



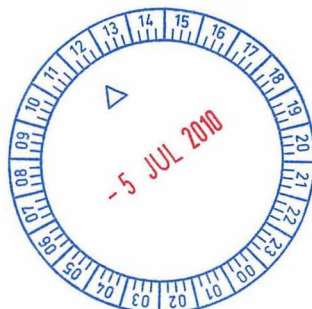
Shire of Coorow

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Enquiries:

Your Ref: Mark J Hook

Our Ref: ICR10286, ADM0108

01 July 2010

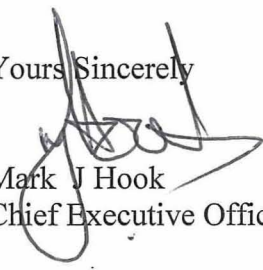
Linda Omar
Committee Clerk
Standing Committee on Environment And Public Affairs
Legislative Council
PARLIAMENT HOUSE
PERTH WA 6000

Dear Linda,

INQUIRY INTO SHACK SITES IN WESTERN AUSTRALIA

Please find attached eight copies of Councils submission to the Standing Committee on Environment and Public Affairs inquiry into Shack Sites in Western Australia.

Yours Sincerely


Mark J Hook
Chief Executive Officer

PUBLIC**Omar, Linda**

From: Moira Girando [yileen@bigpond.com]
Sent: Sunday, 4 July 2010 9:34 AM
To: 'Mark Hook'; Omar, Linda
Cc: 'Simon Lancaster'; 'Dave Hadden'
Subject: RE: Inquiry into Shack Sites in WA

Hello Mark,

Thank you for preparing this submission. I would like to make the following comments.

1. The wording re occupants of the Shacks is a little stronger than I would have put. As stated in my original comment people were made to feel unwelcome & that they were in a sense encroaching.
2. The Shire of Coorow instituted a form of lease for the shacks, giving the occupants the opportunity over a number of years to remove their Shacks. The funds raised from this were placed in trust and later utilized for the removal of those shacks simply abandoned and also in the rehabilitation of the areas.

I believe this should be included in our submission.

Regards
Moira

Moira J Girando JP
Email YILEEN@bigpond.com or moiragirando@bigpond.com
Phone 08 99518210
Fax. 08 99518240
Mobile 0428 518211

From: Mark Hook [mailto:ceo@coorow.wa.gov.au]
Sent: Thursday, 1 July 2010 2:50 PM
To: lomar@parliament.wa.gov.au
Cc: Simon Lancaster; Dave Hadden; YILEEN@bigpond.com
Subject: Inquiry into Shack Sites in WA

Please find enclosed the Shire of Coorow submission to the Inquiry into Shacks Sites in WA

I have posted Eight (8) copies in the mail.

Mark John Hook
Chief Executive officer
Shire of Coorow
Phone 99520100 - Coorow Thursday and Friday
Phone 99531388 - Leeman Monday to Wednesday

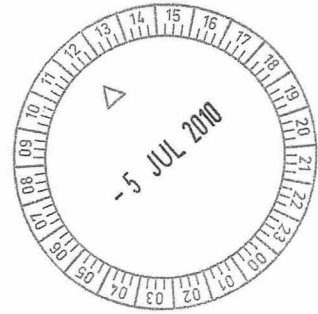
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(20100703)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

15/07/2010

PUBLIC

**Submission to the Standing Committee on
Environment and Public Affairs Inquiry into
Shacks in Western Australia.**

Prepared by: Mr Mark J Hook
Chief Executive officer
Shire of Coorow
P O Box 42
COOROW WA 6515

Contact Details: Phone 09 99520100 Coorow
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TERMS OF REFERENCE

The Standing Committee on Environment and Public Affairs is to inquire into and report on:

- Information and issues to help inform government in the development of policy and the regulation of shack sites on public land in Western Australia; and
- Any other relevant matter.

BACKGROUND

The Shire of Coorow was one of the first Shires to initiate action to remove the Shacks from the Coastal areas within the Mid West Region. The Shire of Coorow was able to attract and access significant grant funding to rehabilitate these areas once the shacks had been removed.

