



**MINUTES FROM THE BLOWHOLES WORKING COMMITTEE MEETING HELD IN COUNCIL CHAMBERS, STUART STREET ON THURSDAY 13<sup>TH</sup> AUGUST 2020 COMMENCING AT**

The Shire of Carnarvon acknowledges the Yingarrda people as the Traditional Custodians of this land which we work and live on. We pay our respects to their Elders past, present and future and extend this respect to all Aboriginal people and their ongoing connection to this Country.

The meeting was opened at

**1.0 ATTENDANCE AND APOLOGIES**

- Cr Alexander Fullarton .....Chair Person, Shire of Carnarvon  
Cr Julee Nelson..... Councillor, Shire of Carnarvon  
David Burton ..... CEO, Shire of Carnarvon  
Jenny MacKellin..... Executive Manager Community Services, Shire of Carnarvon  
Warren Schmidt .....Carnarvon Chamber of Commerce  
Shane Aylmore ..... Blowholes Protection Association  
Glenda Sullivan ..... Blowholes Protection Association  
  
Dannielle Hill .....Senior Executive Officer, Shire of Carnarvon

**Apologies:**

- Vern Williamson ..... Blowholes Protection Association  
Marion Crowe .....Yingarrda People’s Representative

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Cr Nelson declared an Impartiality Interest due to her ownership of the one of the shacks. Cr Nelson was not required to leave the meeting.

**2.0 CONFIRMATION OF MINUTES**

**BWCM 1/8/20**  
**COMMITTEE RESOLUTION**  
**S Aylmore/W Schmidt**

*That the minutes of the Blowholes Working Committee Meeting held on 9<sup>th</sup> July 2020 be confirmed as a true record of proceedings.*

**CARRIED**  
**F5/AO**

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### 3.0 REPORTS

## 3.1 PROPOSED PROCESS FOR AMENDMENTS TO THE BLOWHOLES RESERVES MANAGEMENT PLAN 2014 - 2036

**Date:** 13 August 2020  
**Location/Address:** R37457 MacLeod WA 6701  
**Name of Owner:** State of WA vested to the Shire of Carnarvon  
**Author/s:** Paul Lees, Executive Manager Development Services  
**Council Reports:** 3 February 2016, 24 September 2019, 26 November 2019, 23 June 2020

### Summary of Item:

This document proposes a way forward with the WA State Government for an amendment to the *Blowholes Reserves Management Plan 2014 – 2036* (Management Plan) as approved by the Minister for Lands, to develop a management plan/ masterplan more consistent with the outcomes of the *Blowholes Masterplan 2008*.

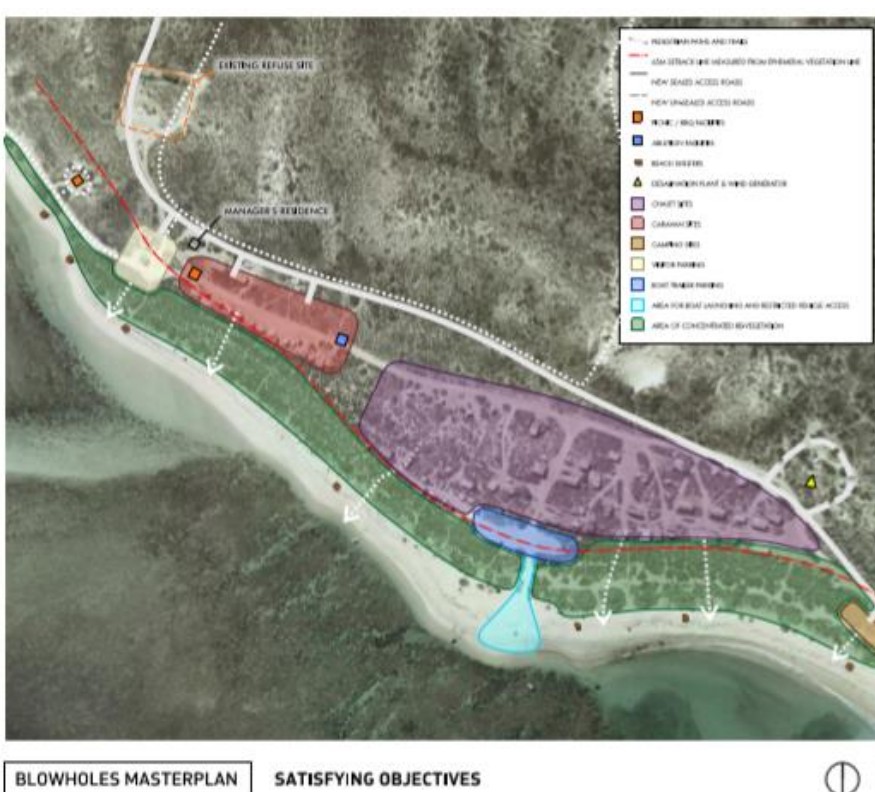
### Description:

#### Blowholes Masterplan – 17 November 2008

The 2008 Masterplan represents a pragmatic and environmentally responsible approach to the rationalisation and reorganisation of the existing Blowholes shack environment. The Masterplan reorganises the overall scattered shack area into a homogenous whole and introduces caravan sites and camping areas south of the chalet area, with an additional caravan overnight area north of the designated chalet area.

The Masterplan also introduces a new sealed access road along the foot of the rear dune system, thereby maximising the developable area and creating a buffer between the development areas and the natural protected areas. The Masterplan also shows evidence of detailed analysis relating to coastal inundation, with the chalet redevelopment area located beyond the “65m setback line”.

A comparison of the *Blowholes Master Plan 2008* and the *Blowholes Reserves Management Plan 2014 – 2036* development outcomes is provided below. An aerial view of the precinct is also provided for information.



**EXISTING CONDITIONS**

How shades must be constructed on the site occupied by existing shade or within existing shaded areas contained within the shade are designated. Appearance, material and construction techniques must comply with these guidelines. Shade on former building footprint is considered, particularly in relation to public areas. The shaded structures must satisfy the scrutiny of independent inspection through officers of the State of Queensland.

Profile of the landscape during construction is of critical importance. Construction vehicle access, including of material and construction vehicle storage, must have a significant detrimental impact on the landscape and building footprint.

**Building shade shade:**

- permit shade to be possible in the landscape
- be simple in design
- be a simple structure for an appropriate form to be large from 100% opaque mesh or solid fabric (excluding outdoor pergola)
- respond sensitively to the natural environment

**Shade and structure shade shade:**

- orientating buildings to maximize natural shade and solar exposure during winter
- maximize passive, natural and solar exposure
- maximize shading and building shading and solar exposure
- maximize shading of natural vegetation between buildings
- all locations of existing site areas

**Roof shade shade:**

- external shade (pergola structure or pergola shade)
- pergola shade (pergola structure or pergola shade)
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**Shade shade:**

- comply with the Building Code of Australia
- be constructed and shaded to reflect the local area of the marine environment
- have a minimum shade
- include a shade for shading, space heating, and water heating
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**REMOVAL OF EXISTING SHADES**

- A management plan is provided for removal of existing shade shade (see the following)
- A shade shade or removal program that involves operations are not planned to occur during operations, which results in removal of shade shade (see the following)
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BLOWHOLES MASTERPLAN

