

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

LAND USE AT COSSACK **Monday 10 April 9.30am** **Alexander Library, Perth**

Attendees at the meeting were

Mike	Betham	Geoff	Van Waardenberg
Robert	Mitchell	Terry	Patterson
Amy	Blick	Merilyn	Clark
Libby	Wilmot	David	Taylor
Maree	Van Waardenberg	Stephen	Carrick
Ray	Haeren	Linda	Thoresen
Jim	Davies	Daryl	Wrightson
Jim	Mentesara	Alan	Wilson
John	Brosnan	Ross	Anderson
Phil	Ross		

Project team

Kevin	Palassis	Mary	Power (facilitator)
Nerida	Moredoundt	Julie	McKay
Helen	Grzyb	Andrew	Howe
		Karen	Hyde

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.

Ray Haeren, consultant at Taylor Burrell Barnett Planning, spoke about his experience at Cossack from a planning perspective. He provided a discussion of the environmental, social, land use, and infrastructure perspectives at Cossack. He discussed the structural opportunities and constraints, as well as community expectations.

The meeting then broke into three groups for discussion. Points made were:

Group 1

- There should be strict guidelines for land use in and around Cossack

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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- Indigenous and tourism values and activities are important
- There are different issues in relation to sustainability at Cossack as compared to a traditional subdivision
- Servicing infrastructure to the locality should have minimal impact
- Should have development outside the settlement rather than inside the settlement – but who pays for this?
- How about residential expectations – schools, refuse collection? Perhaps some caveat to specify what services can/cannot be provided?

Values	Issues
Archaeological	Conserving the archaeological record Private landowner responsibility/expectations
Indigenous values Pre-historic/contemporary	Pre-historic sites/land ownership Historic sites – protection of indigenous components
Real estate	Identifying future residential development Critical mass ↔ servicing
Residential expectations	Subdivision – proximity to other dwellings

Group 2

- There is a need to develop Cossack. However previous development was a failed experiment.
- Needs to be viable and sustainable in the long term.
- How to develop without destroying what makes Cossack interesting?
- Have development off site/out of sight? Where?
- Leave townsite as it - ?viability?

Issues

- Need to develop
- Reasons for town's success and failures in the past
- Balance of heritage and viability
- Transparency of decision making
- Who pays?(infrastructure)

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- Historic view of town centre important – how does development work around this?
- Mangroves and associated insects – their removal is linked with the past
- Storm surge levels
- Development in the town site or away from the town sites?

Group 3

- Settler's Beach – motel accommodation
- Residential development northward from the central precinct towards the cemetery, and westward behind Tank Hill, behind Galbraith Store
- Residential development small and where possible hidden somewhat but still connected to historical central precinct
- Low impact accommodation – BnB's etc
- Short or long term accommodation?
 - Short term – caravan parks, motel/resort, BnB
 - Long term – hotel/chalets
- No mining accommodation
- Definitely tourist accommodation
- How small can residential development be? And still be self supporting?
- Caravan parks –
 - advantages are, less impacting (if located away from central facility)
 - disadvantages (lack of room, taken over as mining accommodation)
- Entry precinct to stay
- How big will the town be? How small can it be and still be self sufficient?
- There are 17 private blocks at present
- What about a government land release?
- Mining can easily take over accommodation etc as they have unlimited resources – solution is to have special rules at Cossack + don't want another Wickham.

Other points

- Is it possible to buy some land at Cossack and have a holiday lifestyle?
- What about rarity and scarcity of land on the coast?
- Use Seabird and Guilderton as models. Fund water, power, roads.
- Not Florida US style
- Have reasonable affordability

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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.