COMMENT

The areas today are more widely used than when the shacks were there due to the previous actions of the shack owners who were unfriendly to others and went out of their way to ensure other visitors to the area could not use the great recreation areas that the shacks were situated on.

Due to the positive actions of the Shire of Coorow the Coastal areas within the Shire of Coorow have no shack settlements on them.

The Shire of Coorow fully supports the removal of all the existing unlawful dwellings (squatter shacks) on coastal Crown land as per the Cabinet endorsed State Government Squatter Policy (July, 1989 and January, 1999).

The benefits of shack removal are well demonstrated as can be seen by the example of the Shire of Coorow.

The benefits so far are

- reduction in the amount of waste being left in the areas
- rehabilitation of Coastal Dunes
- better defined access to the Coastal areas
- planned road networks and tracks
- no environmental impacts with sewerage waste

The coastlines of Carnamah and Coorow and Irwin have been used by bush campers for many years. Since the removal of shacks, the Shire of Coorow has erected signs prohibiting camping between Indian Ocean Drive and the coast.

At the time the squatter shacks were being removed, several reports recommended closure and rehabilitation of some tracks. In Coorow, extensive works have been carried out to upgrade the coastal tracks to gravel roads and close others, while still maintaining vehicular access to a number of beaches.

With the closure and removal of the beach shacks, the intention of the agencies involved (including DEC, DLI and the Shires) was that leasehold lots for professional fisherman accommodation would be created at Coolimba and Illawong to supplement the accommodation available in Leeman and Green Head. To date this process is incomplete, although three leases have been created at Illawong and one at Coolimba.

Both Coolimba and Illawong have also been identified as potential sites for commercial tourist accommodation, which have the potential to conflict with professional fishing activities if not sited and managed appropriately.

The Shire of Carnamah and Irwin should continue to work with DEC and DLI to finalise the removal of shacks and consolidate accommodation for the fishing industry at Coolimba and Illawong.

The Shire of Coorow and Carnamah has undertaken a Coorow Carnamah Coastal Management Strategy to enable Both Councils to plan the development of there Coast Lines.

Below are Extracts from the Coorow Carnamah Coastal Management strategy dealing with Shacks with in the Shire of Carnamah and Coorow a full copy of the COOROW CARNAMAH COASTAL MANGEMENT STRATEGY is available from www.coorow.wa.gov.au.

EXTRACTS FROM THE COOROW CARNAMAH COASTAL MANAGEMENT STRATEGY

BACKGROUND

The Shires of Carnamah and Coorow have an extensive coastal environment that is exposed in parts to the full energy of the Indian Ocean and parts with a more sheltered environment protected by the off-shore reefs. The sheltered coastline is a major attraction for residents and tourists, and there has been increasing pressure exerted on the coast for residential and recreation uses. Large concentrations of squatters, recreational four wheel driving, fishermen, surfers and beach users have led to the degradation of the coast in some areas. For this reason it is essential to establish a good coastal management regime to ensure that no irreversible damage will result.

The Shires of Carnamah and Coorow also expect that there is a pent-up demand for land leading to a possible high population growth rate in future years - if residential land were to be made available. There is ongoing pressure to open up more coastal areas to give more people access to the coast. The coast is potentially an unstable landform in several places. Sandy coasts in particular accumulate and scour in response to changing coastal processes such as wind, waves and sediment supply. Large numbers of people using the coast can destabilise these coastal environments and dunes. Proper planning and management is therefore needed to protect this environment.

The purpose of the present project is to prepare an overall Coastal Management Plan for the Shires' coastal zone. The Plan is made for the purpose of digesting and integrating all previous plans developed for the Shires' coastal reserves, identifying areas where further detailed planning is required and for developing an action plan to guide and prioritise the expenditure on coastal reserves for each Council.

