



Michael Dufour
City of Greater Geraldton
PO Box 101
Geraldton WA 6531

Dear Michael

POINT MOORE COASTAL INUNDATION STUDY

I refer to your letter dated 4 December 2015 regarding the West End at Point Moore.

Department of Planning's (DoP) position on the West End is contained in the *Greater Geraldton Structure Plan June 2011*. It identifies the West End as an area of State Government owned land that provides facilities for tourism, visitor activity. It is severely constrained due to its proximity to the port, a lack of wastewater and vulnerability to storm surges, inundation and long term coastal recession (erosion). The City of Greater Geraldton has just updated its Local Planning Strategy (LPS) and Local Planning Scheme and this was the best place to include its intensions for the West End.

In the LPS on the Geraldton Area Strategy Plan the West End is identified as Strategic Tourism. The LPS also includes at section 4.11 page 27 an action to "ensure land use decision making is based on the best available science regarding coastal processes and the need for adequate setbacks".

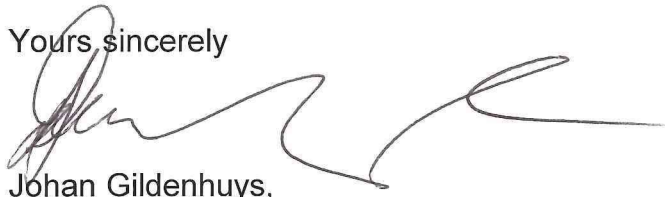
The Department of Transport in an email to you dated 15 September 2015 (copied to DoP) provided comments and recommended modifications to the Point Moore Inundation and Coastal Processes Study November 2015. DoP supports these comments, including recommended changes, and consider the study to be adequate in demonstrating that much of the current development footprint is already at risk from coastal hazards and that the risk is increasing both in extent and depth. Hence there is sufficient basis and detail in the study to conclude against extension of the current leases when they expire at 2028. It is unlikely the City or the Department of Lands would wish to fund and maintain coastal protection works for this Crown Reserve and hence leaseholders should not be under any hope of such action.

If the City is not prepared to take this advice, consideration could be given to short term trigger based leases that include a risk notification. However, it is hard to see how any extension of the existing leases would assist in achieving the development of the West End for strategic tourism.

In respect of the City's Management Order and related lease arrangements - This is a matter entirely for the City to discuss with the Department of Lands.

I trust you find it in order.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Johan Gildenhuys', with a long horizontal flourish extending to the right.

Johan Gildenhuys,

Statutory Planning Manager

CENTRAL REGIONS

7 January 2016