



Shire of Carnarvon
Local Planning Scheme No. 13

Amendment No. 11

Summary of Amendment Details

1. Rezoning Lot 802 on Deposited Plan 415912 from **'Rural'** to **'Tourism'**;
2. Reclassifying the residual land of the former Gnaraloo Road reserve contained within Lot 137 on Deposited Plan 187582 from **'Local Distributor Road'** reserve to **'Tourism'** zone;
3. Reclassifying Lots 912, 913, and 914 on Deposited Plan 415911 from **'Foreshore'** reserve **'Tourism'** zone;
4. Within Schedule 3, No 9 insert Lots 802, 912, 913, and 914 within the Description of land column; and
5. Update the scheme map accordingly.

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

Shire of Carnarvon Local Planning Scheme 13 Amendment Number 11

Resolved that the Local Government, pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Lot 802 on Deposited Plan 415912 from **'Rural'** to **'Tourism'**;
2. Reclassifying the residual land of the former Gnaraloo Road reserve contained within Lot 137 on Deposited Plan 187582 from **'Local Distributor Road'** reserve to **'Tourism'** zone;
3. Reclassifying Lots 912, 913, and 914 on Deposited Plan 415911 from **'Foreshore'** reserve **'Tourism'** zone;
4. Within Schedule 3, No 9 insert Lots 802, 912, 913, and 914 within the Description of land column; and
5. Update the scheme map accordingly.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

[cf Reg 34 (a), (b), (e) and (f) under *standard amendment* in the *LPS Regs 2015*]

1. It is an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
2. It is an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
3. It is an amendment that will have minimal impact on land in the scheme area that is not the subject of the amendment; and
4. It is an amendment that does not result in any significant environmental, social, economic or governance impacts on land within the scheme area.

Dated this 22nd day of July 2025



(Chief Executive Officer)

1.0 PURPOSE OF AMENDMENT

The purpose of this amendment is to zone the subject lands as **Tourism** under the *Shire of Carnarvon Local Planning Scheme (LPS) 13* in order to facilitate future tourism development within the node as provided for in the overarching regional and local land use planning frameworks and **Special Purpose Lease (L60267)**.

2.0 LAND DESCRIPTION

2.1 Location

The **Gnaraloo Homestead Node** lies approximately 150 kilometres due north of the town of Carnarvon and about 7 kilometres due south of Gnaraloo Bay (as seen in **Figure 1** below), in the locality of MacLeod and within the Carnarvon local government district.



FIGURE 1 — GNARALOO HOMESTEAD NODE LOCATION

2.2 Survey Description

The Gnaraloo Homestead Node comprises the following surveyed lots:

Lot #	Survey Plan	Land District	Land Area
137	187582	Lyndon	15.0193 hectares
802	415912	Lyndon	14.6459 hectares
912	415911	Lyndon	16.8349 hectares
913	415911	Lyndon	9,245 m ²
914	415911	Lyndon	3.165 hectares

Total land area is **approximately 50 hectares**.

The spatial extent of the **Gnaraloo Homestead Node** is shown in Figure 2 below.



FIGURE 2 – GNARALOO HOMESTEAD NODE

2.3 Tenure

The aforementioned lots are registered as Crown land titles and are incorporated into a **special purpose lease (SPL) L060267** issued to Portframe Enterprises Pty Ltd until 30 August 2030, with an option to be renewed for a further 21 years.

A copy of the Crown land lease order is reproduced at **Attachment A** to this report whilst a copy of the L060267 registration is reproduced at **Attachment B** to this report.

The SPL is tied to the Gnaraloo pastoral lease (Lease No. L308/1983) of which Portframe Enterprises Pty Ltd is also the lessee.

The SPL cannot be separately reassigned, transferred, or be sublet to another entity, without first obtaining the approval of the Minister for Lands.

2.4 Physical Characteristics

The Gnaraloo Homestead Node is located in a semi-remote setting, within close proximity to the Indian Ocean shoreline.

It straddles an enclosed valley which extends along the western side of the node and the southern Giralia Plateau extending along the eastern portion of the node.

The enclosed valley sits behind a large dominant mobile dune, which is part of the dune and cusped spit coast system extending from the Three Mile Lagoon to Exmouth.

The southern Giralia Plateau rises sharply along the eastern boundary of the valley (forming a scarp to a height of about 20 metres AHD) with the plateau gently rising towards the north and east of the Node (to a height of about 30 metres AHD).

Vegetation across the node is primarily low trees and sparse shrub steppe overlain pindan soil. Small ficus trees grow intermittently along the scarp (the plateau's western edge).

