

Cossack Masterplan

A joint project between the Department of Housing and Works, the Shire of Roebourne and the Heritage Council of WA

Community focus group series

COSSACK FOR BUSINESSES AND FAMILIES

Tuesday 4 April 9.30am

Welcome Lotteries House, Karratha

Attendees at the meeting were

Dart	Kieran	Geoff	Van Waardenberg
Ashley	Vincent	Terry	Patterson
Colleen	Longmore	Merilyn	Clark
Dennis	Bryan-Smith	David	Taylor
Mort	Wignall	Ian	Baxter

Project team

Kevin	Palassis	Mary	Power (facilitator)
Nerida	Moredoundt	Shontay	Cardew
Helen	Grzyb	Andrew	Howe

David Taylor, Planning Projects Manager, Landstart, Department of Housing and Works, welcomed everyone to the meeting.

Mary Power, facilitator, invited all the participants to introduce themselves.

Kevin Palassis, Principal at Palassis Architects, spoke to the group about the physical aspects of Cossack, the values that were unique to Cossack, and the challenge to keep those values intact.

The meeting was then opened to general discussion. Points made were:

- Shire had previously looked at charging a fee for 'using' Cossack including alternative planning tools to differentiate between different users of Cossack eg tourists, people using the boat ramp only, people going there to walk the dog etc. But was never implemented as too difficult to manage at the time.
- Aim is for heritage buildings to be sustainable in perpetuity. Have royalties charged (eg on accommodation) to continue maintenance of buildings.
- There would be issues with a toll gate and for different users eg current indigenous users there for recreational purposes only.
- Differential rating model used in Broome – useful?
- Gold coin donation systems don't work.
- Families shouldn't have to pay for recreational use, but if use facilities, then fair enough.
- Where does money go. Wouldn't want to see \$\$ from any levy or differential rating to go into general Shire coffers.

Full details of this project including all community meeting results can be viewed at <http://www.dhw.wa.gov.au/cossack/index.htm>

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- If operating a business at Cossack it would be OK to put some \$\$ into maintaining buildings.
- Have a sand pit, swings to provide opportunities for families, children.
- People who go there to fish and use the boat ramp take over the current carparking area in front of and adjacent to the cafe – no designated parking to keep access ways clear.
- Catering business has to cater for everyone, including locals – functions, weddings, Christmas parties etc.
- Airconditioning is a must, especially for cooking
- Agree in principle of charging for services to help maintain heritage buildings, but not for locals, indigenous people
- Revenue collection is necessary, but must be hidden in fees and charges as a toll gate is very unAustralian
- Is a children's playground compatible with heritage. Playgrounds can be interpretive
- Should feel like a normal town for people
- CALM model for locals accessing parks with charges – locals pay an annual fee for unlimited access
- Car parking in Cossack is an issue
- Is there the option of changing the boat ramp to another location up or down the inlet
- The Shire has already identified that the boat ramp and associated parking needs priority attention.
- Point Samson different to Cossack for fishing - Cossack has creek fishing including barramundi, salmon, mud crabs etc, while Samson is blue water fishing including game fish and deep sea fishing
- Shade is necessary at Cossack, as is a BBQ for public use. A wharf would be good for boats to tie up and use facilities such as toilets
- If residential accommodation in Cossack – do we look at growth of communities and need to provide schooling etc.
- Munitions wharf near cemetery near existing tables and chairs – no access?
- If conflict with use of pontoon near wharf, then need to move pontoon to more appropriate area.
- Schooling – Wickham is nearest school and would meet the needs of children from Cossack.
- Cossack as retirement place, for mining executives?

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- Currently the art group in the Galbraith store is happy with the 200 tourists going through.
- Locals are likely to become selfish and don't want Cossack to become an artificial tourist town. Keep valued including heritage
- Balance of numbers – family VS tourism
- What happens to money raised through selling of blocks?? Not sure of this? At this stage don't know quantum of land
- Is Cossack a recreational town? Is there conflict with it becoming a residential town?
- Needs to be recreational
- Aware that big developer and big resource company have shown interest in development potential at Cossack
- Families currently use Cossack for recreation
- Half of front blocks cover the middle of the road. Could sell a block to the wrong person and create problems with different expectations
- Development should be limited to stop developers and specific restrictions on sales
- What about blocks/buildings opposite the Bond Store? May now need to review these in the masterplan Buildings could be a stabilised ruin that is fully accessible to the public.
- Kids have enough at Cossack with shops, beaches, don't need a playground as such – a play area?
- Locals could become resentful of tourists
- Housing an integral component but not overriding use.
- Our communities have a tendency to want their 'own' facilities. Do not want to share these across other towns. If residential is planned for Cossack, then planning mechanisms need to be in place to ensure that the families living in Cossack don't turn around in a year or two, and then want community services/infrastructure of their own eg schools, community hall, etc.

A short video was shown about Cossack which was kindly made available by Juluwarlu Aboriginal Corporation media students. Also available for viewing at the meeting were maps of the Cossack land region as well as photos of the damage caused recently at Cossack by cyclone Glenda.