1.3 Coastal tourism framework

1.3.1 Introduction

The environmental impacts of tourism are evident on the Ningaloo coast. This assessment of existing and potential tourism nodes along the coast responds to the increased visitors to the area by providing a framework for sustainable tourism management and growth.

Although this strategy covers a larger study area, the current pressures on the Ningaloo coast have led to the immediate consideration of the coastal environment. It should therefore be noted that detailed assessment of sustainable tourism use has not generally been undertaken for inland locations within the study area.

In order to provide recommendations for future sustainable tourism use, a broad assessment of specified locations on the Ningaloo coast has been undertaken. Most of the locations have a history of tourism use. The findings of this assessment are the basis for recommendations as to the level of appropriate tourism in specified locations on the Ningaloo coast (refer to figure 5).

The recommended level of tourism use falls within a hierarchy of categories, which was developed from those detailed in Future directions: sustainable tourism and land use scenarios for the Carnarvon-Ningaloo coast (Future directions) and the draft Carnarvon-Ningaloo coast regional strategy. The terms used have changed to better reflect the character of the Ningaloo coast. Two new types of tourism node have been added, ecolodge and homestead tourism.

It should be noted that no new tourism development shall be considered outside of Carnarvon, Exmouth and Coral Bay until land vesting and management in relation to the pastoral coastal exclusion process has been agreed (this is being undertaken through a separate process) and an implementation strategy will further consider the issues related to the staging of tourism opportunities along the Ningaloo coast.

Planning objective

Develop a Coastal tourism framework for the Ningaloo coast, which considers environmental and other relevant factors, in order to facilitate planned sustainable tourism along the Ningaloo coast.

1.3.2 Coastal tourism node definitions

Coastal tourism nodes have been identified along the Ningaloo coast. These are based on historical use patterns, acknowledgement of increasing tourism demand, Future directions scenarios and feedback from community consultation on these scenarios.

The categories of coastal tourism nodes are tourism, minor tourism, ecolodge, homestead tourism, coastal camping, dispersed camping and day use site. Sites within Cape Range National Park are acknowledged, although not assessed as part of this process. The different types of coastal tourism node are defined below.

Tourism node

Service and supply centres catering for up to 500 overnight visitors. These nodes provide a range of visitor services and amenities such as accommodation, ecolodge/camps, caravan bays, camping sites, utilities, limited food and grocery facilities and perhaps fuel.
Minor tourism node

Tourism centres catering for up to 200 overnight visitors. These sites generally provide camping and may include some covered accommodation such as ecolodges with a local focus. Provision of supplies and services is limited.

Ecolodge node

Sites potentially suited to ecotourism accommodation, catering for visitor numbers to a maximum of 100 depending on the design. Ecolodge style proposals also may be considered in tourism, minor tourism or camping nodes, as well as the specific ecolodge nodes identified in this strategy.

Ecolodge is a generic term used in this document to denote accommodation that meets the philosophy and principles of ecotourism. It includes tourist accommodation that requires special care in design, construction and operation so as not to destroy the very resources or qualities that visitors come to experience. An ecolodge should subtly fit in with the landscape, utilise sustainable power, be low energy incorporating solar passive design, minimal water use, ecologically sensitive waste disposal and recyclable processing of all waste with no resultant pollution. As with all ecotourism proposals, environmental education as well as utilisation of local culture, services, products and communities are important as is the actual operation of the facility. Information on these aspects must be included within any proposal.

Homestead tourism node

Tourist accommodation which utilises land/buildings currently or previously used for the accommodation of pastoral station lessees/staff. The size of the node is dependent upon the approval of a structure plan, which considers all policies of the Planning and environmental guidelines for sustainable tourism on the Ningaloo coast and a local impact assessment; however overnight accommodation capacity would be in the vicinity of 50 people.

Coastal camping node

Areas with four or more established camping sites providing a range of camping opportunities, including single or group sites appropriate to a defined level of management, experiential setting and ability of the site to sustain use. Development of camping sites generally requires minimal built infrastructure apart from access, pedestrian paths, toilets and information structures. Coastal camping nodes may include ecocamp-style accommodation in association with commercial operations.

Dispersed camp site

Single or small clusters of separated sites that appeal to visitors seeking solitude, remote activities, few if any support facilities and relatively low levels of management presence. Dozens of dispersed camp sites of various sizes and configurations currently are located along the Ningaloo coast. Individual sites often are favoured by a small number of visitors with a specific or seasonal activity focus, such as fishing. Few dispersed sites are monitored or visited by management staff on a regular basis resulting in variable, but potentially severe levels of site modification. Some established dispersed sites are sustainable while others are not.

Dispersed sites may be appropriate in both coastal sectors, remote, semi-remote, but as with all visitor sites on the coast, dispersed camping will require a significant level of site planning and ongoing management. All dispersed sites must be defined, monitored and managed.

Identification and suitability assessment of existing and potential dispersed camp sites are not included in this strategy. The detailed
level of site planning is assessed more appropriately in a coastal management plan.

A significant amount of camping currently occurs on the beach that often impacts upon the primary dune system and associated vegetation. Most beach camping occurs within the boundary of the Ningaloo Marine Park. Roads and camping sites have disturbed natural dunes and vegetation but, to date, there are no known studies to establish or assess the significance of the changes to the local ecology of this use.

Beach camping has become a popular activity for many long-term visitors to the Ningaloo coast who have become culturally and emotionally attached to this practice. Any change would be contentious and unwelcomed by current users and require appropriate research and education to support any proposed changes in camping behaviour. While beach camping is very popular, site conditions generally do not meet development suitability criteria and therefore no coastal camping nodes have been recommended for beach locations.

It is noted however, that dispersed camping on beach locations may be environmentally acceptable in some locations and this will be further investigated through the preparation of detailed management plans for coastal areas. Changing use patterns and establishment of any restrictions will require further study and consultation with government agencies, user groups and other interested individuals and a phased approach should be considered in conjunction with an appropriate education program.

Day use site

These sites are generally associated with a feature, activity or interpretation focus, suited to short stays. The area is designated and managed to provide visitor amenities for day use only. It may include parking facilities, shade shelters, barbecues, toilets and picnic areas but does not cater for, or permit, overnight stays.

Cape Range National Park sites

The coordinated planning of tourism within Cape Range National Park is administered through a management plan, prepared by the Department of Conservation and Land Management on behalf of the Conservation Commission of Western Australia. For this reason, nodes, coastal and dispersed camping sites in the national park are not described in the assessment. The exception to this is the identification of one potential ecodge site within the national park.

1.3.3 Coastal sectors

To ensure the continued provision of a variety of experiences along the Ningaloo coast two coastal sectors have been identified on the Coastal tourism framework map. These reflect the preference for nature-based tourism along the Ningaloo coast. These are described below:

Remote

Landscapes within this class are largely unmodified or undeveloped and display a high degree of naturalness and exhibit natural qualities with negligible evidence of human activity, formed access, unnatural visual impacts, or noise. Change due to human use is not evident. This is shown in green on the Regional land use plan (figure 4) and the Coastal tourism framework (figure 5).

Semi-remote

Landscapes within this class are predominantly unmodified but may contain some minor evidence of human activity, noise and development, including roads and walking tracks. Change due to human use is
evident, but subordinate to the naturally established landscape. This is shown in orange on the Regional land use plan (figure 4) and the Coastal tourism framework (figure 5).

1.3.4 How the Coastal tourism framework was developed

The recommendations for the Coastal tourism framework are based on the following.

- The information contained in the site inventory of the Ningaloo coast.
- Detailed field assessments undertaken by relevant government agencies (including the Department for Planning and Infrastructure, local government, Department of Conservation and Land Management, Department of Fisheries and Tourism Western Australia) to assess the qualities of each site based on a set of selection criteria.
- Consideration of environmental characteristics of each identified site.
- Recognition of current tourism activities.
- A review of previous studies.
- Public consultation through the release of Future directions and the draft Carnarvon-Ningaloo coast regional strategy.
- The consideration of the steering committee for the Ningaloo coast regional strategy Carnarvon to Exmouth presented to the Western Australian Planning Commission for endorsement.

The detailed assessment of each site within the Coastal tourism framework has been presented under the following headings.

Description

This provides a general description of the identified node, including its location and visual appearance. The location of the node is shown through the delineation of a tourism investigation envelope, which visually defines the node area through the use of aerial photography.

Environmental characteristics

This is a concise summary of the environmental characteristics of each identified area including recognition of whether the coastal sector is remote or semi-remote. It is based upon fieldwork and previous studies including environmental sensitivity as determined by the Gascoyne coast regional strategy. Environmental sensitivity is classified as highly sensitive marine, highly sensitive, moderately sensitive and least sensitive. Details such as landform, vegetation, adjacent marine habitat, information on Aboriginal heritage sites, pastoral use and description of known tourism activities are included here.

Assessment

A set of selection criteria was used as the base for the assessment of each site within the Coastal tourism framework. The criteria ensure the protection of important environmental and cultural values and sustainability of ecosystems. The assessment then forms the basis for the recommendation for the desired level of tourism development for the site.

Five selection criteria were considered in order to provide a basis for the recommendations.
1.3.5 Tourism investigation envelopes

Tourism investigation envelopes have been identified for each of the coastal tourism nodes. The tourism investigation envelope is a broad-scale area of land potentially suited to the development of visitor/tourist facilities and services. The aerial photograph geographically depicts each area recommended in the Coastal tourism framework.

While the entire area within the tourism investigation envelope is potentially suited for development, the scale of development must be consistent with the level of tourism recommended for the node. Generally, large areas have been included within the envelopes to allow for innovative design options and to minimise the need to expand or alter the envelopes to accommodate a variety of tourism facilities.