3.0 BACKGROUND AND CONTEXT

The proposed amendment is a culmination of actions — commencing from 2004 — to formally designate the 'Gnaraloo Homestead Node' as a Tourism destination as provided for in the overarching regional and local land use planning frameworks.

In 2003 the WA government commenced a process to exclude from those pastoral leases fronting the Carnarvon and Ningaloo coasts, a strip of coastal land (at the time, notionally between 1 km and 2 km wide) for inclusion in a future public coastal reserve (now the **Nyngulu (Ningaloo) Coastal Reserve**). It is understood that this proposed exclusion was a condition of those pastoral leases being renewed from 1 July 2015 (given the leases were due to expire on 30 June 2015).

As compensation for excluding their coastal frontage the State offered proposed agreements to the coastal pastoral lessees of a right to continue to access pastoral infrastructure within the exclusion area as well as opportunities to develop new or expand existing tourist accommodation uses and associated amenities in select locations within their pastoral lease (subject to applicable approval processes).

These locations were identified and designated as **tourism nodes** in the *Ningaloo Coast Regional Strategy - Carnarvon to Exmouth* (NCRS) and subsequently, in the *Gascoyne Planning and Infrastructure Framework* (GPIF) published in 2015 and the current *Shire of Carnarvon Local Planning Strategy* approved in 2017.

In respect to the Gnaraloo pastoral lease, the pastoral lessee accepted early on in the pastoral exclusion process the proposed exclusion of the lease's coastal frontage in exchange for the right to spatially expand the existing tourism facilities located in and around the Gnaraloo Homestead and at the Three Camp (both of which were contained in special purpose leases).

Subsequently, land survey plans were drawn up and negotiations commenced for the required land transactions and machinations pursuant to the *Land Administration Act 1997* and the *Land Administration Regulations 1998* and other related statutes, to **create lots 802, 912, 913, and 914 and incorporate them into an enlarged special purpose lease** (SPL 60267).

The Deposited (Survey) Plans comprising lots 802, 912, 913 and 914 were placed in order for dealings in December 2018 during which time consent was being sought by the Shire of Carnarvon to publicly advertise draft *Local Planning Scheme (LPS) 13*.

This new scheme was proposing to introduce a new zoning – **Tourism** – to designate land containing **existing** tourism use and development (where it is **the primary use**), and land identified and proposed for **new** tourism use and development (where it was also proposed as the **primary use**).

With the Deposited Plans in '**order for dealings**' the boundaries and extent of the proposed Tourism zoning for the Gnaraloo Homestead Node could be defined and mapped. It is generally understood that the relevant local government is advised by the State Government when Deposited Plans comprising new allotments within its district become 'in order for dealings'.

Notwithstanding that the Carnarvon Shire Council may have been advised of this action after resolving in November 2018 to request the Minister for Planning for consent to advertise draft LPS 13, the advertising of draft LPS 13 did not commence until March 2019. Arguably, this would have provided an opportunity to include the proposed Tourism zoning (as set out in this amendment) in draft LPS 13. At the very least, it could have been included in the finalised, approved and gazetted scheme. As to why this did not occur is unknown to the proponent of this amendment.

Hence this proposed amendment.

4.0 EXISTING LAND USE AND DEVELOPMENT

Existing land use and development within the Gnaraloo Homestead Node is a **mix of pastoral infrastructure and tourism accommodation**, and is mostly confined to lot 137 situated on the upper southern Giralalia Plateau although some water supply and wastewater infrastructure extends through the valley below. Paddock fencing also occurs throughout the node.

Existing development associated with the current pastoral operations comprises the 'new' Gnaraloo Homestead (the old homestead was demolished subsequent to Cyclone Olwyn in 2015), water tanks, a workshop, garage, carports, a shearing shed, and shearers quarters.

There is one vacant building (near the southern entrance to the node) which is intended to be used as an office/reception for the station and its tourism operations in the future.

Existing tourism development within the node comprises 26 individual detached cabins, and a separate lodge.

The 26 cabins are clustered along the top of the Giralia Plateau scarp within lot 137, west of the new homestead. Of these, 22 are single-bedroom cabins and 4 are two-bedroom cabins, together accommodating up to about 88 persons. The cabins are all self-contained with each cabin having both an uncovered and covered patio. Each cabin enjoys extensive outlooks (more or less) to the adjacent Indian Ocean.

The lodge is located south of the new homestead (near the southern entrance of the node) and is configured into two 'wings'—one western wing accommodating up to 16 persons with the other eastern wing accommodating up to 6 persons (accommodating up to 22 persons in total). Each wing has its own communal kitchen and ablutions, and a shaded courtyard. Bedrooms contained in the western wing also enjoy extensive outlooks to the adjacent Indian Ocean.