STUDY OBJECTIVES

The primary objective of this project is to develop a strategic plan for the planning and managing of the two Shires' coastlines, which will support and integrate into the relevant planning documents of each Shire. The strategy will identify issues that require immediate management consideration. It will also give consideration to current and projected demands on the Coastal Zone, and to the effect increasing demand will have on existing facilities and amenities. The time lines for consideration in the project are short-term (0-5 years), medium-term (5-10 years) and long term (10 years +).

The Carnamah Coorow Coastal Management Strategy divides the study area into sectors to deal with issues for each area of the coastline. The following extracts provide a summary of the recommendations for each sector. In these recommendations reference is made to several terms and actions. In this preamble it is considered appropriate to outline the respective meanings of these components.

'Short, Medium and Long Term' priorities. These time frames are indicative only. The speed and priorities should be reassessed according to perceived demand or use of areas along the coastline. The speeds at which these suggested priorities are completed depend largely on access to funding. Generally short term means 0-5 years, medium term 5-10 years and long term 10 years or longer.

'Shacks'. These are the buildings that still remain from the old fisherman shacks. It is understood that these will ultimately all be removed.

PROJECT OUTCOMES

It is expected that the following outcomes will be achieved:

- Provision of an appropriate framework of identified themes, strategies and objectives that will provide guidance on all coastal development and management issues.
- Provide recommendations to the Councils regarding appropriate management structures to address Coastal Planning and Management Issues.
- Describe existing land tenure arrangements that have application to the coastal zone and make recommendations for alternative tenures where appropriate.
- Division of the Coast into appropriate planning sectors to allow suitable frameworks within which issues related to each section of the coast can be addressed, and appropriate planning themes, strategies and policies developed.
- Identify appropriate development nodes along the coast. This is to include consideration of existing townsites, and any further development nodes that may be required within the life of the plan and detailed recommendations for the management of each node, along with an estimate of costs for the implementation of any required works. Consideration is to also be given to the growth needs of each existing or proposed development node.
- The strategies, policies or actions recommended by the plan will need to consider relevant time periods. For example short-term (0-5 year) considerations, medium term (5-10 year) considerations and long-term (10 year +) considerations.
- When providing recommendations in the strategy, such considerations need to remain cognisant of local resource limitations. Where appropriate the need for external assistance is to be stated and some guidance offered as to where such assistance may be obtained.
- The document will provide a clear linkage between current considerations and those of previous coastal plans/strategies.
- Provide some analysis of areas where harmonisation of the strategies and schemes that apply in both Councils would achieve a more integrated planning response to better meet the needs of the community.

Coastal zone – whether Crown or privately owned land. Shire Councils are authorised under Section 3.54(1) of the *Local Government Act 1995* to 'do anything for the purpose of controlling and managing (reserved) land'. This authority does not override the provisions of the existing Local Planning Schemes currently in place. It is recognised that whilst the Strategy is not a formal planning policy of the Councils, it will be an adopted guide for assessing the amenity of the locality near coastal reserves and the degree of impact on the public interest from developments proposed on coastal reserves or nearby land. The Strategy is not binding on the Councils but will be a weighty consideration in any decision making that could impact on the amenity and environmental values of the Shire's coastal reserves. The Strategy is made for the purpose of drawing together and integrating all previous plans developed for the Shires' coastal reserves, identifying areas where further detailed planning is required and for developing an action / implementation plan to guide and prioritise the Councils' expenditure on coastal reserves.

RECOMMENDATIONS APPLYING TO ALL SECTORS

Recommendations that apply to all sectors are listed below.

The Councils consider implementation of public safety measures including signage and access control in areas of Very High and Extreme limestone risk as set out in *Coastal Limestone Risk Study: Shire of Coorow* and summarised in Table 2 (Section 3.8.1).

The Councils should draw up a cooperative agreement to progress the future expansion of Leeman.

SECTOR 1: GREEN HEAD TOWNSITE

Recommendations

- To minimise conflict between vehicles and sunbathers on South Bay, move the vehicular access point 230m south to the next existing beach entry. Access to this could be by way of the existing small coastal track or the more inland one that runs out past the WWTP to join the main road. Vehicles should be prohibited from the section of beach between the new entrance and the boat ramp.
- Relocate the Green Head Waste Water Treatment Plant as its location is a development constraint to Green Head.