Nodes may also have a tourism focus area, which delineates the most appropriate building area within the envelope based on this assessment. This area is indicative only and should be subject to further detailed assessment as part of any proposal for tourism use.

Nodes may also have a recommended day use precinct identified. This generally acknowledges an attractive natural feature of the node and the desire to separate day use and overnight tourism uses, as well as discouraging hard infrastructure development in areas of high environmental sensitivity.

All tourism land use proposals must comply with the requirements of the Planning and environmental guidelines for sustainable tourism on the Ningaloo coast without the need to alter the recommended envelope.

Additional factors, that may ultimately influence whether a tourism investigation envelope is developed or not, such as
community attitudes and economic viability, have not been included in the following node assessments and recommendations. These types of factors will be dealt with at more detailed site planning and assessment, as outlined in the Implementation of the Coastal tourism framework.

1.3.6 Overview of Coastal tourism framework recommendations

The recommended level of tourism along the Ningaloo coast is summarised below. Please note that sites are listed from south to north in each category. This list should be read in conjunction with figure 5, Coastal tourism framework.

Tourism nodes

- Blowholes
- Quobba
- Gnaraloo
- Ningaloo Beach
- Yardie Caravan Park
- Vlamingh Head

It should be noted that the Blowholes, Yardie Caravan Park and Vlamingh Head (which includes Lighthouse Caravan Park) are already substantially developed and currently cater for tourist accommodation numbers of the order recommended in a tourism node. Quobba and Gnaraloo homesteads presently offer station stay tourist accommodation while no tourism activity occurs at Ningaloo Beach.

Minor tourism nodes

- Red Bluff Camp
- Three Mile Camp
- Bruboodjoo
- Warroora Minor Tourism Node

It should be noted that Red Bluff Camp and Three Mile Camp currently offer overnight accommodation nearing the 200 limit for a minor tourism node, however Bruboodjoo presently has no infrastructure and is used for coastal camping so has not reached the minor tourism potential recommended.

Ecolodge nodes

- Gnaraloo Bay
- Elles Camp
- Winderabandi
- Cape Range National Park Ecolodge

It should be noted that there are presently no ecodges along the Ningaloo coast. A small ecocamp operates in the Cape Range National Park at Reef Retreat. Elles Camp and Winderabandi currently cater for overnight accommodation in the form of coastal camping however no camping is permitted at either Gnaraloo Bay or Mandu Mandu Gorge North at present.

Homestead tourism nodes

- Warroora Homestead
- Giralia Homestead

It should be noted that the listed homesteads presently offer station stay tourist accommodation.

Coastal camping nodes

- The Lagoon
- Horse Paddock
- Stevens Camp
Maggies
Fourteen Mile Camp
Jane Bay Camp
Lefroy Bay
Doddy's Camp

Cape Range National Park - coastal camping nodes are not shown on the Coastal tourism framework map and were not assessed as part of this process, however include:

Boat Harbour, One K Camp, Yardie Creek, Osprey/Bungarra, Pilgramunna, Kurrajong, South Mandu Camping Area (Reef Retreat Ecocamp), North Mandu, Tulki Beach, Lakeside, Mesa, T-Bone and Neds (see note 1).

It should be noted that all listed coastal camping nodes have a history of camping use. It is recognised that camping has occurred both in the Ningaloo Marine Park and on pastoral leases in the nodes outside Cape Range National Park, although the different pastoral lessees have managed this in various ways. Increasing numbers of campers have contributed to environmental degradation on the Ningaloo coast. This will require an improved management regime that may include relocation of camping activities.

Dispersed camp sites

Many visitors to the Ningaloo coast presently seek this style of camping which is made up of isolated single or small clusters of separated camp sites. This style of camping appeals to visitors seeking solitude and remote activities in an environment with minimal supporting infrastructure and services that has low levels of management presence. Although dozens of dispersed camp sites of varying size and configuration occur along the Ningaloo coast, these are not shown on the Coastal tourism framework map.

Management of camping is however a very important element for future planning of the Ningaloo coast.

Day use sites

Miaboolya Beach
The Blowholes
Cape Cuvier lookout
Seventeen Mile
Gnaraloo Bay boat launch
Mauds Landing
Lagoon/Dog Rock
Point Billie
Learmonth Jetty
Bay of Rest

Cape Range National Park - day use sites are not shown on the Coastal tourism framework map and were not assessed as part of this process, however are listed here for information purposes.

Yardie Creek, Sandy Bay, Pilgramunna, Bloodwood Creek, Mandu Gorge Walktrack, North and South Mandu, Oyster Stacks, Turquoise Bay, Tulki Beach, Trealla Beach, Varanus Beach, Milyering Visitor Centre, Lakeside, Neds/Mesa, Mangrove Bay (see note 1)

It should be noted that only significant day use sites have been listed here. It is acknowledged that many other sites along the Ningaloo coast are for day use purposes.

The recommended day use of Seventeen Mile and Point Billie are discussed in the Assessment and recommendations of identified Coastal tourism framework nodes. The other sites listed will be assessed in detail as part of the implementation of the strategy.

Note 1

Cape Range National Park existing coastal camping nodes and existing day use sites, provided courtesy of the Department of Conservation and Land Management, are listed for information purposes only. These sites are under a separate review process. The final outcome of the management plan review will supersede information on Cape Range National Park sites detailed in this document.
Figure 6: Blowholes - recommended tourism node

Legend

- tourism investigation envelope
- tourism focus area
- clay use precinct area
- pastoral exclusion area

Note: 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. Generally, larger areas than required have been delineated within the envelope to guide more detailed site planning (see full of the coastal tourism framework) and allow for innovative design options, minimise the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day utilisation.

Further assessment of storm surge and coastal stability is required prior to the declaration of a tourism investigation envelope and tourism focus area for the Blowholes.
1.3.7
Assessment and recommendations of identified Coastal tourism framework nodes

Recommended Tourism nodes

Blowholes

Description

The Blowholes is already substantially developed and currently caters for tourist accommodation numbers of the order recommended in a tourism node. It is a well-established coastal area of appeal to residents of Carnarvon and visitors alike. Shacks and usage patterns developed over many years are the subject of current discussion, and redevelopment planning initiatives and concept development proposals.

Environmental characteristics

The settlement is located along a dune coast in a semi-remote setting. The tourism investigation envelope, the foreshore and dune system are located in highly sensitive environments. The land potentially suited to development is limited to a narrow coastal plain between the beach strand and inland dunes and a few inter-dunal swales. The area extends from Blowholes Road in the north to Black Rock in the south. The naturally established coastal vegetation association is altered significantly due to human activities and heavy impacts associated with shack use, introduction of weeds, boat launching, utilities, pedestrian and vehicular activities. The node is in an area of beach and dune sands overlaying limestone and calcarenite with low vegetation.

The marine environment is highly sensitive and has been identified previously as an area under consideration as a possible future addition to the marine protection system. There are no significant marine habitats or marine animal habitats in the adjacent waters. The beach area is dynamic (erosion and accretion) and there are sensitive reef areas around Point Quobba that are protected as part of a Marine Sanctuary Zone and proposed fish habitat protection area. An over-the-beach boat ramp is heavily used. Shacks are still utilised.

The node and surrounds are reserved as parks and recreation under Shire of Carnarvon Town planning scheme 11 (Shire of Carnarvon TPS 11). There are no identified Aboriginal heritage sites in the vicinity.

The tourism investigation envelope in this document is compatible with the work being undertaken on a Blowholes coastal park concept plan which was prepared by the Blowholes Protection Association (BPA), but does not reflect coastal setback or surge designations. Although the tourism investigation envelope is shown, further research as detailed in the additional comments may require amendments to the envelope especially in relation to state coastal setback requirements.

Assessment

Size: adequate.
Environmental stability: acceptable.
Attractions and features: numerous.
Distinctiveness: exceptional.
Future options/expansion potential: limited.

Recommendation:
Tourism node

The area is suited to a range of visitor facilities and services that are compatible with a tourism node scale of development. Proposals may cater for the inclusion of
chalets, a caravan park, campground, manager/ranger residences, visitor information centre, general store/kiosk, boat launch, day use sites and a pedestrian path network.

Blowholes is not suited to permanent residential occupancy and should only be developed for temporary visitor/tourist accommodation.

Further assessment of storm surge and coastal setbacks is required prior to a node masterplan and site development plan for the Blowholes being finalised.

Additional comment

The Blowholes tourism node will continue to be an attractive destination for tourists and visitors seeking to experience the natural features of the Ningaloo coast both through day visitation and appropriate facilities to cater for up to 500 overnight visitors through planned chalet development (including the removal of existing squatter shacks) and improved camping and caravanning facilities.

Further surveys, consultation and research to determine the appropriate coastal setback distance for any future development at the Blowholes is required prior to detailed site or architectural design. This shall be guided by State coastal planning statement of planning policy 2.6.

Consultation with the Blowholes Protection Association, which represents approximately half of the shack owners, has demonstrated the need for the preparation of a management plan for the removal of shacks and should include appropriate vehicle and walkway definition/fencing and rehabilitation of building envelopes as part of the phased removal of the shacks. The old post office shack, believed to be the oldest remaining structure at the Blowholes, has been identified for its potential retention for heritage purposes and restoration for public use/access. The remaining shacks are to be removed in accordance with the requirements of the Land Administration Act 1997 by 27 March 2008.

The Blowholes Protection Association also acknowledge the staging of replacement shacks would facilitate best practice in design of the node as well as minimise the ecological footprint of new development. Monitoring and auditing of any proposed staged development should occur as part of ongoing management and will provide opportunities to learn through experience.

