

# SHIRE OF SHARK BAY

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## PUBLIC NOTICE

### DEVELOPMENT APPLICATION: HORSE ARENA AND ANCILLARY STRUCTURES

#### EXISTING LICENCE WITHIN PORTION OF RESERVE 49809, LOT 8000 ON DEPOSITED PLAN 419413 AND LOT 908 ON DEPOSITED PLAN 408907

The Shire has a Management Order over Reserve 49809, and has the power to issue Licences for up to 5 years, with the support of Council and approval by the Minister for Lands.

Mr Mark Smith has a current Licence to occupy and use a portion of Reserve 49809, which is valid until the 31 October 2027. The Licence was approved by the Minister for Lands.

The reserve is colloquially referred to as the 'Shire Common', because the Management Order is for that purpose. A plan showing the Reserve location is included as Attachment 1 to this notice.

Separate to any Licence, occupiers also require development approval for some proposals and structures.

The Shire has received a planning application from Mr Mark Smith proposing to install a horse arena, fencing, and associated shade structure. The Department of Planning, Lands and Heritage (DPLH) has consented to lodgement of the application, because the Reserve is crown land.

A reserve location plan, site plan, and example photograph of the proposal is attached to this notice. The applicant has also lodged a written description of the proposal.

The Shire would like to provide the general public and any key stakeholders with an opportunity to comment on the proposal.

Should you wish to make a submission on the proposal, your comments (in writing) will need to be lodged with the Shire within 14 days by **4pm on Tuesday, 14 April 2026**.

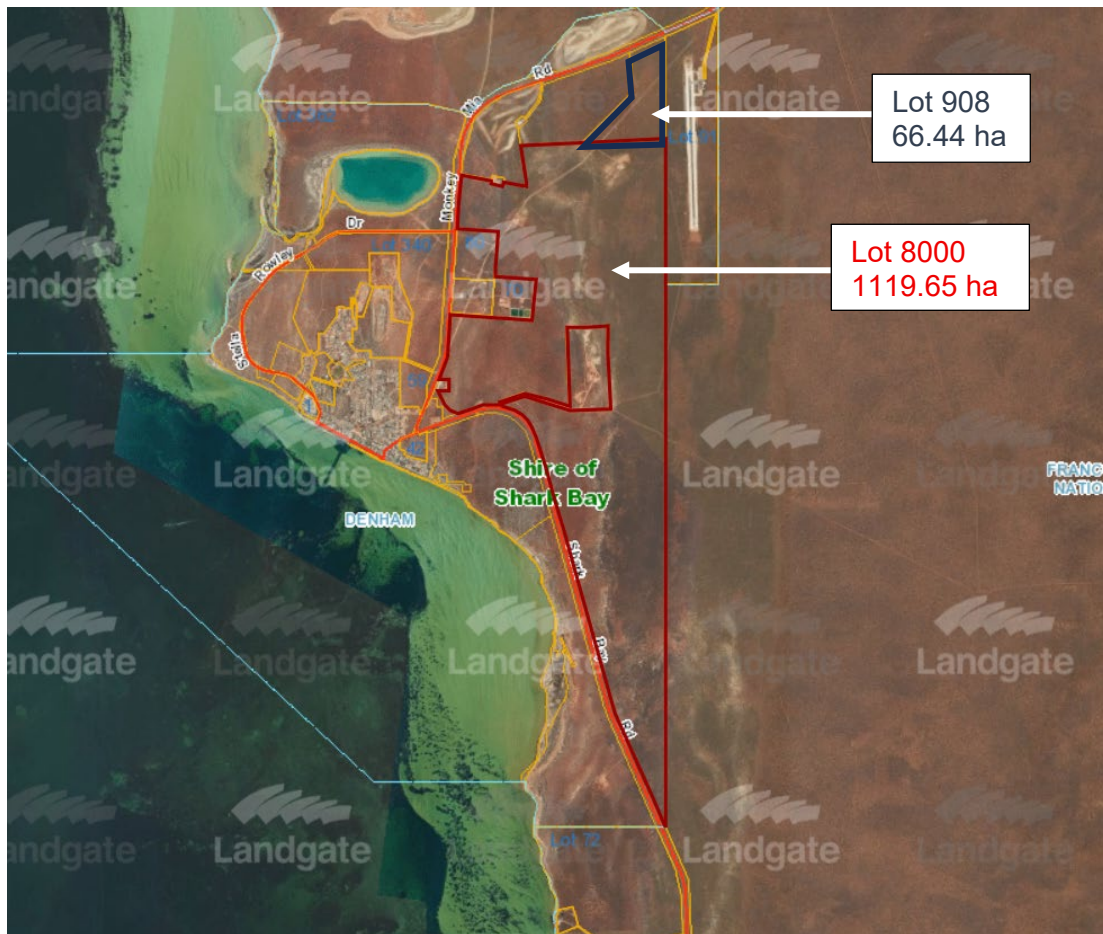
Should you have any queries relating to the proposed application, please do not hesitate to contact the Shire's Planning consultant, Ms Liz Bushby on 0488910869 (between Tuesday and Friday).