Staff and worker accommodation is provided within the new homestead as well as in a series of transportable buildings located south-west of the new homestead behind the aforementioned vacant proposed office/reception building, near the edge of the Giralia Plateau scarp. The latter location also comprises transportable buildings containing a communal kitchen and laundry, and a store.

Lots 802, 912, 913 and 914 are used for the grazing of goats, which are raised, agisted and exported for their meat.

5.0 INFRASTRUCTURE

5.1 Vehicular Access

Vehicular access to and from the Gnaraloo Homestead Node is via the Gnaraloo Road, an unsealed (limestone paved) gazetted public road extending from the Blowholes Road to Gnaraloo Bay.

This road originally passed through the node and was a part of the gazetted Gnaraloo Road reserve. However, it has since been amalgamated into lot 137 (and incorporated into the SPL) and no longer remains as a gazetted public road. This action was in anticipation of a new public road being provided and gazetted outside and around the Gnaraloo Homestead Node.

At this stage, a new alignment for this road is being considered through the pastoral lease somewhere between the Gnaraloo Homestead Node and the pastoral lease's airstrip which lies about 500 metres almost due east of the new homestead. It is not known as to the progress being made to date in identifying, designating and designing the preferred alignment.

In the interim, the pastoral lessee has formed an unsealed track skirting the eastern edge of lot 137 to provide continued public vehicle access to and from Gnaraloo Bay and beyond.

5.2 Power Supply

The Node generates its own power supply (generated by a mix of diesel generators and solar panels) with the supply reticulated via buried cables to all existing infrastructure.

5.3 Potable water

Potable water is extracted from a deep bore located below the Giralia Plateau scarp in the enclosed valley (west of the cabins) and is pumped to storage tanks located behind the new homestead. This supply is then reticulated via buried pipes to all infrastructure contained within the node.

5.4 Wastewater disposal

All wastewater generated from within the node is pumped by buried pipes to an existing onsite septic system.

5.5 Telecommunications

A single public telephone is provided near the lodge for making telephone calls, however, mobile phone connectivity is very limited (due to the remoteness of the location).

A fee-paying internet service is provided by the lessee, operating from within the new homestead, however, its transmission range is also quite limited.

6.0 STATE & REGIONAL PLANNING CONTEXT

6.1 State Planning Policy (SPP) 6.3 – Ningaloo Coast (incorporating the Ningaloo Coast Regional Strategy – Carnarvon to Exmouth 2004)

It is acknowledged that *SPP 6.3 – Ningaloo Coast* has application to the consideration of the proposed amendment.

This policy references the *Ningaloo Coast Regional Strategy – Carnarvon to Exmouth 2004* (NCRS), which is an over-arching land use planning and management strategy that guides and directs future development along the Western Australian coast extending between the Gascoyne River mouth (in the Shire of Carnarvon) and the western side of Exmouth Gulf (in the Shire of Exmouth).

The NCRS primarily comprises a **regional land use plan**, a **coastal tourism framework, planning and environmental guidelines** for sustainable tourism along the Ningaloo coast, and **land use structure plans** for the towns of Carnarvon, Exmouth and Coral Bay (these structure plans have since largely been superseded by local planning strategies and revised townsite land use structure plans contained within them).

The **regional land use plan recommends and denotes the Gnaraloo Homestead Node as a 'Tourism Node'**.

A key feature of the Tourism Node is that it is allowed to accommodate **up to 500 overnight visitors**, within a range of accommodation typologies (e.g. cabins, lodges, caravan and camping sites) and can provide associated utilities and services as well as small-scale food, grocery and fuel facilities.

The NCRS recommended the Gnaraloo Homestead Node as a Tourism Node on the basis that **its area was expansive, its environmental stability was stable**, it contains **numerous attractions and features**, provides **exceptional distinctiveness**, and its **future options/expansion were also exceptional**.

This node designates a **Tourism Focus Area** and a surrounding **Tourism Investigation Envelope**. The Tourism Focus Area is shown comprising the existing tourist and pastoral infrastructure located within lots 137 and 914, and part of lot 912. The balance of lot 912, all of lot 913, and part of lot 802 comprise the Tourism Investigation Envelope. The Tourism zoning proposed by this amendment generally reflects the **boundaries and extent of these areas** (see a reproduction of Figure 8 in the NCRS at **Attachment C** to this report).

6.2 Gascoyne Planning and Infrastructure Framework (GPIF)

This framework provides a **region-wide context** for land use planning within the Gascoyne region.