The concept plan prepared by the Blowholes Protection Association is considered to be a suitable starting point for the detailed site planning at the Blowholes. Further planning and consultation is required, and should address the following issues:

- all development, construction and use shall comply with the Planning and environmental guidelines for sustainable tourism on the Ningaloo coast and the intent of the Ningaloo coast regional strategy Carnarvon to Exmouth;
- preparation of a foreshore management plan;
- continued use of the northern section of the Blowholes for day use activities;
- realignment of the existing road near Point Quobba (as it is considered to be a safety issue due to its close proximity to the coast) to the west of the waste transfer site and other infrastructure to allow continued access to the node whilst minimising impact on topography. Further investigation as to the most appropriate alignment should consider an existing unused track in this vicinity;
• all structures, including overnight accommodation (apart from camping and caravanning) shall be category five cyclone compliant as per relevant requirements, including the Building Code of Australia;

• the parking area west of the existing shack area be utilised for day use parking;

• existing informal beach boat launch operation be permitted to continue to be freely accessible to the general public, along with a duty of care to the user for any damage or injury, however shall not be upgraded from its present semi-natural condition;

• no vehicles will be permitted to park or drive on the beach, except those engaged in boat launching/retrieval;

• due to the sensitive environment and minimal coastal setback of the node, a service station or any commercial/industrial use that may impact upon the coastal or marine environment will not be permitted at the Blowholes;

• in keeping with the recommendations of the Ningaloo coast regional strategy Carnarvon to Exmouth, the Blowholes tourism node shall be developed for tourism purposes only with no provision for permanent residential accommodation;

• no subdivision or provision of freehold land shall be permitted in the Blowholes tourism node;

• all higher order and higher impact infrastructure, tourism and other developments should occur in either Carnarvon or Exmouth; and

• a maximum of forty, 2-4 person capacity chalets shall be permitted in the area identified within the tourism investigation envelope.

It is acknowledged that the existing site would be the most appropriate location for redevelopment due to the considerable modification of the site by human development, however this is only recommended if the coastal setback requirements can be resolved through sound scientific analysis.

The Shire of Carnarvon has received funding to investigate renewable power sources for the Blowholes. The results of the research should be utilised in any future planning for the site and made available to the Ningaloo Sustainable Development Office and Blowholes Protection Association.

All Blowholes stakeholders should explore other funding options for management such as Envirofund and CoastWest.

A survey of existing registered shack owners is required to determine how many of the 42 registered owners want to retain an interest in the staged redevelopment of the Blowholes. This may include what financial contribution shack owners are willing to make and detail for a business plan to facilitate the redevelopment of the site. The Ningaloo Sustainable Development Office should coordinate this research in partnership with the Shire of Carnarvon.

Details of funds relating to the Blowholes, including the collection of rates, camping fees and budgets, should be confirmed. Camping and other fees collected from the users of the Blowholes should be reinvested into the environmental management and servicing of the site including identification of suitable coastal and dispersed campsites.
Figure 7: Quobba - recommended tourism node

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

Note: while the entire area within the tourism investigation envelope reflects the project 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. Generally, larger areas than regional focus have been identified within the envelope to guide more detailed site planning (see also the coastal tourism framework) and allow for innovative design options, maximising the need to expand or alter the envelope and to accommodate a variety of tourist facilities, including key sites.
Quobba

Description

The tourism investigation envelope includes an area of diverse stable landform offering settings suited to a range of tourist/visitor accommodation, services and facilities. Quobba Homestead currently offers station stay tourist accommodation. Within the homestead area pastoral infrastructure such as roads, tracks, buildings, an airstrip and tanks are visually dominant, but do not detract from the naturalness of the envelope.

Environmental characteristics

The node is located on a cliff coast in a semi-remote setting. The area along the foreshore and dune system has high environmental sensitivity and the entire envelope is located within this area. The vegetation composition is common to grazed coastal landscapes - sparse, but with some localised interest in density, composition, height and pattern. The vegetation is described as pindan with low trees, with sparse shrub steppe further east. The adjacent marine environment is highly sensitive and is under consideration for inclusion into Ningaloo Marine Park.

The area surrounding the existing homestead is included in the proposed pastoral lease exclusion process, however the homestead itself is not. There is an Aboriginal heritage site to the north-east of the homestead. There is a petroleum tenement application pending over the entire node.

The established visitor facilities, including camping and bunkhouse-style accommodation, are located adjacent to the homestead in a wind-sheltered location. An extensive area north of the homestead, including the airstrip precinct, pocket beaches and an inland valley with windmill east of the road, is included in the envelope. Special attractions nearby include the HMAS Sydney memorial and extensive stretches of rugged coastline north and south of the station.

The area south of the homestead offers significant opportunities for a range of accommodation types, with excellent view potential, proximity to a rugged cliff coastline and a west-facing sandy beach. Topography and vegetation may help visually separate the homestead complex from the southern part of the envelope. The existing coastal road provides convenient access to all sections of the envelope, but also could reduce the sense of remoteness required by some development.

Assessment

Size: adequate.
Environmental stability: stable.
Attractions and features: numerous.
Distinctiveness: moderate.
Future options/expansion potential: moderate.

Recommendation:

Tourism node

Quobba is suited ideally to development of visitor accommodation, services and facilities that are compatible with criteria developed for a tourism node.
Figure 8: Gnarlou - recommended tourism node

Note: while 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. Generally, larger areas that require have been identified within the envelope to guide more detailed site planning (see text of the coastal tourism framework) and allow for innovative design options, minimise the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day use.
Gnaraloo

Description

The tourism investigation envelope includes a land area of suitability, environmental diversity, visual distinction and tourism/recreation opportunity. Gnaraloo Homestead is located at a key central elevated point offering exceptional views along the coastline and presently offers station stay tourist accommodation. The tourism investigation envelope is separated from the coast by a significant mobile dune range, but has extraordinary appeal due to its elevated position, view potential, remoteness and character. The inter-dunal plain is an extensive area of stable, gently rolling landform sheltered from prevailing winds, currently used for utilities. Pedestrian access to the beach from a terminus car park behind the dune ridge is possible.

Environmental characteristics

The area is in the vicinity of a dune and cuspate spit coast in a semi-remote setting. There is high environmental sensitivity in the immediate vicinity and over most of the tourism investigation envelope. The area east of Gnaraloo Road is moderately sensitive. Vegetation patterns range from low grasses to sparse areas of remnant native species and pockets of significant coastal vegetation. Vegetation of pindan with low trees dominates the area. There are varied marine habitats in the waters adjacent to the node with shoreline reef along most of the coast, intertidal coral reefs, subtidal coral reefs and low-relief subtidal reef. This section currently is not part of the marine park, however it is under consideration for inclusion.

The homestead is surrounded by land affected by the proposed pastoral lease exclusion process. It also is located in close proximity to a significant Aboriginal heritage site.

The homestead, shearing shed, bunkhouse and a number of partially built cabins are located in prominent locations on a wind-exposed landform that drops steeply to an enclosed valley to the west and gently sloping terrain to the north. Paddocks, fences, tracks and the impact of grazing are visually dominant evidence of ongoing pastoral activities within the tourism investigation envelope. Established visitor facilities are limited to three cabins and bunkhouse accommodation in association with the homestead complex. Areas particularly suited to visitor services and facilities are located along the rim of the cliff area.

Assessment

Size: expansive.
Environmental stability: stable.
Attractions and features: numerous.
Distinctiveness: exceptional.
Future options/expansion potential: exceptional.

Recommendation: Tourism node

Gnaraloo and environs is suitable for a tourism node due to the scale and configuration of land available, majestic views, and established access and infrastructure. Other benefits include proximity to an airstrip, Gnaraloo Bay, remote coastline (potentially roadless) to the north, Three Mile Camp and extraordinary surf breaks, pocket beaches and rocky coastal features.
Figure 9: Ningaloo Beach - recommended tourism node

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

Note: while 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. Generally, larger areas that require more intensive planning (see text of the coastal tourism framework) and allow for innovative design options, minimise the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including stay-cations.
Ningaloo Beach

Description

The tourism investigation envelope includes a large area of land immediately to the north of Ningaloo Homestead with excellent potential for development of visitor/tourist facilities and services. The envelope is well suited as a tourism node due to topographical diversity, soil suitability, protection from prevailing south-westerly winds, view potential and sense of enclosure. No tourism activity currently occurs at Ningaloo Beach and no accommodation or visitor services currently are available at Ningaloo Homestead, although there is power and water infrastructure which may potentially be used to service the node.

Environmental characteristics

The envelope is located on a dune and cuspatre spit coast in a semi-remote setting. The entire envelope is within an area highly sensitive to environmental changes. The vegetation composition across the envelope generally is uniform in appearance with species/textures common to grazed coastal landscapes. Some areas of diversity and visual interest occur, particularly in margins around paddocks and in the dunes. The Beard’s vegetation association of the surrounds is pindan with low trees. The waters adjacent to the node are highly sensitive and within the Ningaloo Marine Park. The various marine habitats include sand, subtidal reef (low-relief – lagoon), macroalgae (limestone reef), coral reef (subtidal) and coral reef (intertidal). The node may offer views of dugongs and whale migration.

The node is affected by the proposed pastoral lease exclusion process. There is an Aboriginal heritage site to the north east of the node.

Areas most suited to the development of infrastructure and covered accommodation are located north of Ningaloo Homestead, as well as in an open valley to the east, below the lighthouse. The low but stabilised dune range may be suited to low-impact camping and covered accommodation but would require very careful assessment of site conditions and suitability prior to development.