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Dale Chapman  
CHIEF EXECUTIVE OFFICER

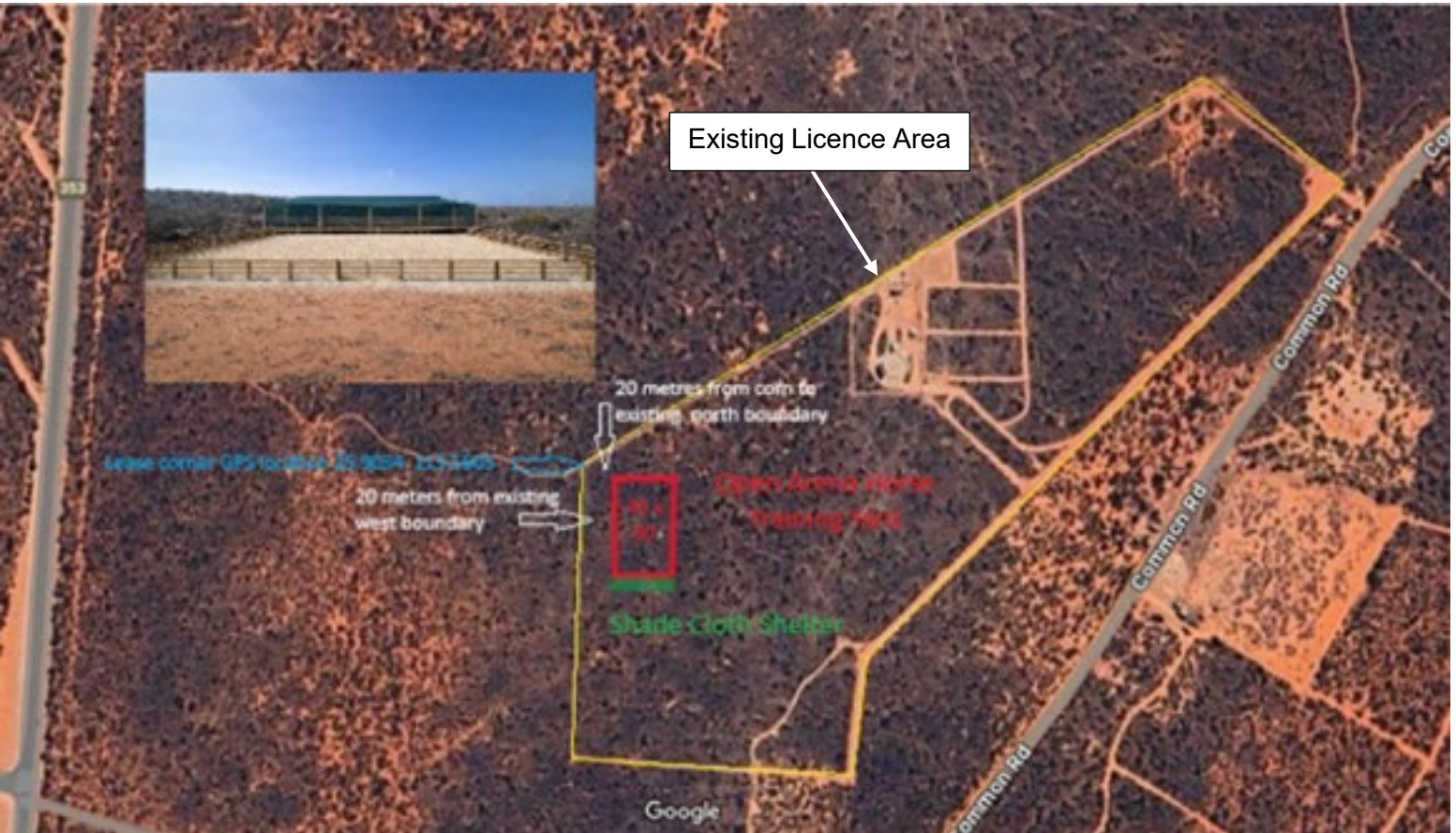
Publication date: 31 March 2026

**ATTACHMENT 1 – LOCATION PLAN SHOWING RESERVE 49809**



*Above: Outline of Lot 908 in blue. Outline of Lot 8000 in Reserve 49809 in red.*

