



# ATTACHMENTS

COUNCIL MEETING

21 November 2024

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Department of **Planning,  
Lands and Heritage**

Our ref: 51322-2004, Case 2403010  
Enquiries: Dean Crothers, ph 08 6552 4561

Chief Executive Officer  
Shire of Northampton  
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By Email: [Andrew.Campbell@northampton.wa.gov.au](mailto:Andrew.Campbell@northampton.wa.gov.au)

Dear Mr Campbell

### **LITTLE BAY, RESERVE 49842 – SHIRE OF NORTHAMPTON**

The Department of Planning, Lands and Heritage (**Department**) is investigating a proposal at Little Bay on Reserve 49842 and adjoining freehold Lot 204.

Reserve 49842 for the purpose of 'Recreation, Camping and Foreshore Protection' is managed by the Shire of Northampton (**Shire**), with a portion under Lease P029915 between Reginald Joseph Reynolds and the Shire for the purpose of 'Recreational Camping Site'.

The proposal provides for a significant expansion and land use intensification of the campground, which would increase to 37 campsites capable of accommodating up to 100 people.

Accordingly, the Department recommends that the portion of Reserve 49842 the subject of Lease P029915 is excised, and a commercial lease directly between Mr Reynolds and the State of Western Australia under section 79 of the *Land Administration Act 1997 (LAA)* is granted in replacement.

Below is a general summary of actions that would be required in facilitating the proposal.

- The Department completing its due diligence and referral process including to the Shire in its capacity as local government and management body, the Department of Energy, Mines, Industry Regulation and Safety, our Planning and Heritage divisions, any impacted interest holders and any others as required.
- Mr Reynolds will need to satisfy any and all planning requirements.
  - The proposed development is broadly consistent with the Shire's Horrocks Beach Planning Strategy and appears to be permissible under the Local Planning Scheme No. 10.
  - A coastal hazard assessment is required to be undertaken to determine safe distances from the coast of any proposed structures, coastal management actions, and erosion and inundation risks. As the proposed development on Lot 203 is located within a Special Control Area 1 'Coastal planning and management' (SCA 1), which includes reference to consideration of State Planning Policy 2.6 'Coastal planning' (SPP 2.6) in relation to the 100-year planning timeframe to determine the relationship of the proposed development to the coastline and coastal impacts, and relationship and management of the adjacent foreshore reserve (i.e. Reserve 49842).
  - A foreshore and reserve management strategy or plan will be required which should include consideration of the SCA 1 allowance for the current risk of storm erosion value required under SPP 2.6 to provide some hazard risk guidance. This guidance

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- would subsequently assist in drafting suitable lease conditions related to coastal hazard risks, and the Shire to determine suitable management of the coast.
- Subject to additional information on the proposed development, there may be a requirement for a visual landscape assessment to ensure the environmental, cultural, recreational and/or scenic values of the area are protected. For example, a number of vehicle tracks are proposed which do not appear on desktop review to accord with cleared or degraded vegetation areas, or landforms; and a 'Future Manager's Residence' is also marked which appears to be in a vegetated area.
  - To determine the rental, a valuation of the current unimproved market rental will be sought from Landgate's Valuation Services.
  - Survey will be required to create a deposited plan.
  - A Surrender of Lease for Lease P029915 being lodged for registration at Landgate.
  - Subject to all required matters (i.e. surrender of lease, consents, valuations, planning requirements, survey, etc) being satisfied, the Department would then arrange preparation and offer of the formal tenure documentation.

I would appreciate your confirmation on whether the Shire is agreeable with the proposed excision from its Reserve and a subsequent lease directly to Mr Reynolds from the State as above.

For further enquiries please contact Mr Dean Crothers, Manager - Land Management Central, on 08 6552 4561 or [Dean.Crothers@dplh.wa.gov.au](mailto:Dean.Crothers@dplh.wa.gov.au).

Yours sincerely



Dean Crothers  
Manager, Land Management Central  
Land Use Management

1 November 2024

























































































































































































