Topography across the tourism investigation envelope is diverse due to extraordinary dune formations of varying age, suitability, height and cover. Nearby features and attractions include a lighthouse of heritage interest, Point Cloates, Jane Bay, Marine Sanctuary Zones, beaches and remote coastlines to the north and south. A type 3 gravel, all-weather road provides access to the homestead for all vehicle types. Beach access is limited to a minor track near the homestead and the major access point at the shearing shed.

Assessment

Size: expansive.
Environmental stability: acceptable.
Attractions and features: numerous.
Distinctiveness: exceptional.
Future options/expansion potential: exceptional.

Recommendation:

Tourism node

Ningaloo Beach is excellently suited to development of visitor/tourist accommodation, services and facilities. An established high-standard road offers access to a section of coastline with diverse attractions. A large, attractive area of land in the vicinity of the beach is suited to development.
Figure 10: Yandie Caravan Park - recommended tourism node

Legend

--- tourism investigation envelope
--- tourism focus area

Note: While 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. Generally, larger areas thus required have been identified within the envelope to guide more detailed site planning (see text of the coastal tourism framework) and allow for innovative design options, minimising the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including key uses.
Yardie Caravan Park

Description

Yardie Caravan Park is already substantially developed and currently caters for tourist accommodation numbers of the order recommended in a tourism node. The caravan park is located on the site of the original Yardie Homestead. The tourism investigation envelope around the caravan park is large and includes coastal plain and low foothill landforms. Rising topography to the east of the homestead offers some visual relief and excellent view potential for creatively located and designed accommodation. An area of exceptional vegetation density and diversity exists adjacent to a disturbed site south of the homestead that could potentially suit expansion of camping or covered accommodation.

Environmental characteristics

The node is in a semi-remote setting. Most of the envelope, which encompasses the existing development, is located in an area of moderate environmental sensitivity. The dunes, foreshore and the watercourses that run down the range have high environmental sensitivity. Natural vegetation cover is generally uniform consisting of low coastal species with pockets of vegetation of distinctive height, composition, pattern or visual interest. Introduced vegetation around the homestead is well established and may be seen as an oasis from the coastal road.

The marine environment also is highly sensitive and is within the Ningaloo Marine Park. Various marine habitats include shoreline reefs, subtidal reef (low-relief – lagoon), sand and coral reefs (subtidal). Dugongs, manta rays, and whale sharks may be found in the waters adjacent to the node. There also are turtle rookeries along the beach north-west of the node, north of Jurabi Point.

The caravan park is reserved as public purposes under the Shire of Exmouth Town Planning Scheme 3, with the surrounding area reserved as parks and recreation. The area is in close proximity to a known Aboriginal heritage site and is affected by a petroleum tenement.

Access to the existing caravan park is by way of an almost straight road. A poorly maintained airstrip is nearby. Established facilities include a full range of camping and cabin accommodation and amenities and the main attractions are proximity to the national park, Tantabiddi boat launch and Exmouth. The facilities are particularly popular with fishers. No special features or natural attractions are known to exist at the caravan park, but walking into the range may be of interest. View potential currently is unrealised.

Assessment

Size: expansive.
Environmental stability: stable.
Attractions and features: few (locally) numerous (nearby).
Distinctiveness: low.
Future options/expansion potential: exceptional.

Recommendation:

Tourism node

Yardie Caravan Park is ideally located to provide a full spectrum of visitor/tourist facilities and services at a tourism node level of development. Expansion capability is excellent in both the coastal plain and foothill settings adjacent to established facilities.
Vlamingh Head

Description

Vlamingh Head is already substantially developed and currently caters for tourist accommodation numbers of the order recommended in a tourism node. The tourism investigation envelope includes Lighthouse Caravan Park. Lighthouse Caravan Park is a major visitor/tourist focal point on the North West Cape providing a large number and range of accommodation types, food service, fuel, and information. The setting is dominated by a distinctive landform and historically significant lighthouse on Vlamingh Head. The lighthouse keeper’s residence is an architectural feature of the caravan park.

Lighthouse Caravan Park is located ideally in close proximity to the services in Exmouth and many natural features of the cape, the national park, marine park and adjacent coastal attractions and beach access points. The Jurabi Turtle Centre is within walking distance.

Views to the coast are restricted from most of the accommodation sites. Cabins built on a prominent knoll, have excellent views, but also are highly visible from numerous viewpoints. Defined pedestrian access is provided from the caravan park to the beach at a marked road crossing point, but traffic/pedestrian conflict is an issue of concern.
Environmental characteristics

The node is in semi-remote setting. There is high environmental sensitivity along the beach and moderate sensitivity around the existing development and the tourism investigation envelope. The vegetation is described as grass steppe to the west and saltbush or bluebush with woodland or scattered trees to the east. The marine environment is highly sensitive and is included within Ningaloo Marine Park. The marine habitats include shoreline reefs, subtidal and intertidal coral reefs and low-relief coral reefs. Dugongs and manta rays may be found in these waters.

The existing caravan park is under a freehold tenure and zoned tourist accommodation under the Shire of Exmouth Town planning scheme 3 (Shire of Exmouth TPS 3), with a parks and recreation reserve surrounding it. There is an Aboriginal heritage site in the vicinity. A petroleum tenement affects the area.

The freehold land is intensely developed. Some naturally established vegetation has been retained around the fringes of the development, but introduced species are predominant. Limited expansion capability exists within the immediate caravan park freehold land.

Assessment

Size: limited (freehold).
Environmental stability: acceptable.
Attractions and features: numerous.
Distinctiveness: exceptional.
Future options/expansion potential: exceptional (including unallocated Crown land).

Recommendation:
Tourism node

The Vlamingh Head tourism node provides a comprehensive range of facilities and services and is ideally sited to retain its major focus for tourism. Expansion potential within the established development area is limited by landform and tenure boundaries, but areas suited to recreation and tourism facilities and services are located to the north and east of the Lighthouse Caravan Park.

Additional comment

The Vlamingh Head node was recommended as being suitable for tourist development to cater for up to 500 overnight visitors in the draft Carnarvon-Ningaloo coast: Regional strategy. Submissions on the draft strategy have suggested that this node has already developed beyond this capacity. It has also been noted that negotiations for a land swap between land south of the existing Lighthouse Caravan Park and unallocated crown land to the east of the caravan park has been in progress for some time. This has raised concerns relating to the overnight accommodation limit for this node.

Submissions sought an increase in the amount of people that could be accommodated in this node ranging from 1000 to 1400 overnight visitors.

In the absence of sufficient information to determine the overall impact of an extensive increase in the size of this node, with particular reference to environmental sensitivity including significant turtle nesting in the locality, the impact upon the primacy of Exmouth as the centre for major tourism development and its proximity to Cape Range National and Ningaloo Marine Parks, the recommendation for this area be retained as a tourism node is supported.

Further review of potential development of this node in consultation with affected stakeholders is required by the Ningaloo Sustainable Development Committee as part of the implementation of the Coastal tourism framework.
Figure 12: Red Bluff Camp - recommended minor tourism node

Note: While 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 tool. Generally, larger areas than required have been identified within the envelope to guide more detailed site planning (test tool of the coastal tourism framework) and allow for innovative design options. Minimise the need to expand or alter the envelope and its boundaries to a variety of tourism facilities, including key views.

Legend

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

Source: Department of Land Information, WA and WAPLOD. 2003 aerial imagery supplied by Department of Land Information, WA and has positional accuracy of + or - 0.5m.
Recommended Minor tourism nodes

Red Bluff Camp

Description

Red Bluff Camp currently offers overnight accommodation nearing the 200 limit for a minor tourism node. The tourism investigation envelope is a long, narrow portion of the coastal plain between the toe of the coastal range and the beach strand. It includes the access track, cabins and camping facilities that currently are managed by Quobba Station staff within a special lease area. The landform configuration ranges from nearly flat to moderately steep topography sloping to the sea. The beach strand appears pristine and appealing while the range and bluff backdrop is bold, rugged and imposing.

Environmental characteristics

The node is located on a cliff coast in a remote setting. The entire area, including the tourism investigation envelope, has high environmental sensitivity. Vegetation is low in character comprising predominantly coastal grasses and heath. There is some visual diversity in swales, behind the foredune and on the steeply rising cliff faces. Its marine environment also is highly sensitive and is part of the proposed extension to the marine park. The node may offer views of whale migration, shoreline reefs and low-relief subtidal reefs.

The node is surrounded by land affected by the pastoral lease exclusion process. The existing Red Bluff Camp is zoned as special use in the Shire of Carnarvon TPS 11. There is a petroleum tenement application over the area.

Established visitor activities/facilities, including cabins and camping sites, cater primarily for surfers, windsurfers, fishers and divers. Site capacity is limited by topography, fragile marine features and ability of the main beach access point to cope. The access track and parking nodes are well defined. The adjacent range landscape is distinctive and utilised for climbing, walking and exploring. A number of tracks are evident.

Expansion capability is limited within the special lease area due to restricted suitable landform. Some congestion currently occurs at key activity focal points. Expansion of facilities, including low-key camping and perhaps a small node of cabins or an ecocamp, is suitable adjacent to the access track to the north of the special lease area and in a small dune swale where the track turns to the east. Very careful site assessment would be required prior to any development.

Assessment

Size: limited.

Environmental stability: acceptable.

Attractions and features: numerous.

Distinctiveness: exceptional.

Future options/expansion potential: limited.