SECTOR 2: GREEN HEAD TO LEEMAN

Recommendations

- Extend the gravel road network north to Leeman, employing the same general design principles as the existing constructed section.
- Selectively close or retain existing vehicular tracks according to functionality and stability, as shown on the plan.
- Rehabilitate, harden or divert eroded sections of track as shown.
- Restrict vehicular beach access in the small bay south of Billygoat Bay to the southern end for dinghy launching.
- Subject to detailed design and funding, construct Marathon path from Green Head to Leeman on the general alignment.

SECTOR 3: LEEMAN TOWNSITE AND ENVIRONS

Recommendations

- The Councils should examine a possible northward expansion of the Leeman townsite, with particular reference to:
 - Negotiations with DEC regarding excision of land from Beekeepers Nature Reserve (and possible land exchange);
 - Discussion with DEC and DLI over future status and vesting of the coastal recreation reserve;
 - Native Title identification and resolution, and Aboriginal heritage;
 - Negotiation with Main Roads WA to reduce the 200m wide road reserve; and
 - Discussion with WAPC over the required foreshore setback.
- Discussion with Water Corporation regarding the relocation of the Leeman Waste Water Treatment Plant as it may be a constraint to the future northwards expansion of Leeman.

SECTOR 4: LEEMAN TO DUMPER BAY

Recommendations

- Where resources permit, develop Marathon Walkway north of Leeman as shown.
- Construct gravel access roads and car parks at Memorial/Taylor Bay, Dumper Bay and Classic Bay;
- Close and rehabilitate some other un-needed tracks.
- Continue the current program of shack closure and removal.

SECTOR 5: DUMPER BAY TO COOLIMBA

Recommendations

- Construct gravel scenic drive from the Dumper Bay blowout north to Coolimba
- Rehabilitate unstable track areas.
- Stabilise or rehabilitate eroded track sections north of Bat Cave Cove.

SECTOR 6: COOLIMBA

Recommendations

- Rehabilitate areas of erosion as shown.
- Examine the potential for establishment of tourist accommodation and/or campsites.
- Progress and conclude the granting of leases for professional fishers.
- Consider establishment of day use facilities including toilets, shelters and picnic tables.
- Further examine the viability of developing Coolimba as a complementary development node to Leeman.
-

SECTOR 7: COOLIMBA TO BAY OF PLENTY

Recommendations

- Construct Marathon walkway from north of Beagle Ridge to Gum Tree Bay.
- Maintain gravel access roads into Gum Tree Bay and Bay of Plenty.
- Rationalise vehicle tracks as shown.
- Continue the program of removal of remaining shacks at Gum Tree Bay and Beagle Ridge.
- Examine the longer term potential of Gum Tree Bay for a caravan park and/or camping ground.

SECTOR 8: BAY OF PLENTY TO NORTH ILLAWONG

Recommendations

- Construct Marathon walkway to northern boundary of study area.
- Construct gravel access road to Illawong.
- Continue the program of removal of remaining squatter shacks, except those located on current professional fisher leases.
- Examine potential sites for day-use and picnic facilities.
- No development north of Illawong (except for Marathon walkway) due to the presence of valued flora.

1.3 STUDY AREA

The Draft Coastal Zone Management Policy for WA (2001) generally limits the consideration of the coast to those parts of the coast normally referred to as the coastal zone and comprising near shore waters and the coastal foreshore. This strategy covers the area between the northern boundary of the Shire of Carnamah, extending to the southern boundary of the Green Head townsite in the Shire of Coorow. The western boundary is a nominal 200 metres offshore (to allow consideration of near-shore marine users and their requirements) and a nominal 500 metres inland of the high-water mark.

This boundary can be breached where planning for coastal townsites is required. Further and adjacent 'zones of influence' are considered where such considerations allow for better integration of the study with broader planning considerations. The prime focus of the strategy, however, is the coastal zone and its immediate interface landward and seaward.