A key feature of the framework was the establishment of a **settlement hierarchy** for the region comprising the following classifications:

- **Regional Centre**
- **Tourism Centre**
- **Tourism Node**
- **Minor Tourism Node**
- **Service Centre**

Together, the Gnaraloo Homestead Node and Three Mile Camp Node were classified as a **Tourism Node**. Classifying the Gnaraloo Homestead Node as a Tourism Node in the GPIF was consistent with the same classification applied to it by the NCRS. The criteria used to apply the Tourism Node classification is based upon —

- a small population base
- primarily geared to catering for the needs of tourists
- can experience significant seasonal population fluctuations
- primarily accommodates overnight visitors with necessary infrastructure to support this
- may offer basic and limited retail facilities—secondary to the core function of accommodation
- in the Gascoyne region, includes caravan parks remote from other activity centres

Again, the Tourism Zoning proposed by this amendment reflects the application of the GPIF 'Tourism Node' designation to the Gnaraloo Homestead Node.

6.3 State Planning Policy (SPP) 3.7 – Bushfire

Ordinarily, this policy applies to strategic planning proposals such as an amendment to a local planning scheme which proposes to reclassify land located within a Bushfire prone area either as a scheme reserve or zone — although the policy does not apply to such proposals where the subject land is classified as **Bushfire Prone Area 1** (being **urban areas**) on the State's *Map of Bushfire Prone Areas*.

Being within a non-urban area, the Gnaraloo Homestead Node is included in the **Bushfire Prone Area 2** classification. Given this, the proposed zoning of the Gnaraloo Homestead Node to Tourism would, ordinarily, be subject to the application of SPP 3.7, especially the requirements of **Element 1 – Location** set out in the *Planning for Bushfire Guidelines* (Nov 2024) that accompanying SPP 3.7.

As the Gnaraloo Homestead Node has already been identified and designated as a strategic tourism site via the overarching regional and local planning frameworks, it is understood that the application of SPP 3.7 to this amendment, especially the requirements of Element 1, is **considered unwarranted** at this point.

However, the detailed planning, design, and construction of any substantial future use and development proposed within the Gnaraloo Homestead Node will be subject to complying with relevant aspects and elements of SPP 3.7, the *Planning for Bushfire Guidelines*, and *Australian Standard AS 3959 – Construction of Buildings in Bushfire-Prone Areas*.

7.0 LOCAL PLANNING CONTEXT

7.1 Local Planning Strategy

The *Shire of Carnarvon Local Planning Strategy 2017* (endorsed by the WAPC, March 2017) denotes the Gnaraloo Homestead Node as a '**Tourism Node**'.

A **key strategy action** for this node is for it to be zoned '**Tourism**' under the Local Planning Scheme in order to reflect its **desired primary use as tourism**.

7.2 Local Planning Scheme (LPS) 13

Presently, LPS 13 zones lot 802 as 'Rural' and reserves lots 912, 913 and 914 as 'Foreshore'. Reserving lots 912, 913 and 914 as **Foreshore** is considered **inappropriate** as it is usually **applied to public lands set aside for public access and purposes**, such as conservation and/or recreation. Reasons for including these lots in the Foreshore reservation are unknown.

The land within lot 137 comprising the **ex-Gnaraloo Road reserve** also remains reserved as '**Local Distributor Road**' notwithstanding that the road reserve no longer exists within this lot. As such the '**Local Distributor Road**' reservation is also deemed **inappropriate** and warrants being zoned **Tourism** in order to be consistent with the Tourism zoning applied over the balance of lot 137.

Schedule 3 in LPS 13 lists restricted uses for select parcels of land contained within the scheme area. Lot 137 is included in this list with the use of the lot being restricted to the following use classes:

- Bed and breakfast
- Camping ground
- Caravan park
- Caretakers dwelling
- Holiday Accommodation
- Home Store
- Restaurant/Café
- Single house
- Tourist development
- Workforce accommodation

Proposals to carry out these uses are subject to a range of conditions as listed in **Attachment D** to this report. These conditions will apply (where relevant) to any of the above uses proposed upon lots 802, 912, 913 and 914 should these lots be zoned Tourism.

7.3 Local Planning Policies

There are no adopted Local Planning Policies applying to the Gnaraloo Homestead Node.

8.0 PROPOSAL

8.1 Description

The proposal is as follows:

1. Rezoning lot 802 from '**Rural**' to '**Tourism**';
2. Deleting the current '**Foreshore**' reserve designation extending over lots 912, 913, and 914 and zoning the lots '**Tourism**';

3. Deleting the current '**Local Distributor Road**' reserve designation extending through lot 137 and zoning the residual land '**Tourism**'; and
4. Inserting lots 802, 912, 913, and 914 into the column **Description of land** of Row 9 in **Schedule 3 — Restricted Uses for land in the Scheme area**.