Recommendation: Minor tourism node

Development potential in the Red Bluff area is limited by suitable landform, established user patterns and location of established facilities. Some expansion may be possible in the northern sector. A node masterplan is required to consider existing facilities and use patterns as well as potential for additional capacity.
Figure 13: Three Mile Camp - recommended minor tourism node

Legend:
- Tourism investigation envelope
- Tourism focus area
- Pastoral exclusion area

Note: While 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 bulk of tourism development recommended in the coastal tourism framework text. Generally, larger areas than regulated have been identified within the envelope to guide more detailed site planning (via text of the coastal tourism framework) and allow for innovative design options, minimize the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day uses.
Three Mile Camp

Description

Three Mile Camp currently offers overnight accommodation nearing the 200 limit for a minor tourism node. The tourism investigation envelope includes areas east and south of the current campground, but is restricted in size due to proximity to the coast to the west, dune ridges to the north and east and by broken topography to the south. The established campsites are well located on gently rolling topography and stable soils with typical coastal vegetation cover, proximity to coastal features and excellent view opportunities. Established structures are low in profile and borrow colour and texture from landscape characteristics.

Development potential within the envelope is compatible with expansion of camping and potential development of a range of undercover accommodation types, including cabins or an ecocamp, that are appropriate to a minor tourism node. A small ridge running north-south through the envelope (including the manager's residence) offers excellent cabin potential due to view opportunities and suitable topography/soils. Exposure to wind may be a limiting factor, but effective choice of structural design/siting would help lessen the concern.

Environmental characteristics

Three Mile Camp is located between a dune and cuspate spit coast to the north and a cliff coast to the south, and in a semi-remote setting. The environment is described as highly sensitive along the coast (foreshore and dunes) and within the immediate vicinity of the node, then moderately sensitive inland. There is vegetation of pindan with low trees and sparse shrub steppe. The marine environment is highly sensitive and is part of the proposed extension to the marine park. The marine habitats include shoreline reefs, intertidal and subtidal coral reefs, and subtidal reefs.

Three Mile Camp is surrounded by land affected by the pastoral lease exclusion process. The existing camp is zoned special use under the Shire of Carnarvon TPS 11.

The cliffs, rugged coastline and beach to the north are notable landscape features of interest to visitors. As with all coastal areas in the study area, dune landforms and all vegetation are fragile and sensitive to human activities. Natural shade is rare with no known areas of special biological or cultural significance.

An open paddock with broken topography to the south and east of the manager’s residence is suited to development of visitor facilities, but lacks ocean views. Topography, soils and setting are suitable and could provide a site for additional camping and/or development of cabins or an ecocamp.

Assessment

Size: adequate.
Environmental stability: stable.
Attractions and features: numerous.
Distinctiveness: moderate.
Future options/expansion potential: moderate.

Recommendation:

Minor tourism node

Three Mile Camp is suited to camping and possible development of additional visitor accommodation, services and facilities that are compatible with criteria developed for minor tourism nodes.

Additional comment

People staying at Three Mile Camp generally use the main surf breaks immediately to the south. These include Tombstone, Centipede, Dolphins and Turtles. These day use sites require a node masterplan(s) to ensure continued use without site degradation.
Figure 14: Brubodjoo - recommended minor tourism node

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

Note: while 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. Generally, larger areas than required have been identified within the envelope to guide more detailed site planning (e.g. test of the coastal tourism framework) and allow for innovative design options, minimise the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day use.
**Bruboodjoo**

**Description**

Bruboodjoo presently has no infrastructure and is utilised for coastal camping so has not yet reached the minor tourism potential recommended. The tourism investigation envelope includes an area of stable, gently undulating terrain to the east of a low, periodically inundated portion of the coastal plain. The envelope is defined by a barrier dune range along the southern boundary and a low dune ridge along the eastern and northern flanks.

**Environmental characteristics**

The Bruboodjoo node is located on a dune and cuspatc spit coast in a semi-remote setting. Its terrestrial environment is highly sensitive along the foreshore and dunes and in the immediate vicinity of the node. The vegetation association of the area is described as saltbush or bluebush with woodland or scattered trees. The marine environment also is highly sensitive and is part of the existing marine park. Extensive shoreline reefs can be found along the point with subtidal reefs further out to sea. Dugong habitats are located nearby and the node may offer views of whale migration.

This node is affected by the pastoral lease exclusion process. An Aboriginal heritage site has been identified in close proximity to the node and the area is affected by a petroleum tenement.

Visitor activities have resulted in significant disturbance to the landscape. Multiple roads have crisscrossed the fragile low areas and breached the foredune in many locations. Undefined camping sites have encroached seriously on to the dunes and fragile vegetation.

**Assessment**

- **Size**: adequate.
- **Environmental stability**: acceptable.
- **Attractions and features**: numerous.
- **Distinctiveness**: exceptional.
- **Future options/expansion potential**: limited.

**Recommendation: Minor tourism node**

Bruboodjoo is suited to a range of visitor facilities and services including camping, limited covered accommodation and servicing appropriate to a minor tourism node. The low area outside the tourism investigation envelope has potential for nature study, walking and appropriate day use activities, but is not suited to camping, roads or any visitor infrastructure. A node masterplan, guiding site development and rehabilitation, is currently being prepared.

**Additional comment**

In addition to the future minor tourism use of Bruboodjoo the long-term consideration of Cardabia Homestead as a homestead tourism node may be appropriate as visitation to the Ningaloo coast increases and Coral Bay is developed to its capacity.
Figure 15: Warroora Minor Tourism Node - recommended minor tourism node

Note: while the entire area within the tourism investigation envelope satisfies salinity test 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 text. Generally, larger areas than required have been identified within the envelope to guide more detailed site planning (see text for coastal tourism framework) and allow for innovative design options, minimise the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including open uses.

Scale 1:20000

Legend

--- tourism investigation envelope

pastoral exclusion area
Warroora
Minor Tourism Node

Description
The tourism investigation envelope is located immediately to the west of the Warroora homestead node and east of a secondary dune ridge which contains three temporary station dwellings. It is inland from the Horse Paddock coastal camping node and is located completely within the pastoral exclusions area.

Environmental characteristics
The node is located on a dune and cuspatte spit coast in a semi-remote setting. The environment is moderately sensitive. There is a variety of vegetation communities in close proximity to the node, including Samphire halosarcia saline varieties, open and sparse scrub and saltbush/bluebush. The closest marine environment is highly sensitive and part of the Ningaloo Marine Park.

Assessment
Size: adequate.

Environmental stability: stable.
Attractions and features: few (numerous nearby).
Distinctiveness: moderate.
Future options/expansion potential: exceptional.

Recommendation:
Minor tourism node
The tourism investigation envelope is potentially suited to facilities and services appropriate to a minor tourism node. Development potential adjacent to the homestead node is excellent, but could be influenced by distance from key coastal sites and lack of immediate amenity/scenic attractions.
Figure 16: Gnaraloo Bay - recommended ecolodge node

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

Notes: While the entire area within the tourism investigation envelope satisfies selection criteria, it should be noted that the scale of developers within the envelope should be consistent with the level of tourism development documented in the coastal tourism framework. Generally, larger areas that may have been identified within the envelope to provide more detailed and planning (see text of the coastal tourism framework) are suggested for innovative design purposes, minimizing the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day use.
Recommended Ecolodges

Gnaraloo Bay

Description

The tourism investigation envelope includes a large area of gently undulating landform behind the foredune ridge north and west of the Gnaraloo airstrip. A smaller area to the north, closer to Gnaraloo Bay has been identified as suited to a possible ecolodge development. Vegetation cover in the larger unit is uniform with little evidence of distinctive patterns or composition while more diversity and visual interest is present in the smaller unit. Gnaraloo Homestead is located approximately 10 km south of Gnaraloo Bay, but at present there are no ecolodge developments or camping at Gnaraloo Bay.

Environmental characteristics

Gnaraloo Bay is located on a dune and cuspat e spit coast in a semi-remote setting. The terrestrial and marine environments are highly sensitive. The local vegetation association is pindan with low trees. The waters adjacent to the node are part of the proposed extension to the marine park and have a variety of marine habitats, including sand, intertidal and subtidal coral reefs, lagoon and seaward subtidal reefs and shoreline reefs. Turtle rookeries have been identified east of the sandy point and the node may offer views of whale migration.

The node is affected by the pastoral lease exclusion process. There is an Aboriginal heritage site in close proximity to the node.

Numerous roads and tracks in the tourism investigation envelope are evidence of pastoral land uses but do not detract significantly from development potential. The publicly accessible road to/from points south to Carnarvon terminates at Gnaraloo Bay. The track north is gated and locked.

View potential from the larger portion of the envelope is limited to foreground and inland middle-ground views, but does not include visual links to the ocean features. Expansive views to Gnaraloo Bay are offered from portions of the smaller northern node.

The dunes and beach strand adjacent to the envelope are fragile and unsuited to any major development. Day use activities such as boat launching, vista platforms, walking tracks and nature exploration could complement tourism facilities at Gnaraloo (homestead), located approximately 10 km south of the Gnaraloo Bay.

Assessment

Size: expansive.
Environmental stability: acceptable.
Attractions and features: numerous.
Distinctiveness: exceptional.
Future options/expansion potential: exceptional.

Recommendation: Ecolodge node

Gnaraloo Bay is a magnificent but fragile natural asset notable for its sense of remoteness and pristine beauty. The tourism investigation envelope is suited to development of an ecolodge. Any development would require careful assessment due to potentially significant implications on important values, such as turtle rookeries, aesthetics, dune stability, conflicts with other visitors, sense of remoteness, and fisheries. Development at Gnaraloo Bay should complement facilities and services provided at the homestead.
Figure 17: Elles Camp - recommended ecolodge node

Note: while the 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 overall tourism framework and allow for innovative design options, minimise the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day use.