**ATTACHMENT 2 – SITE PLAN FOR PROPOSED HORSE ARENA WITHIN RESERVE  
49809**



— Proposed horse arena

# Proposed Horse Arena Location – Reserve 49809



Reserve	49809
Lots	Lot 908 DP 408907 & Lot 8000 DP 419413
Licence to Occupy	Licence No. 1/2022
Licence Holder	Mark Corbett Smith

# PLANNING SUBMISSION

**Proposal**

Outdoor Horse Arena (40 m x 60 m) with Ancillary Shade Structure

**Location**

Reserve 49809

Lot 908 Deposited Plan 408907

Lot 8000 Deposited Plan 419413

**Tenure**

Licence to Occupy – Licence No. 1/2022

**Licence Holder**

Mark Corbett Smith

This planning submission is made to the Shire of Shark Bay in support of a proposed unroofed outdoor horse arena and a lightweight ancillary shade structure. The shade structure is open-sided, non-habitable, constructed from permeable materials only, and does not constitute a building.

The accompanying drawing pack provides sufficient detail to enable planning assessment. No structural engineering certification is claimed or required for the scope shown.

# OUTDOOR HORSE ARENA

## 40 m x 60 m | Crowned Surface | 4-Rail Timber Post & Rail (150 mm posts)

Purpose: Simple, buildable drawing set suitable for typical Shire building approval (site plan, fence elevation, typical section, and materials schedule).

Assumptions (edit to suit your site):

- Soil: sand subgrade, compacted. No subsoil drainage required by request.
- Riding surface: sand mixed with shell grit (top layer) over compacted sand subgrade.
- Arena surface crowned across the 40 m width: peak at centreline, fall to both long sides.
- Fence: 4 rails, timber posts 150 mm diameter (or 150 x 150 mm), treated to H4 (in-ground) minimum.
- Post spacing: 2,400 mm centres typical, adjust to suit gate openings and corner bracing.

Key set-out:

- Inside face of fence to define clear arena area: 40,000 x 60,000.
- Perimeter length: 200 m.

Crown geometry (indicative):

- 1% cross-fall from centreline to each side (20 m run): approx 200 mm drop from crown to each long side.

Notes:

- Corners and gate posts to be braced. Gate posts upsized and concreted.
- Confirm boundary offsets, services, and any local planning / bushfire controls.