8.2 Opportunities, Constraints and Issues

The size and configuration of lot 137 does not really lend itself to accommodating any further substantial increase in overnight visitor accommodation, especially up to the **prescribed allowable limit of 500 overnight visitors** and within the range of allowable accommodation typologies.

Furthermore, there is potential for both human and animal conflict between the existing pastoral activities carried out within lot 137 and any increased tourism accommodation and activity within the same lot due to future spatial constraints and the anticipated increased level of human movement by foot and by motor vehicles, potentially fostering an unsafe environment.

Hence, zoning lots 802, 912, 913 and 914 to Tourism will provide an opportunity to expand tourist development within the node as well as an opportunity to rationalise and separate existing pastoral and tourism operations from one another. This should lead to an increased safe environment for the operation of both these types of uses and activities.

It will also provide greater scope for the provision of a wide range of accommodation typologies, e.g. cabins, lodges, caravan and camping sites, as well as providing for increased levels of personal and visitor services (such as small-scale food, grocery and fuel facilities) necessary to service an increased overnight visitor population.

The proposed zoning also provides an opportunity to aid in achieving a broad objective of the NCRS to enable overnight visitor accommodation to be dispersed along the Ningaloo coast rather than concentrating it in a few key tourist nodes like Coral Bay where there is a heightened risk of adverse impacts upon adjacent natural environments (terrestrial and marine) as a consequence of the sheer weight of human visitation.

Except for being within a bushfire prone area, there are **no apparent or readily identifiable constraints** that will be generated by the proposed Tourism zoning. Most of the subject land comprises low scrub and is presently used for grazing.

There are **no significant or designated environmentally-sensitive areas**.

The inclusion of lots 802, 912, 913 and 914 in Schedule 3 of LPS 13 will also require the planning and design of any future development upon these lots to **comply or accord with the conditions applied to lot 137 in the schedule**. These conditions endeavour to **realise sensitively-designed land developments in harmony with their terrestrial and marine environments**.

9.0 PLANNING JUSTIFICATION

Justification for the proposed zoning is based upon the following:

- (i) It will reflect the designation of the Gnaraloo Homestead Node for tourism use/development as **expressed in the overarching land use planning framework** — *State Planning Policy (SPP) 6.3 – Ningaloo Coast* (incorporating the *Ningaloo Coast Regional Strategy – Carnarvon to Exmouth 2004*), the *Gascoyne Planning and Infrastructure Framework (GPIF)*, and the *Shire of Carnarvon Local Planning Strategy* (March 2017);
- (ii) Lot 137 is already zoned as **Tourism**;
- (iii) It will provide for classes of land use capable of achieving or conforming to the objectives of the **'Tourism'** zone in LPS 13;
- (iv) It will also enable the development of the uses permitted by the Special Purpose Lease (SPL 60267) within the lease area (subject to relevant design considerations and approval processes);
- (v) It will allow for land uses **deemed unlikely to generate any significant adverse environmental, social, economic or governance impacts** within nor around the Gnaraloo Homestead Node; and
- (vi) It will subject future use and development within the Gnaraloo Homestead Node to **accord with an adopted Local Development Plan**, predicated upon the application of the **'Planning and Environmental Guidelines for Sustainable Tourism on the Ningaloo Coast'** contained within the *Ningaloo Coast Regional Strategy – Carnarvon to Exmouth 2004*.

COPY OF CROWN LAND LEASE ORDER

FORM LAA-1003A

SECTION 87

WESTERN AUSTRALIA
 LAND ADMINISTRATION ACT 1997
 TRANSFER OF LAND ACT 1893 as amended

LEASE OF CROWN LAND AND AMALGAMATION ORDER (LEASEHOLD) (XE)

DESCRIPTION OF LAND (NOTE 1)

See Annexure

ADJOINING LAND PARCEL AND PRINCIPAL LEASE (NOTE 2)

ADJOINING LAND PARCEL AND PRINCIPAL LEASE (NOTE 2)	EXTENT	VOLUME	FOLIO
Lot 137 on Deposited Plan 187582 being Lease L060267	Whole	3069	535

ENCUMBRANCES ON LAND BEING LEASED UNDER THIS ORDER (NOTE 3)

Nil

COMPENSATION (NOTE 4)

Not Applicable

ADJOINING LANDHOLDER (NOTE 5)

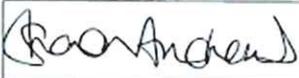
Portframe Enterprises Pty Ltd (ACN 114 313 870) of POST OFFICE BOX 1233 BOORAGOON WA 6954

Pursuant to Section 87 of the Land Administration Act 1997 the Minister for Lands (in the name of and on behalf of the State of Western Australia) BY THIS ORDER HEREBY:

- LEASES TO THE ADJOINING LANDHOLDER (as the Lessee of the adjoining land parcel described above) the land above described.
 Together with N/A
 Reserving to N/A
 As compensation (if applicable) described above.
 Subject to:
 - The encumbrances shown hereon
 - For the rent of (Note 6) N/A
 with the initial instalment of (Note 7) N/A
 payable on (Note 8) N/A
 and thereafter by instalments of (Note 9) N/A
 payable on the same days as rent under the Principal Lease
 and otherwise on the same terms and conditions as the Principal Lease (to the intent that the leased land will be part of the adjoining land parcel and held under the Principal Lease)
- AMALGAMATES the land and the adjoining land parcel.