DESIGN GUIDELINES



SCALE 1:800 @ A4  
DATE 07/9/2008

HAMES SHARLEY

41968 SD06

**Blowholes Quobba**

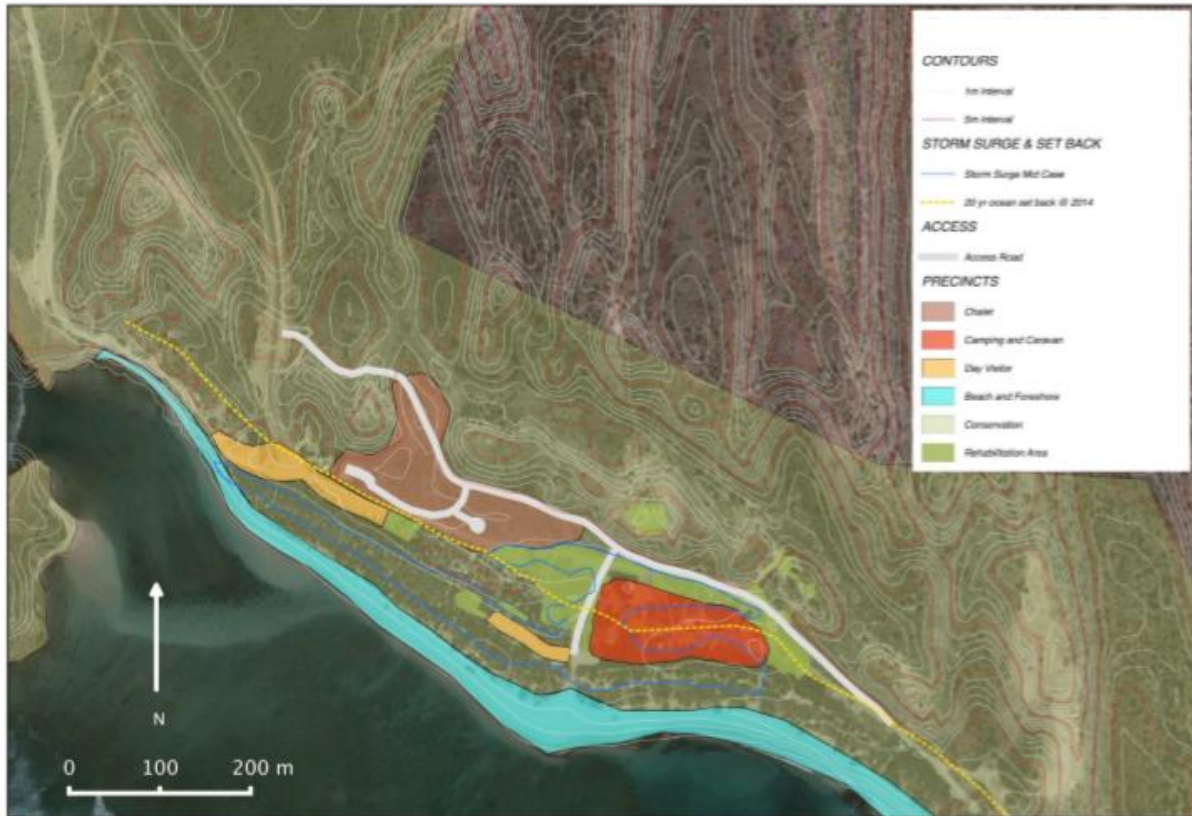


Legend

Google Earth  
Image © 2020 CNES / Airbus



Blowholes Reserves Management Plan 2014 – 2036



Precinct Layout



Detailed Precinct concept plan

## Issues:

As noted above the *Blowholes Reserves Management Plan 2014 – 2036* has been formally approved by the Minister for Lands and therefore for all intents and purposes it is the document that must currently be considered as strategic guidance for development at the Blowholes Precinct.

However, as outlined in the report to Council of 23 June 2020, and so eloquently by the late Dr Linley Lutton in his paper “Blowholes Masterplan Implementation (August 2013)”, the Master Plan layout makes good sense when considered in terms of good site planning (including user needs), and sound environmental outcomes including the preservation of an intact significant dune system having high cultural/spiritual importance to the local aboriginal people.