**Outdoor Horse Arena (Unroofed) - Drawing Pack**

Drawing: Sheet 1 - General Notes

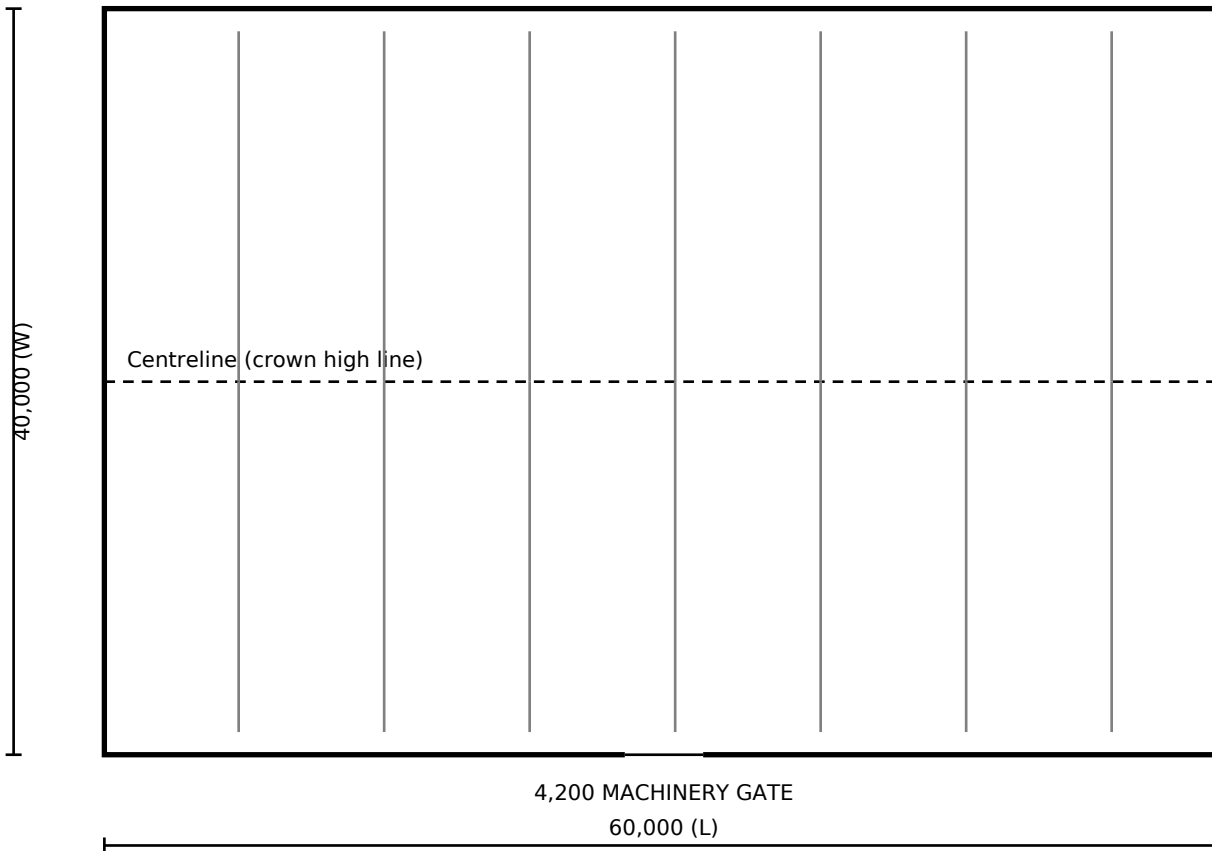
Scale: NTS

Rev: A

Arena: 40 m (W) x 60 m (L)

Fence: 4-rail timber post & rail

## CROWN (HIGH LINE) AT CENTRE - FALL TO BOTH LONG SIDES



### PLAN NOTES

1. Arena clear area set-out to inside face of fence.
2. Confirm setbacks to boundaries and services.
3. Crown across 40 m width (see Section).
4. No drainage shown/required by request.
5. Provide machinery access and emergency egress via gates.
6. Corner and gate posts to be braced.