Dated this 29th day of November in the year 2021

ATTESTATION



Name: SHARON ANDREWS
 Assistant Manager - Level 6
 Land Use Management
 Department of Planning, Lands & Heritage

COPY OF CROWN LAND LEASE ORDER (continued)

FORM B1
WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED
ANNEXURE / ADDITIONAL PAGE TO LEASE OF CROWN LAND AND AMALGAMATION ORDER (LEASEHOLD) (XE)

DESCRIPTION OF LAND

Lot 802 on Deposited Plan 415912 being the whole of the land comprised in Certificate of Crown Land Title Volume 3172 Folio 225
Lot 912 on Deposited Plan 415911 being the whole of the land comprised in Certificate of Crown Land Title Volume 3172 Folio 219
Lot 913 on Deposited Plan 415911 being the whole of the land comprised in Certificate of Crown Land Title Volume 3172 Folio 220t
Lot 914 on Deposited Plan 415911 being the whole of the land comprised in Certificate of Crown Land Title Volume 3172 Folio 221.

COPY OF CROWN LAND LEASE 60267 REGISTRATION

LANDGATE USE ONLY. COPY OF ORIGINAL. NOT TO SCALE

Retrieved: 23/02/2023 11:05 AM Page 1

ORIGINAL

INSTRUCTIONS

- If insufficient space in any section, Additional Sheet Form B1 should be used with appropriate headings. The boxed sections should only contain the words "See Annexure".
- Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by parties.
- No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the person signing this document and their witnesses.
- Duplicates are not issued for Crown Land; Titles* 2011/2012 to 2012/2013

NOTES

- DESCRIPTION OF LAND**
 Lot and Diagram/Plan number or Location name and number to be stated.
 Extent - Whole, part or balance of the land comprised in the Certificate of Crown Land Title to be stated.
 The Certificate of Crown Land Title, Volume and Folio number to be stated.
- ENCUMBRANCES**
 To be identified by nature and number, if none show "nil".
- LESSOR**
 State full name and address of the Lessor(s) and the address(es) to which future notices can be sent.
- LESSEE**
 State full name and address of the Lessee(s) and the address(es) to which future notices can be sent.
- TERM OF LEASE**
 Term to be stated in years, months and days.
 Commencement date to be date, month and year. Options to renew to be shown.
- RECITE ANY EASEMENTS TO BE CREATED**
 Here set forth Easements to be created as appurtenant to the lease commencing with the words "together with" and/or any Reservations hereby created encumbering the lease commencing with the words "reserving to".
- RENTAL**
 State amount in words.
- PAYMENT TERMS**
 State terms of payment. Eg, by instalments of \$... payable on the ... day of each month/the months of ... in each year, commencing with a payment of \$... on or before the day of .../execution of this lease by the Lessee.
- EXECUTION**
 A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

EXAMINED
 Lodged on 20/9

Office Use Only
L 60267 L
 01 Sep 2009 14:40:21 Midland

 REG \$ 110.00

LEASE OF CROWN LAND (L)
 LODGED BY State Land Services
 ADDRESS RDL - Mid West - Box 98C
 PHONE No.
 FAX No.
 REFERENCE No. Michelle Goodwin 02089-1985-03RO PH
 9347 5095
 ISSUING BOX No.

PREPARED BY State Land Services
 ADDRESS RDL - Mid West - Box 98C
 PHONE No.
 FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

DUPLICATE LEASE IS TO ISSUE TO THE LESSEE
 TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. Dup Lease 153/1987	Received Items
2. Dup Lease	Nos. 2
3.	
4.	Receiving Clerk
5.	
6.	