It is considered that the following matters need to be discussed in some detail with officers of the Department of Planning, Lands and Heritage (the Department) with the proposed outcomes:

- Agree on the set of values that must be contained in any development outcome.
- Identify those natural elements of the precinct that must be protected (this can be agreement at the broader level and should include a joint site visit as part of the investigation – preferably with relevant Minister).
- Agree on the application of State Planning Policy 2.6 (SPP 2.6) to the project i.e. in the context of the above, is the Department still of the view that a Schedule One assessment to determine the appropriate allowances for erosion and inundation on the coast is still required?
- Identify whether the previously proposed studies are still required considering the above agreed outcomes.
- Agree on an overall concept for the area informed by the above work.
- Test the concept by undertaking studies as required – including but not limited to cost benefit analysis, coastal inundations studies, ecological studies, archaeological studies, and landscape studies. Note: it should be noted that during the process of jointly understanding the site and agreeing on the range of values, some of the studies outlined above may no longer be required as some areas previously proposed to be developed studies will be quarantined for reasons of protection.

## Recommended Program:

1. Undertake initial meeting with Department officers to discuss revised project parameters and agree on non-negotiable values going forward (i.e. minimise further environmental disturbance and protect anecdotally known cultural areas).
2. Organise and undertake joint site visit including relevant Ministers (this is considered to be an important project milestone and should occur prior to commencement of summer to best understand species diversity across the dune system).
3. Undertake a further meeting to define matters for further investigation and obtain views of Department officers regarding required further studies (this may include the sharing of further information).
4. Define further studies/investigations/remedial works and identify funding.
5. Undertake further studies if required, and any urgent remediation works identified.
6. Develop new/revised masterplan in context of the above outcomes including community consultation – the new Masterplan should propose a staged development approach to allow for programming of works across several financial years.
7. Obtain Council/ State/ Ministerial approval for the above.
8. Identify funding sources for staged precinct development.
9. Undertake development in a well-managed staged approach.

**Program Timeframes:**

1. Initial meeting with Department (by end of August 2020)
2. Joint site visit (by end of October 2020)
3. Undertake further joint meeting (by end of November 2020)
4. Define further studies (by end of December 2020)
5. Undertake further studies if required (by end of April 2021)
6. Develop revised Masterplan (by end of June 2021 if studies required; by end of April 2021 if not)
7. Obtain relevant approvals (by end of August 2021 if required; by end of June 2021 if not)
8. Funding identification should be ongoing
9. Development could commence in July or September 2021 depending on need for further studies.

RECOMMENDATION:

*That Council and the CEO agree to the above course of action and proceed accordingly.*

**BWCM 2/8/20**

COMMITTEE RESOLUTION

*Cr Nelson/W Schmidt*

*That Council and the CEO agree to the above course of action and proceed accordingly.*

CARRIED  
F5/AO

**3.2 BLOWHOLES COMMITTEE SCHEDULE**

<b>Date of Meeting:</b>	13 <sup>th</sup> August 2020
<b>Location/Address:</b>	Blowholes
<b>Name of Applicant:</b>	Blowholes Committee
<b>Name of Owner:</b>	Shire of Carnarvon
<b>Author/s:</b>	David Burton
<b>Declaration of Interest:</b>	N/A
<b>Voting Requirements:</b>	Simple or Absolute Majority

**Summary of Item:**

To extend the time for reporting on the completion of the Blowholes Shack Planning and outcomes for shacks going forward.

**Description of Proposal:**

In November 2019, Council considered the revocation of a previous motion to Council for the consideration of the demolition of the shacks at the Blowholes. As part of the resolution, the following was required:

*That Council establishes a Committee to address the current condition of shacks at the Blowholes and to resolve a development plan acceptable to all parties and stakeholders with the Committee to report back to the Council within 8 months of the date of this resolution being accepted by the Council.*

As 8 months has transpired from the original motion, this report has been prepared for Council.

**Background:**

The Working Group starting operating from February 2020 after the Christmas / Holiday period to ensure that the group could work together without interruption.

