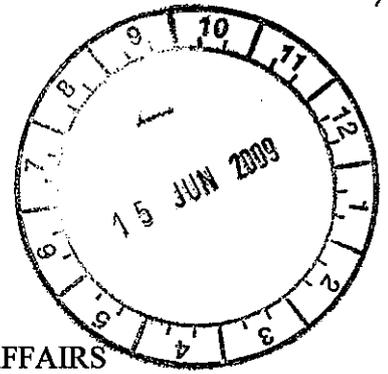


ATTENTION Hon Sheila Mills MLC  
Chair

**PUBLIC**



STANDING COMMITTEE ON ENVIRONMENT AND PUBLIC AFFAIRS

Please find a reply to the letter sent to me, Jan Innis re No 26 - Turner Park - Redevelopment by the Shire of Augusta - Margaret River

The source and extent of financial funding for the proposed commercial development of Turner Caravan Park by Augusta Margaret River Shire.

Shire decided to bring in a Developer to submit plans for modernization for the Park, for which the Shire could expect a larger financial return. The Shire was delighted with the scheme, they then brought the proposal to the Park residents, The Semi Permanents would be expected to demolish and clear their sites within 2 years. The Permanent Residents have now been granted 10 years to relocate. The Shire's terms are **NON SALEABLE & NON NEGOTIABLE**. No Compensation or expenses to be paid for relocation. All Permanents and those semi permanents who are connected to Main Sewage have paid the Shire \$1,500. each for the privilege.

It costs the Semi Permanents of which there are **THIRTY** \$3,000 plus per annum, this allows them 10 weeks residency in the park.

The Permanent Residents pay \$6,240 per annum and they also are now being charged for their Electricity at an increased rate, and a higher Service Charge than Domestic users. These amounts bring the Shire a Revenue of \$152,400 plus per year. If the Development goes ahead as planned, with the loss of the Semi Permanent residents the Shire will lose an income of over \$90,000.

Originally the Shire proposed to borrow Eight Million Dollars, this has now blown out to Twelve Million. How they expect to pay this back within 10 years is unbelievable.

Even the Sale of the proposed new Park Homes at \$200,000 per unit, and \$50,000 to the Shire for each sale. It is very questionable just how many of these homes will be sold as they will only be offered a 20 year lease, plus they will be expected to pay \$120 plus every week. How many people will be so gullible?

What will happen if this fails?

Will we the Ratepayers once again be expected to pick up the shortfall, or is there a hidden agenda that this concept will not succeed, leaving the only solution being the Sale of Turner Park for an elite housing development!!!

Whichever way one looks at the proposed scheme, too much finance is being borrowed for too little return, making it very unrealistic.

In order to increase the number of sites in the Park, the size has been reduced to little boxes measuring 9 x 9 metres. This size will not accommodate the modern trend of larger vans with their own en-suites, and the increasing number of Motor Homes and Fifth Wheelers, which are traveling around Australia. Unfortunately the Shire consistently refuses to heed any constructive criticism, this in the end will reduce the number of Caravaners being able to use the Park.

It should be noted that in 2005 a client was allocated what was then termed to be a Permanent Site. They wished to erect a Park Home on this site; however this request was denied, and they were told they must conform to the existing policy at that time, and lay down a concrete pad. Building plans were submitted and Building Licence No. 205157 was granted in May, 2005. Building was completed in accordance with Shire Regulations, The cost of which was in the vicinity of \$100,000 plus. This amount was spent, as the clients expected this to be their Retirement Home, and they wanted to make it as comfortable as possible. They were encouraged to do this by management as their structure was an asset to the park. In July 2008, they were given the devastating news that they would be required to relocate at their own expense.

The Shire is in effect stealing the assets of over 40 families, amounting to over One and Half Million Dollars.

(b) In 1830 the Turner family first developed and farmed this area. They built their Home, planted a Fig Tree, brought from South Africa, which flourishes to this day. A Well was dug; this is still in existence to this day, although it is now covered over for safety reasons. This makes Turner Park a very significant area of early settlement in the South West.

If the proposed development is allowed to go ahead, the natural beauty and peace will be decimated. A significant number of the larger trees will be sacrificed, in order to accommodate the extra number of very small sites which are planned.

(c) From July, 2008, when the plan was first presented to the Park Residents, the conception was presented as a done deal!!! They have refused to listen to Public opinion, which would prefer upgrading of Ablution Blocks, and roadways with improved drainage. The construction of perhaps a couple of cabins for letting, to test the viability of this, before committing to the plans for multiple chalets and Park Homes. They have totally disregarded the suggestions and the Petition presented to them by local residents, and holidaymakers, (the majority of whom have been coming to the park for many years), stating that they have no rights, as they are not ratepayers.

(d) There is already a suffice of Privately Owned Holiday Accommodation in Augusta, which are not being fully utilized, with provision for many more being planned for completion within the next few years. Therefore public opinion feels it is very wrong for the Shire to be borrowing Millions of Dollars in order to compete with the Private Sector.

Thank you for your time. The submission on matters raised in the petition on Turner Park.  
Sue Tarril

10<sup>th</sup> June 2009.