092562-002


Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



COPY OF CROWN LAND LEASE 60267 REGISTRATION (continued)

LANDGATE USE ONLY, COPY OF ORIGINAL, NOT TO SCALE Retrieved: 23/02/2023 11:05 AM Page: 2

ATTESTATION SHEET

Dated this 1ST day of September in the year 2009

LESSOR'S SIGN HERE (NOTE 9)

Signed _____ Signed _____

Signed for the STATE OF WESTERN AUSTRALIA
for and on behalf of the MINISTER FOR LANDS by
Stelton Burgess
(Print full name)
Manager State Lands, Mid West
Department of Regional Development and Lands
pursuant to a delegation of the Minister for Lands' powers
under section 9 of the Land Administration Act 1997
in the presence of:
Michelle Lesame Zotes
(Print full name)
Position: Senior State Land Officer
Department of Regional Development and Lands

LESSEE/S SIGN HERE (NOTE 9)

Signed N. Paul Richardson ~~Signed~~ The Common Seal of
Naemon Pine Resources Portframe Enterprises Pty
~~in the presence of~~ Sole Director/Secretary Ltd was hereto
~~in the presence of~~ of officed in the presence
of

See
J35015
K 946113

PORTFRAME
ENTERPRISES
PTY LTD
A.C.N. 114 313 870
COMMON SEAL

COPY OF NINGALOO COAST REGIONAL STRATEGY FIGURE 8

Figure 8: Gnarloo - recommended tourism node




Scale 1:12000
 0 100 200 300 400
 metres

Produced by aerial mapping section
 planning information mapping and spatial
 Department for Planning and Infrastructure
 or as part of the Western Australian Planning
 Commission Perth WA August 2014
 Information: www.planning.wa.gov.au
 2014/15 State of Western Australia
 © 2014/15 State of Western Australia
 Department of Planning, Infrastructure
 and Public Works
 All rights reserved.

Note: where the entire area within the tourism investigation
 envelope satisfies selection criteria, it should be noted that
 the scale of development within the envelope should be
 consistent with the level of tourism development recommended
 in the coastal tourism framework plan. Generally, larger areas
 that require have been identified within the envelope to guide
 more detailed site planning (see part of the coastal tourism
 framework plan) and allow for increased capital works, increase
 the number of accommodation units, and increase
 a variety of tourism facilities, including key sites.

Legend
- - - - - tourism investigation envelope
- - - - - tourism focus area
 pastoral exclusion area

EXTRACT COPY OF LPS 13, SCHEDULE 3 — RESTRICTED USES FOR LAND IN SCHEME AREA

No.	Description of land	Restricted Use	Conditions
9	Lot 137 McLeod <i>Gnaraloo Homestead Tourism Node</i>	Bed and breakfast Camping Ground Caravan Park Caretakers Dwelling Holiday Accommodation Home Store Restaurant/Cafe	<ol style="list-style-type: none"> 1. Notwithstanding any other provision of the Scheme, a person shall not commence or carry out any works or development, other than for a single house, without first having applied for and obtained the approval of the local government under Part 8 and Part 9 of the deemed provisions, unless condition (2) below. 2. The local government shall require the preparation and approval of a Local Development Plan under Part 6 of the deemed provisions. The Local Development Plan may include exemptions from the requirement to obtain development approval in accordance with condition (1) above. 3. The Local Development Plan shall be supported by information to demonstrate that the environmental and landscape outcomes of development are consistent with World Heritage and State planning and environmental objectives, values and principles for the locality. The supporting information and assessment shall be prepared having due regard to the 'Planning and environmental guidelines for sustainable tourism on the Ningaloo coast' (Ningaloo Coast Regional Strategy Carnarvon to Exmouth 2004) or any guidelines that supersedes it. 4. The local government shall provide a copy of a Local Development Plan to the State agency responsible for biodiversity and conservation and the Ningaloo Coast World Heritage Advisory Committee under Clause 50 of the deemed provisions. 5. Where development standards are not prescribed in a Local Development Plan approved under the Scheme, the general development standards of the Scheme shall apply. 6. The local government may require the applicant to advertise an application for development approval in accordance with Clause 64 of the deemed provisions.

EXTRACT COPY OF LPS 13, SCHEDULE 3 — RESTRICTED USES FOR LAND IN SCHEME AREA (continued)

No.	Description of land	Restricted Use	Conditions
			7. The local government shall provide a copy of a development application to the State agency responsible for biodiversity and conservation under Clause 66 of the deemed provisions where the proposed work or use may impact on the marine park or conservation estate.

Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME

Shire of Carnarvon Local Planning Scheme 13
Amendment Number 11

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

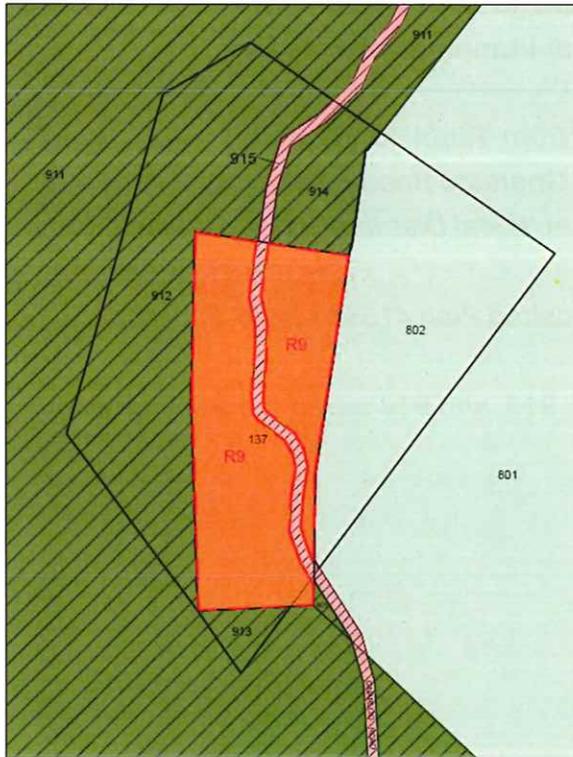
1. *Rezoning Lot 802 on Deposited Plan 415912 from 'Rural' to 'Tourism';*
2. *Reclassifying the residual land of the former Gnaraloo Road reserve contained within Lot 137 on Deposited Plan 187582 from 'Local Distributor Road' reserve to 'Tourism' zone;*
3. *Reclassifying Lots 912, 913, and 914 on Deposited Plan 415911 from 'Foreshore' reserve 'Tourism' zone;*
4. *Within Schedule 3, No 9 insert Lots 802, 912, 913, and 914 within the Description of land column; and*
5. *Update the scheme map accordingly.*

**Shire of Carnarvon Local Planning Scheme 13
Amendment Number 11**

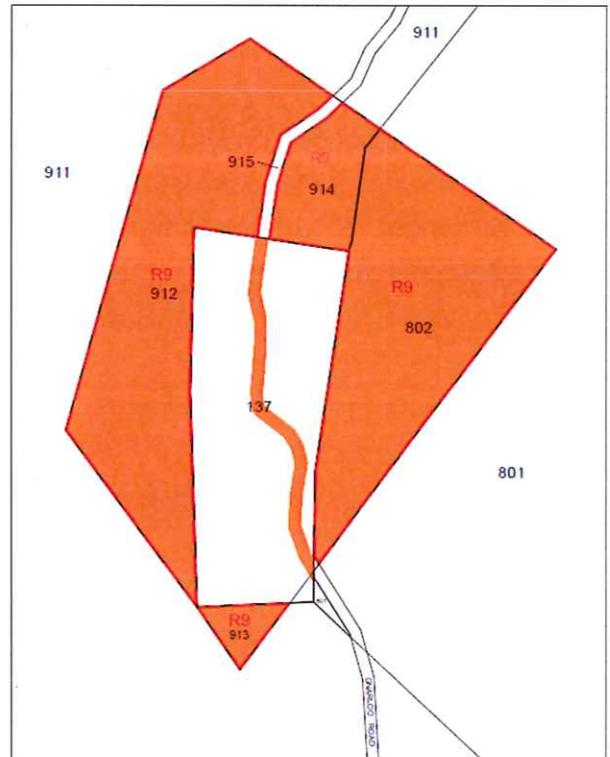
'Gnaraloo Homestead Node'

(Special Purpose Lease 60267)

Lot 137 on DP 187582, lot 802 on DP 415912, and lots 912, 913, and 914 on DP 451911



EXISTING SCHEME MAP



PROPOSED AMENDMENT MAP

MAPS LEGEND

LOCAL SCHEME RESERVES

-  FORESHORE
-  LOCAL DISTRIBUTOR ROAD

LOCAL SCHEME ZONES

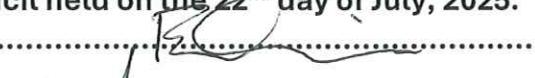
-  RURAL
-  TOURISM

OTHER CATEGORIES

-  RESTRICTED USES

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Carnarvon at the Ordinary Meeting of the Council held on the 22nd day of July, 2025.

.....

MAYOR/SHIRE PRESIDENT
.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the Shire of Carnarvon at the Ordinary Meeting of the Council held on the 22nd day of July, 2025, proceed to advertise this Amendment.

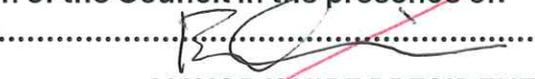
.....

MAYOR/SHIRE PRESIDENT
.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Carnarvon at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year] and the Common Seal of the Shire of Carnarvon was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

MAYOR/SHIRE PRESIDENT
.....

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE.....

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....