Minutes

Our Corporate Values

- Community Focus
- Can-do Attitude
- Continual Improvement
- Excellence
- Team Work
- Accountability
- Active Communication

COSSACK ADVISORY GROUP MEETING

Date:	7th September 2017
Time:	9am -10.30am
Meeting Room:	Council Chambers

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1. MEETING OPENED

2. ATTENDEES

Ryan Hall	Director Development Services (Chair)	City of Karratha
Cr Peter Long	Councillor	City of Karratha
Cr Margaret Bertling	Councillor	City of Karratha
Cr Grant Cucel	Councillor	City of Karratha
Cr Bart Parsons	Councillor	City of Karratha
Cr Fiona White-Hartig	Councillor	City of Karratha
Cr Geoff Harris	Councillor	City of Karratha
Cr Robin Vandenberg	Councillor	City of Karratha
Jerom Hurley	Manager Planning Services	City of Karratha
Chaz Roberts	Senior Statutory Planner	City of Karratha
Mike Davis	(via teleconference)	TPG
Clint Doak	(via teleconference)	MP Rogers

3. APOLOGIES

4. ACTIONS ARISING FROM PREVIOUS MEETING

- Commissioning of geotechnical investigation.
  Ryan explained that the geotechnical investigation has been completed and the results incorporated into updated coastal erosion modelling. The geotechnical investigation has resulted in more land being included in the Unconstrained Area but many of the freehold lots are still within the 1 in 500 year modelled Coastal Hazard line.

- City staff to raise with DoP classification of Harding River Mouth as a sandy coast and results of geotechnical investigation.
  The CAG does not believe the mouth of the Harding River is a sandy coast and does not believe that that the mouth of the Harding River should be treated as a sandy coast.
  It was explained that while the Mouth of the Harding River is definitely not a sandy coast, and that while the Mouth of the Harding River is an Estuarine Environment (defined separately under the State Coastal Planning Policy), because there is no methodology under State Coastal Planning Policy guidelines for calculating coastal erosion for an Estuarine Environment, the methodology for a sandy coast must be applied. This results in a 90m setback requirement for sea level rise alone.
  A key point here is that development can be approved within the 1 in 500 year modelled Coastal Hazard line if, in the opinion of the WA Planning Commission, coastal hazard risk is appropriately managed.
  The recommended approach is to prepare a Coastal Hazard Risk Management Adaptation Plan (CHRMAP) that has regard for the Coastal Hazard Risk lines but to

question the applicability of the methodology both in supporting the case for the appropriate development of Cossack in the CHRMAP but also separately with the Department of Planning Lands & Heritage, WA Planning Commission and Minster.

- Define the project scope for components of the visioning document that can be progressed.
  It was identified that many of the nodes identified for development in the Cossack Visioning document are within the Unconstrained Area and therefore do not require any further consideration from a coastal erosion perspective. It was noted, however, that many of the freehold lots will require further consideration via the CHRMAP process to determine whether and how they can be developed.

5. UPDATE ON FUTURE DIRECTION FOR COSSACK

- Draft presentation to Cossack Landowners' meeting on 12 September 2017
  CHRMAP required to be prepared by WAPC to support proposed Scheme Amendment.
  Storm surge modelling maps and erosion risk mapping have been prepared.
  At the request of the Cossack Advisory Group, geotechnical investigations were undertaken. Geotechnical investigations identified additional land as not affected by coastal erosion risk.
  Concern raised regarding treatment of mouth of the Harding River as a Sandy Coast. Cossack is not exposed to open ocean.
  Further discussion on the calculation of the 100 year Coastal Hazard Setback line:

  - Department of Planning Lands & Heritage is requiring Cossack to be treated as a Sandy Coast.
  - Modelling references historic shoreline movement from aerial photography going back to 1971.
  - Predicted 100 year Coastal Hazard Setback line based on applying State Coastal Planning Policy 2.6 guidelines results in 136m setback.
  - Main issue for Cossack is that SPP 2.6 prescribes a 90m setback for 0.9m sea level rise alone over a 100 year timeframe for a Sandy Coast.
  - It is questionable whether a 90m setback should apply to the mouth of the Harding River. It was reiterated that the mouth of the Harding River is not a Sandy Coast.
  - Suggested that erosion risk to an estuarine environment like the mouth of the Harding River could be as low as 26m but there is no evidence to support an alternative methodology. This is something the State Government should investigate.
  - Only way under SPP 2.6 to avoid setback requirements is to demonstrate consistent and competent rock.
  - There are options to develop within the 100 year Coastal Hazard Setback line.
  - CHRMAP process allows landowners and decision makers to consider risks and determine an appropriate risk mitigation strategy. Avoidance (outside the 100 year Coastal Hazard Setback line) is the State's preferred option but there are other options (Planned or Managed Retreat and Accommodation).
  - There are examples of development that has been permitted within the Coastal Hazard Setback line. Portion of the Monkey Mia caravan park, for example, has been approved inside the Coastal Hazard Setback line.
  - DPL&H has advised that Cossack can be treated as a coastal node, which allows development to be considered within the Coastal Hazard Setback line. DPL&H has also advised that proposed permanent structure and use within the 100 year Coastal Hazard Setback line will be looked at more closely.

  The Cossack Advisory Group is conscious of the lack of any solution for Cossack landowners to this point, is keen to find a workable solution for Cossack landowners but is also aware that the state Government will be the end decision maker on whether any additional development can be permitted at Cossack.
  Following the Cossack Landowners' meeting, landowners will be given the opportunity to have input as part of the CHRMAP process.

The aim is to present draft CHRMAP to the Cossack Advisory Group before the end of the year.

6. GENERAL BUSINESS

- NYFL management and promotion
  NYFL has a number of ideas it is exploring to enhance tourism opportunities at Cossack including bringing a pearling lugger to Cossack and starting camel rides.

- Cossack campground
  City officers have been investigating the possibility of establishing a campground out the back of Cossack. Native Title exists on the area identified for a campground. NYFL has advised it will discuss the possibility of establishing a campground with NAC. Another option may be to allow visitors to camp on freehold lots where landowners are happy for this to occur. Future use of freehold lots is to be determined via the CHRMAP.

7. CLOSE OF MEETING

- Next meeting
  Aim for early November. Need to factor in Council elections.