Legend

- Tourism investigation envelope
- Tourism focus area
- Pastoral exclusion area
Elles Camp

Description

The tourism investigation envelope is located on a narrow coastal plain situated between the beach strand and the toe of a broken dune range, where vegetation has been stabilised. The land cover is predominantly low grasses and coastal heath with occasional clumps of shrub species. There is little visual diversity in vegetation composition, but the complex shoreline topography and ocean interface are extraordinarily diverse and visually distinctive. Elles Camp currently caters for overnight accommodation in the form of coastal camping.

Environmental characteristics

Elles Camp site is located on a dune and cuspatel spit coast in a semi-remote setting. The area along the beach and foredunes is considered highly sensitive, with the land behind considered moderately sensitive. Vegetation of saltbush or bluebush with woodland or scattered trees can be found in the surrounding area. The marine environment is highly sensitive and is within the Ningaloo Marine Park. Marine habitats of subtidal and intertidal coral reefs can be found in waters adjacent to the node. The node may offer views of whale migration.

The area currently is used for pastoral activities and is affected by the pastoral lease exclusion process.

A coastal track extends the length of the tourism investigation envelope with a terminus loop to the south at a mobile dune and shack known as Nev’s Camp. Some camping, beach access and day use activities such as snorkelling and diving currently occur at defined locations. The sense of remoteness, spectacular views and access to ocean beaches and proximity of the Ningaloo Reef make this area exceptional.

Assessment

Size: limited.

Environmental stability: acceptable.

Attractions and features: numerous.

Distinctiveness: exceptional.

Future options/expansion potential: limited.

Recommendation:

Ecolodge node

The area within the tourism investigation envelope is suited to development of an ecolodge. The land area available is narrow, but several locations are suited to special accommodation nodes. The entire envelope is exposed to wind and severe coastal conditions, but the views and sense of uniqueness, remoteness and naturalness are exceptional.
Figure 18: Winderabandi - recommended ecodge node

Note: while 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. Unusually larger areas than requested have been identified within the envelope to guide more detailed site planning. Key features of the coastal tourism framework and allow for innovative design options, minimise the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day-trips.
Winderabandi

Description

The tourism investigation envelope includes coastal plain and foothill terrace landforms of diversity and topographical variation. While the coastal plain landform is typically undulating with some visual diversity, the foothill plateau is deeply dissected with steep slopes to the west. Vegetation and landform patterns are characteristic of the plain and foothill vegetation associations with some pockets of distinction. Winderabandi currently caters for overnight accommodation in the form of coastal camping.

Environmental characteristics

Winderabandi is located on a dune and cuspate spit coast in a semi-remote setting. The foreshore, dunes and point are highly sensitive environments, as is the range, and the foot of the range is considered a moderately sensitive environment. Local vegetation is described as sparse shrub steppe. The waters adjacent to the node contain habitats of sand, shoreline reefs, subtidal reefs, and subtidal and intertidal coral reefs, and are within the Ningaloo Marine Park. Bird roosts can be found on the tip of the point and the node may offer views of whale migration.

The area currently is used for pastoral activities and is affected by the pastoral lease exclusion process. There is a mining lease over the area.

Past and current visitor usage focuses primarily on the beach strand and adjacent plain. Poorly defined tracks, campsites and toileting areas have significantly disturbed the fragile dune landforms, swales and vegetation composition along Lefroy Bay and Winderabandi Point.

Views from the foothill terraces are exceptional. Conversely, possible visual impacts resulting from any proposed development as seen from coastal sites would require careful assessment. There currently are few if any evident human-imposed landscape alterations in the range within of the tourism investigation envelope. Screening potential of either landform or vegetation cover is minimal. The established coastal road runs through the envelope immediately adjacent to the shoreline.

The northern boundary of the envelope follows the boundary of Australian Government land. A narrow track runs from Lefroy Bay to the toe of the range along this boundary.

While the entire envelope potentially is suitable for an ecolodge complex, two tourism focus areas have been identified. These are the lowest terrace above the coastal plain and the coastal plain adjacent to Lefroy Bay behind the foredune.

An ecolodge development in either location would require careful integration of all tourist facilities – lodge, camping and day use and likely would require realignment of the coastal road. Winderabandi Point and Lefroy Bay have great tourist/visitor appeal and development potential but would become seriously degraded if left ill-defined and unmanaged.

Assessment

Size: expansive.
Environmental stability: acceptable.
Attractions and features: numerous.
Distinctiveness: exceptional.
Future options/expansion potential: exceptional.

Recommendation:
Ecolodge node

Potential is excellent for an ecolodge/camping development at the base of the range or on the coastal plain in the Winderabandi area.

Additional comment

Camping and day use activities on Winderabandi Point and adjacent to Lefroy Bay have resulted in significant (perhaps accelerating) loss of native vegetation and erosion of fragile dune systems. Camping in the dune area is unlikely to be sustainable, but could be considered on the coastal plain in association with an ecolodge development or as a separate option.
Figure 19: Cape Range National Park Ecodge
Cape Range
National Park Ecolodge

Note: A site at Mandu Mandu Gorge north has been identified within this framework. However, the final location of any ecolodge site within the national park, be it at Mandu Mandu or any other suitable site which meets the criteria, will be determined in the Cape Range National Park management planning process.

Description

The currently defined tourism investigation envelope is a very large portion of the landform terrace between the coastal plain and the steep rise on to Cape Range east of Oyster Stacks. The landform is rolling, rocky in some locations, and offers extraordinary views to the coastal dunes, Oyster Stacks, Turquoise Bay and Ningaloo Reef. Mandu Mandu Gorge is located on the southern margin. Vegetation patterns are diverse and offer some screening capability. At present there is no vehicular access to the area and no camping is permitted.

There are numerous dissections, which break the continuity of the envelope landform and define plains of diverse development potential. High walls and distinctive gullies are characteristic of the range immediately adjacent to the envelope.

Assessment

Size: expansive
Environmental stability: stable.
Attractions and features: numerous.
Distinctiveness: exceptional.
Future options/expansion potential: exceptional.

Recommendation: Ecolodge node

The tourism investigation envelope is a very large area within which development of an ecolodge may be suitable.

Confirmation of specific site suitability within the envelope requires further site analysis and assessment of biophysical, social, visual, aesthetic and managerial factors. This is currently being undertaken for Cape Range National Park as part of the separate management planning process.

Additional comment

A site should be provided within the northern portion of Cape Range is required to provide the necessary components to the coastal framework. The exact site for this ecolodge will be subject to specific site suitability. Within the Cape Range National Park the determination of the final envelope (either at this site or another site which meets the necessary criteria) will require further site analysis and assessment of biophysical, social, visual, aesthetic and managerial factors. This will be undertaken for as part of the management planning process.
Figure 20: Warroora Homestead - recommended homestead tourism node

Note: while 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 text. Currently, larger areas than required have been identified within the envelope to guide more detailed site planning (see text of the coastal tourism framework) and allow for innovative design options, minimising the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including dry sites.
Recommended Homestead tourism nodes

Warroora Homestead

Description

The tourism investigation envelope is focused on the original homestead and existing visitor/tourist infrastructure.

Environmental characteristics

The original Warroora Homestead is inland of a dune and cuspate spit coast in a semi-remote setting. The environment is moderately sensitive in the immediate vicinity of the original homestead. There are a variety of vegetation communities surrounding the node. Samphire saline varieties can be found in the immediate vicinity and to the north east of the homestead, with open and sparse scrub to the south-east and saltbush/bluebush with woodland or scattered trees along the coastline.

The original homestead precinct is characterised by gently undulating to sloping topography with some remnant shrub-tree vegetation, particularly in moisture-gaining locations. There are no exceptional natural features, but views to the inland landscape are expansive. Major attributes include the structures and activities at the hub of a functioning pastoral station, proximity to a range of spectacular coastal sites and features, ease of access (vehicular and air) and proximity to Coral Bay. An Aboriginal heritage site is located immediately south-east of the original homestead buildings.

Warroora Homestead currently offers station stay tourist accommodation. The existing visitor facilities and services include camping and bunkhouse-style accommodation near the original homestead. Additional accommodation in the original homestead buildings may also occur.

Assessment

Size: adequate.
Environmental stability: stable.
Attractions and features: few around homestead, numerous nearby.
Distinctiveness: moderate.
Future options/expansion potential: moderate.

Recommendation: Homestead tourism node

The tourism investigation envelope is potentially suited to facilities and services appropriate for homestead tourism. Development potential within the homestead precinct is good, but could be influenced by distance from key coastal sites and lack of immediate amenity/scenic attractions.
Giralia Homestead

Description

The tourism investigation envelope is located within Giralia station and includes the homestead precinct and surrounding paddocks. Land is flat to undulating with little diversity or unique visual interest in landform or vegetation pattern. The envelope includes the homestead complex, holding pens and airstrip. There are few natural constraints to the extent of land area potentially available and suited to development of tourism facilities and services. Giralia Homestead currently offers station stay tourist accommodation.

Environmental characteristics

The Giralia Homestead site is an inland node; therefore no coastal geomorphology has been defined. Given its association to pastoral activities, the node is in a semi-remote setting. Most of the site is considered moderately environmentally sensitive, with an area of high environmental sensitivity along the wetland near the settlement. The local vegetation is described as open and sparse scrub.

The locality is recognised as pastoral land by the Exmouth-Learmonth (North West Cape) structure plan. It is not affected by the pastoral lease exclusion process and there are no Aboriginal heritage sites in the vicinity. A petroleum tenement affects the node. The station is owned by the state and is likely to be retained as part of the conservation estate with the reservation of the land for conservation purposes likely.

Numerous roads, tracks, structures, fences and other evidence of pastoral land uses are common within the tourism investigation envelope. These could be assessed as either positive or negative depending on development themes, target client groups and objectives of development proposals.