### Outdoor Horse Arena (Unroofed) - Drawing Pack

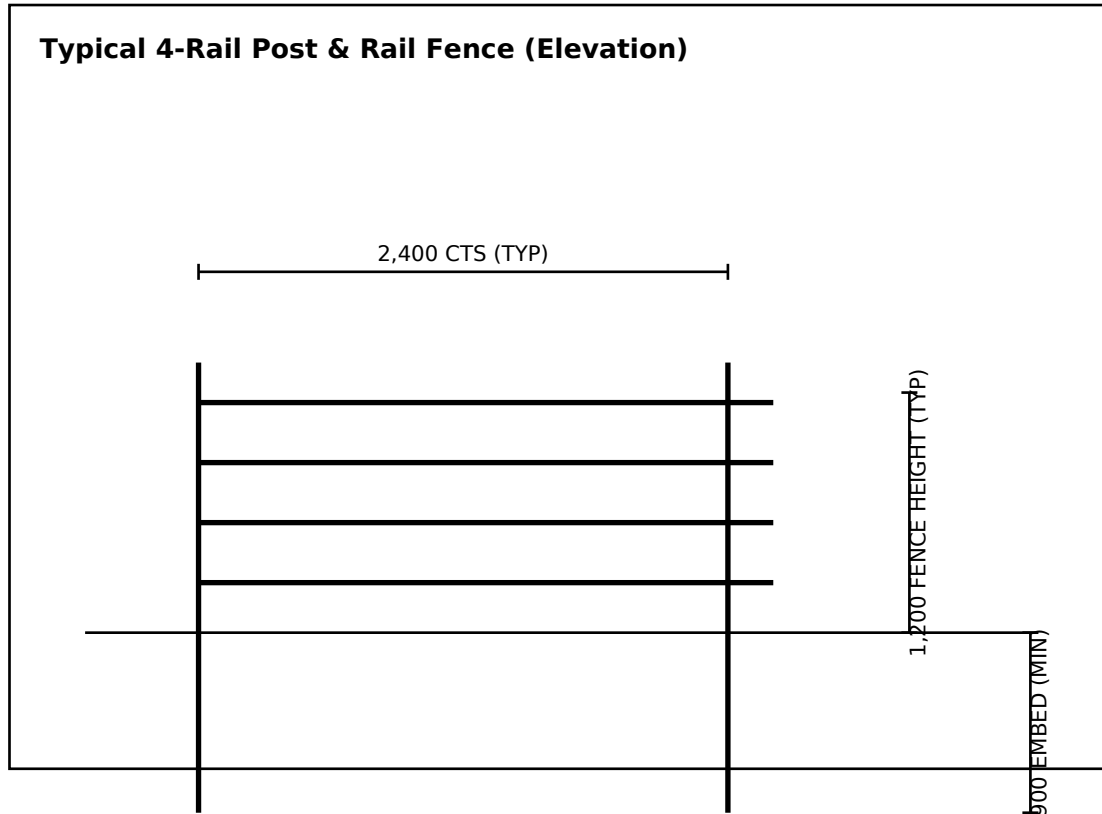
Drawing: Sheet 2 - Site Plan

Scale: 1:143 approx

Rev: A

Arena: 40 m (W) x 60 m (L)

Fence: 4-rail timber post & rail



## FENCE DETAILS

Posts: 150 mm dia treated timber (H4 min).

Rails: 150 x 50 treated timber.

Fixings: galvanised coach screws/bolts (flush).

Rail	Height (mm)
Top	1,150
2	850
3	550
Bottom	250

## Outdoor Horse Arena (Unroofed) - Drawing Pack

Drawing: Sheet 3 - Fence Elevation

Scale: NTS

Rev: A

Arena: 40 m (W) x 60 m (L)

Fence: 4-rail timber post & rail

40,000 (CROWNED ACROSS WIDTH)

## Typical Arena Section (Crowned - No Drainage)

Crown: 1% fall each side from centreline (approx 200 mm drop over 20 m run).

Top layer: sand + shell grit mix, 100 mm nominal, placed and laser levelled.

Subgrade: compacted sand (trim/compact, proof roll). Maintain crown.

Item	Specification (assumed)	Quantity (approx)
Arena footprint	40,000 x 60,000 mm clear inside fence	1
Timber posts (line)	150 mm dia treated pine H4 min	84
Timber posts (corners)	200 mm dia treated pine H4 + bracing	4
Timber posts (gates)	200 mm dia treated pine H4 (pair per gate)	4
Rails	150 x 50 treated pine (or hardwood eq.) - 4 rails	800 m (allow 864 m incl 8% waste)
Machinery gate	4,200 mm wide heavy-duty (galv.)	1
Person/horse gate	1,200 mm wide	1
Concrete for footings	300 dia x 900 deep typical (confirm)	~5.9 m3
Surface layer	Sand + shell grit mix, 100 mm nominal	~240 m3 (before compaction)

Quantities are indicative only; contractor to confirm set-out and take-off. Surface volume before compaction.

### Outdoor Horse Arena (Unroofed) - Drawing Pack

Drawing: Sheet 4 - Section & Schedule

Scale: NTS

Rev: A

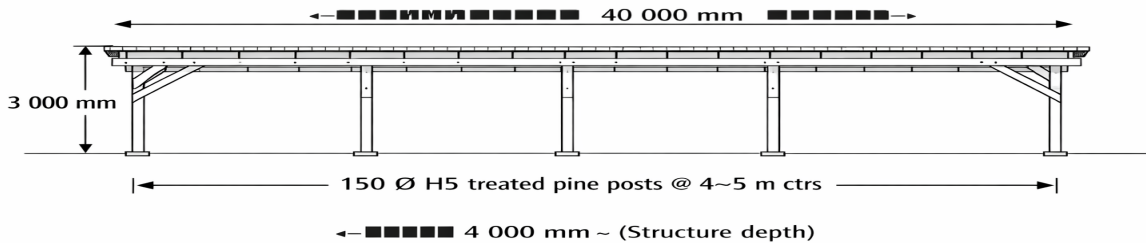
Arena: 40 m (W) x 60 m (L)

Fence: 4-rail timber post & rail

# Horse Arena – Timber Shade Structure (Measured Elevation & Notes)

**Structure Description:** Timber-framed shade structure located at the far 40 m end of the arena, set back from the internal fence line. Structure is open-sided, non-habitable, and constructed solely for sun and wind protection using permeable shade cloth.

## Typical Timber Elevation – Measured (Not to Scale)



**Planning Justification (Refined):** The proposed timber shade structure is a lightweight ancillary equestrian feature, open-sided and constructed from permeable materials only. It does not constitute a building, is non-habitable, and is consistent with rural land use expectations.

Outdoor Horse Arena (Unroofed) – Shade Structure
Drawing: Sheet 5 – Timber Shade Structure
Scale: NTS
Rev: A
Date: 2026-01-23
Units: mm unless noted
Preliminary drawing pack for Shire building approval. Verify site levels, boundary offsets, and local compliance requirements. Not certified structural engineering.