Unfortunately, due to COVID19, the Shire of Carnarvon staff were required to prioritize other matters of importance for the town which has delayed the progress of the Committee.

The Committee has since resumed operating and discussions and is currently working together to forward the project.

**Consultation:**

Blowholes Working Committee  
Shire Staff

**Statutory Environment:**

Local Government Act 1995  
Land Act

**Relevant Plans and Policy:**

Blowholes Master Plan  
Blowholes Reserve Management Plan

**Financial Implications:**

This Committee and its continued work will be minimal cost for the Shire, however works for the Blowholes will need to be considered on an 'at the time' basis as items arise.

**Risk Assessment:**

The Committee and its functions represent a reputational risk for the Shire as it is trying to resolve an issue that has been ongoing for years. Failure to find a resolution may result in reputational damage.

**Community & Strategic Objectives:**

ITEM	OUTCOMES AND STRATEGIES
1.2	Thriving tourism industry within the district/region
1.2.1	Promote the district of the Shire of Carnarvon as a tourism destination within the wider Coral Coast tourism region
1.2.2	Support the development and promotion of tourism attractions in the district of the Shire of Carnarvon
1.2.3	Support the development and promotion of cultural tourism in the district of the Shire of Carnarvon

ITEM	OUTCOMES AND STRATEGIES
2.1	Valued natural environment, for use and enjoyment by current and future generations
2.8	Preservation of local heritage buildings and places of interest

**Comment:**

As part of the Committee working, it has been considered that the more preferable way forward with the shacks and the development of the Blowholes would be to consider the original works of the Management Plan developed in 2008, rather than the follow up Management Plan. As this was a consideration adopted by the Shire and representatives from the Blowholes Progress Association as a way forward, it could loosely be considered that the group has "resolved a development plan acceptable to all parties and stakeholders with the Committee"

Further action is now required for the Committee to work together and forward this plan into action on the ground. It is suggested that as this will require negotiations with the State Government and a change to the report presented to Parliament. While the actual work for the Shire and the BPA may only take about 12 months, it may be prudent not to limit this action to a date as the final result will require approval from State government and this is outside the control of the Committee and the Shire of Carnarvon. As suggested timeframe is listed below.

OFFICER'S RECOMMENDATION

*That the Committee acknowledge the agreement of a way forward for the development of the blowholes and continue to work together to follow this project to conclusion.*

**BWCM 3/8/20**

COMMITTEE RESOLUTION

*Cr Nelson/W Schmidt*

*That the Committee acknowledge the agreement of a way forward for the development of the blowholes and continue to work together to follow this project to conclusion.*

CARRIED  
F5/O

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CORPORATE BODY STRUCTURE – PROPOSED

A proposed support letter was circulated to members of the Committee to be signed by shack owners, supporting to become a Corporate Body Structure to be managed by the BPA. Comment was sought as to any changes that would be required. The Committee agreed that the support letter as presented be accepted and forwarded to all shacks owners. The support letter is attached to these minutes at Schedule 1.

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5.0 NEXT MEETING

The next meeting to be held on Thursday 10<sup>th</sup> September 2020 commencing at 4.00pm in Council Chambers.

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6.0 CLOSURE

The meeting was closed at 4.25pm



Blowholes Protection Association Inc  
C/- PO Box 891  
Carnarvon



DATE: \_\_\_\_\_

Shack No #: \_\_\_\_\_

Primary Representative Name: \_\_\_\_\_

Primary Representative Email: \_\_\_\_\_

Primary Representative Phone: \_\_\_\_\_

All other shack owners Names: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, the primary representative acting on behalf of all shack owners listed above support the Carnarvon Shire & Blowhole Protection Association Inc (BPA) proposal put forward to become a Corporate Body Structure (which will consists of all shack owners) to be managed by the BPA

I/We give permission for the BPA to forward the above information to the Shire of Carnarvon

Signed: \_\_\_\_\_