Views from the envelope are expansive with a landform rise to the east creating a focus of particular attraction (including a sunset viewpoint). Portions of the station are of particular note for biological diversity and scientific interest.

A range of accommodation currently is provided in the homestead precinct, including camping, demountable units and homestead serviced units. Attractions include accommodation, food services, a pool, sense of oasis, proximity to the Gulf and remnants of a pastoral station. The key user groups currently are fishers and overnight camping tour groups.

Assessment

Size: expansive.
Environmental stability: acceptable.
Attractions and features: few.
Distinctiveness: low.
Future options/expansion potential: exceptional.

Recommendation: Homestead tourism node

The Giralia Homestead tourism investigation envelope is suitable as a homestead tourism node, however lacks a breadth of attraction or features of uniqueness. Potential target user groups include fishers, tour groups, scientists and those seeking an insight into pastoral history. A comprehensive business/marketing plan is required to determine the viability of Giralia Homestead as a tourist facility.

Additional comment

Various sites adjacent to the gulf coastline, including Sandalwood Point, and the inlet are potentially suited to defined and managed dispersed camping and perhaps a small ecocamp or other minimum development accommodation types. Any facilities must complement and be compatible with other management objectives for the proposed reserve.

Note

No aerial photography depicting Giralia Homestead is available, however the tourism investigation envelope is generally within the confines of the existing Giralia Homestead compound.
Figure 21: The Lagoon - recommended coastal camping node

Legend

- ----------------- tourism investigation envelope
- pastoral exclusion area

Note: while the extent area within the tourism investigation envelope satisfies selective 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. Generally, larger areas than required have been identified within the envelope to guide more detailed step planning (scale that of the coastal tourism framework) and allow for subsequent stage options, minimise the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day users.
Recommended Coastal camping nodes

The Lagoon

Description

The tourism investigation envelope includes an area of undulating stabilised sandy soil behind the foredune and immediately north of The Lagoon. Topography, exposed dunes and fragile riparian features limit the total area suited to development of campsites and day use activity nodes. The Lagoon is favoured by fishers and long-term visitors and has a loyal return clientele. Past camping and day use activities have resulted in disturbance to landform and vegetation. Definition of visitor use nodes and rehabilitation is currently being implemented by Warroora Station staff.

Environmental characteristics

The Lagoon is located on a dune and cuspate spit coast. The area is in a remote setting. The terrestrial environment is highly sensitive along the beach, the foredunes and the water body that opens into the sea. Local vegetation is described as open and sparse scrub. The marine environment also is highly sensitive and currently is within the marine park boundary. Marine habitats of subtidal reefs, shoreline reefs and subtidal coral reefs are found here.

The area currently is used for pastoral activities, and is affected by the pastoral lease exclusion process. There is an Aboriginal heritage site to the east of the node.

The Lagoon is suited to low numbers of campers and day visitors and has little potential for covered accommodation. Site definition and control of visitor activities and numbers are essential.

Assessment

Size: limited.
Environmental stability: acceptable.
Attractions and features: numerous.
Distinctiveness: exceptional.
Future options/expansion potential: limited.

Recommendation: Coastal camping node

The Lagoon is suitable for limited camping and day use activities within the defined tourism investigation envelope with a focus on the lagoon, fishing, beach activities and ocean features. Access and parking, placement of camping sites, location of toilets and other services and design of day use focal areas must be managed carefully, monitored and delineated as guided by a node masterplan.

Additional comment

Other camping/day use facilities in the vicinity of The Lagoon include The Cove with two to three defined camps to the south and Nick’s Camp with a single group site to the north. An area of potential expansion of camping sites is located on stable, but stony ground immediately east of the tourism investigation envelope. The area could provide for large numbers of visitors, but is some distance from the ocean features and potentially could place unacceptable social and environmental stress on fragile resources of the area.
Figure 22: Horse Paddock - recommended coastal camping node

Legend
- tourism investigation envelope
- pastoral exclusion area

Note: While 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. Generally, larger areas may be identified within the envelope to guide more detailed site planning (see text of the coastal tourism framework) and allow for innovative design options, minimizing the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day use.
**Horse Paddock**

**Description**

The tourism investigation envelope is located in a wide swale between the foredune range and a secondary dune ridge west of Warroora Homestead. There are three temporary homestead residences at Horse Paddock which are separate to the homestead node.

**Environmental characteristics**

Horse Paddock is located on a dune and cuspatate spit coast in a semi-remote setting. The environment is moderately sensitive. The dune swale generally is flat to rolling with a uniform cover of coastal grasses and heath. Views generally are enclosed by landform. The adjacent marine environment is highly sensitive and part of the Ningaloo Marine Park. Habitats of shoreline reefs, intertidal and subtidal coral reefs and low-relief subtidal reefs can be found in the area.

This envelope is affected by the pastoral lease exclusion process. A few tracks crossing the area provide access to the temporary homestead residences and the shack area near the beach where some camping and general beach access occurs. There are currently no facilities in this area.

The three temporary residences built on a dune ridge overlooking the envelope are not accessible to visitors. Views are expansive from the dune ridge, but the area is not included in the tourism investigation envelope as it does not meet established suitability criteria.

**Assessment**

- **Size:** adequate.
- **Environmental stability:** stable.
- **Attractions and features:** numerous.
- **Distinctiveness:** moderate.
- **Future options/expansion potential:** exceptional.

**Recommendation:**

**Coastal camping node**

The tourism investigation envelope is potentially suited to facilities and services appropriate for coastal camping. It is in the foreground viewshed from the temporary homestead residences, but offers visual interest and proximity to the coastal dunes and beach.
Figure 23: Stevens Camp - recommended coastal camping node

Legend

--- tourism investigation envelope

pastoral exclusion area

Note: while 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 text. Generally, larger areas than required have been identified within the envelope to guide more detailed site planning (see text of the coastal tourism framework) and allow for innovative design options, minimise the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day uses.
**Stevens Camp**

**Description**

The tourism investigation envelope is located in a largely enclosed basin behind a high coastal foredune. The topography of the basin is flat to rolling and land cover is predominantly grassy with some pockets of shrubby coastal vegetation that create visual interest and some enclosure for campsites.

**Environmental characteristics**

The terrestrial environment is highly sensitive along the beach and dunes and the local vegetation association is saltbush or bluebush with woodland or scattered trees. The waters adjacent to the node currently are within the marine park boundary and are highly sensitive. Intertidal and subtidal coral reefs are found here.

The area currently is used for pastoral activities, and is affected by the pastoral lease exclusion process. There is an Aboriginal heritage site just to the south of the node.

Current visitor use is concentrated in the sheltered basin behind the foredune and in the sandy terminus node to the west of the foredune. Key attractions are surfing, fishing and use of the protected beach. Tracks crossing the dune to access the beach are visually disruptive, subject to erosion and require stabilisation and rehabilitation. A pedestrian walking track is required.

The main camping area in the basin lacks visual links to the ocean. Favourable sites in the shrubby grove are limited. There is some expansion potential in the enclosed valley to the north and the paddock to the east, but both lack appeal.

**Assessment**

- **Size:** adequate.
- **Environmental stability:** acceptable.
- **Attractions and features:** numerous.
- **Distinctiveness:** moderate (behind dune ridge) to exceptional.
- **Future options/expansion potential:** limited.

**Recommendation:**

**Coastal camping node**

The Stevens Camp basin is suited to a limited number of campsites and as a focus for day use access to the beach. The beach area is fragile, subject to erosion and vegetation loss, and only suited to walk-in day use. Beach camping is inappropriate. The small terminus area to the south is potentially suited as a remote boat/kayak camp or a walk-in day use feature site.

**Additional comment**

A high point to the south of Stevens Camp (Wedding Point) has been suggested by Warroora staff for installation of a whale lookout platform.
Figure 24: Maggies - recommended coastal camping node
Maggies

Description

The tourism investigation envelope is small and limited by coastal dunes and a secondary inland ridge system. The envelope is narrow but includes areas of stable land with low coastal vegetation and exceptional view potential.

Environmental characteristics

Maggies node is located on a dune and cuspatte spit coast in a semi-remote setting. The beach and dunes are highly sensitive environments with the local vegetation described as saltbush or bluebush with woodland or scattered trees. The marine environment also is highly sensitive and part of the Ningaloo Marine Park. Habitats of shoreline reefs, subtidal reefs, and intertidal and subtidal coral reefs are found here. The node may also offer views of whale migration.

The area is currently used for pastoral activities, and is affected by the pastoral lease exclusion process.

Currently, the area is popular with fishers who tend to camp adjacent to the boat launch and beach access point, but numbers are minimised by sloping topography, and management staff. Other attractions include a wide beach, cliff landscape and diverse dune systems.

Assessment

Size: limited.
Environmental stability: acceptable.
Attractions and features: numerous.
Distinctiveness: exceptional.
Future options/expansion potential: limited.

Recommendation:

Coastal camping node

Maggies is suited to development of limited camping and/or a small number of carefully sited covered accommodation units such as ecocamps. The dune precinct to the north is fragile and unsuited to development of any infrastructure or as a focus for any recreation uses other than low-intensity day activities.

Additional comment

Areas of development potential outside the defined tourism investigation envelope are located in interdunal swales to the east and north-east of the envelope. These areas may be suitable for visitor accommodation and services, but are located some distance from the ocean features and are enclosed visually.
Figure 25: Fourteen Mile Camp - recommended coastal camping node

Note: while the entire area within the tourism investigation envelope satisfies selection criteria, it should be noted that the scales of development within the envelope should be consistent with the local level of tourism development recommended in the coastal tourism framework. Generally, larger areas than required have been identified within the envelope to guide more detailed site planning (see list of core coastal tourism framework) and allow for innovative design practices, minimise the impacts to existing flora and fauna, and to accommodate a variety of tourism facilities, including day use.

Legend

- Tourism investigation envelope
- Pastoral exclusion area
**Fourteen Mile Camp**

**Description**

The tourism investigation envelope is located on the stable coastal plain just to the south of Fourteen Mile Beach. The beach area, currently utilised for camping and boating activities, does not meet the development suitability criteria established in this document.

**Environmental characteristics**

This site is located on a dune and cuspatite spit coast in a semi-remote setting. The beach and dunes are highly sensitive environments. The local vegetation is described as saltbush or bluebush with woodland or scattered trees. The marine environment also is highly sensitive and is part of the existing Ningaloo Marine Park. There is a significant intertidal coral reef, smaller subtidal coral reefs, and a small shoreline reef to the north. The node may offer views of whale migration.

Currently, the area is used for pastoral activities, and is affected by the pastoral lease exclusion process.

Dispersed camping activities occur along the coastline from Stevens Camp in the south to Fourteen Mile Camp to the north. Both one and two bay dispersed sites and more concentrated camping areas are used, often preferred by return visitors and long-term users of the area. The greatest concentration of camping and boating use is at Fourteen Mile Camp on the beach and immediate foredune. Much of the camping occurs within the Ningaloo Marine Park. Roads and camping sites have disturbed natural dunes and vegetation but there are no known studies to establish or assess the significance of the changes to the local ecology. Camping sites are defined and managed by Warroora Station staff and caretakers during peak periods.

Beach camping at Fourteen Mile Camp is an activity to which many long-term visitors are culturally and emotionally attached. Any change would be contentious and unwelcomed by current users.

Camping nodes on the stable plain south of Fourteen Mile Camp are defined and managed by Warroora Station staff. Views are expansive, the adjacent coastline is rocky and beach access requires a short walk.

**Assessment**

- **Size:** limited.
- **Environmental stability:** stable.
- **Attractions and features:** numerous.
- **Distinctiveness:** exceptional.
- **Future options/expansion potential:** limited.

**Recommendation:**

**Coastal camping node**

Camping and other infrastructure are suited to the stable plain to the south of Fourteen Mile Beach. Camping on the beach and foredune (in Ningaloo Marine Park) is very popular, but the site conditions do not meet development suitability criteria.

**Additional comment**

Fourteen Mile Camp is a very popular destination for many long-term visitors. Changing use patterns and establishment of any restrictions will require further study and consultation with government agencies, user groups and other interested individuals and a phased approach should be considered.
Figure 26: Jane Bay Camp - recommended coastal camping node

Legend

- tourism investigation envelope
- pastoral exclusion area

Note: While 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. Generally, larger areas than required have been identified within the envelope to provide more flexible site planning (see text of the coastal tourism framework) and allow for innovative design concepts, reserving the need to expand or alter the envelope and to accommodate a variety of tourism facilities, including day uses.
**Jane Bay Camp**

**Description**

The tourism investigation envelope is a large, heavily grazed basin inland of the coastal dune range. The landform is gently rolling with sparse vegetation cover. The area has some sense of enclosure, but generally is expansive with little interest or appeal. There is no visual linkage to the ocean or reef and no vegetation of special character or interest. Camping and caravanning currently occurs in this area. Approximately 20 defined camping sites are proposed by Ningaloo Station staff.

**Environmental characteristics**

The node is located on a dune and cuspate spit coast in a remote setting. Its beach and dunes are highly sensitive environments. The local vegetation is described as pindan with low trees on the dune system and saltbush or bluebush with woodland or scattered trees inland. The marine environment also is highly sensitive and is part of the existing Ningaloo Marine Park. There are varied marine habitats, including small patches of shoreline reef adjacent to the beach, subtidal reefs, a small patch of macroalgae on limestone reefs, and intertidal coral reefs. Manta ray and dugong habitats are found to the north and south of the bay and the node may offer views of whale migration.

Currently, the area is used for pastoral activities, and is affected by the pastoral lease exclusion process.

The adjacent coastline is characterised by dunes, fragile vegetation and an exposed sandy beach suited to short stay day use activities such as fishing, walking and nature observation.

**Assessment**

- **Size:** expansive.
- **Environmental stability:** stable.
- **Attractions and features:** few.
- **Distinctiveness:** low.
- **Future options/expansion potential:** exceptional.

**Recommendation:**

**Coastal camping node**

The ocean frontage at Jane Bay is most suited to day use visitation while camping is appropriate at Jane Bay Camp, the inland basin identified in the tourism investigation envelope. Camping in this area is likely to have limited appeal if other accommodation opportunities are made available at Ningaloo Beach.
Figure 27: Lefroy Bay - recommended coastal camping node

Note: while 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. Generally, larger areas than required have been identified within the envelope to guide more detailed site planning (see text of key coastal tourism framework) and allow for innovative design options, minimize the need to expand or alter the envelope and to accommodate a variety of tourist facilities, including day use.
Lefroy Bay

Description

Two tourism investigation envelopes are located along Lefroy Bay between Point Billie and Winderabandi Point where the coastal plain landform joins a relatively low and narrow foredune ridge. This was required due to the size of Lefroy Bay and in recognition of the scale of camping that occurs on this node.

Environmental characteristics

Lefroy Bay is located on a dune and cuspate spit coast in a semi-remote setting. The beach, dunes and ranges are highly sensitive environments. Local vegetation is quite diverse with pindan with low trees on the sandy point, sparse shrub steppe along the foreshore and dunes and grass steppe on the range. Its marine environment also is quite diverse with shoreline reefs along the bay, subtidal reefs, macroalgae (limestone reef) and subtidal and intertidal coral reefs. The node may offer views of whale migration.

Currently, the area is used for pastoral activities, and is affected by the pastoral lease exclusion process.

Assessment

Size: adequate.
Environmental stability: acceptable.
Attractions and features: numerous.
Distinctiveness: exceptional.
Future options/expansion potential: moderate.

Recommendation:

Coastal camping node

Lefroy Bay is suited to development of dispersed and clustered camping nodes, particularly behind the coastal foredune. The coastal plain is suited to a greater intensity of development, but the foredune is remarkably stable and also is appropriate for limited numbers of dispersed camping nodes where a greater level of site hardening may be required. A node masterplan should determine the most appropriate camping sites and guide site rehabilitation where needed.
Figure 28: Doddy’s Camp - recommended coastal camping node
Doddy’s Camp

Description

The tourism investigation envelope is located in a small valley behind the coastal foredune in close proximity to a coastal beach and headland. Pockets of coastal trees and shrubs offer visual interest and some definition of camping bays. Soils are sandy with limited suitability.

The land currently is in Australian Government ownership within the Bundera Coastal Protection Area of the Learmonth Air Weapons Range.

Environmental characteristics

Doddy’s Camp is located on a dune and cuspate spit coast in a semi-remote setting. The foreshore and dune system and the area from the beach to the road are highly sensitive environments. Local vegetation is described as sparse shrub steppe. There is a diverse range of marine habitats in the waters adjacent to the site. These habitats include sand, macroalgae (limestone reef), subtidal and intertidal coral reefs and shoreline reefs along most of the beach. This area is part of the Ningaloo Marine Park and may offer views of whale migration.

Currently, the area is used for camping with no facilities and limited management by Department of Defence. Favoured activities include fishing, snorkelling and beach exploration. There is very limited capacity for expansion.

Ningaloo Chase, a safari-style ecocamp, originally located on the headland within the tourism investigation envelope, has been relocated to a site near Sandy Point to the north. No tourism investigation envelope has been identified at Sandy Point due to the very fragile coastal dune landform and vegetation association.

Changing the use patterns in the Bundera Coastal Protection Area together with the establishment of any access restrictions will require further study and consultation between Department of Defence and state government agencies, existing user groups and other interested individuals.

Assessment

Size: limited.

Environmental stability: sensitive.

Attractions and features: numerous.

Distinctiveness: moderate.

Future options/expansion potential: limited.

Recommendation:

Coastal camping node

Doddy’s Camp is suited as a small camping node, but will require significant hardening and increased management to ensure sustainability in the future should access continue.

An environmental management plan for the Bundera Coastal Protection Area is being prepared and should address access and management of Doddy’s Camp. If the camp is to remain in use a node masterplan should be prepared as a priority.
Cape Range National Park

Most campsites within Cape Range National Park have a defined number of bays and appropriate facilities including toilets, roads, paths, control devices and signing. Current campsites include Boat Harbour, One K Camp, Yardie Creek, Osprey/Bungarra, Pilgramunna, Kurrajong, South Mandu Camping Area (Reef Retreat Ecocamp), North Mandu, Tulki Beach, Lakeside, T-Bone, Mesa and Neds. The Cape Range National Park coastal camping nodes have not been shown on the Coastal tourism framework (figure 5) as camping nodes are controlled through the management plan for the national park. The Cape Range National Park management plan 1987-1997 is presently under review, and, if finalised prior to the release of the Ningaloo coast regional strategy Carnarvon to Exmouth the Coastal tourism framework will be updated to reflect the park's new management plan.

One ecolodge node has been recommended within Cape Range National Park.

Environmental characteristics

The node is located on a cliff coast in a semi-remote setting. The area along the foreshore and dune system has high environmental sensitivity. The vegetation is described as pindan with low trees, with sparse shrub steppe further east. The adjacent marine environment is highly sensitive and is under consideration for inclusion into Ningaloo Marine Park.

Assessment

Size: no tourism investigation envelope designation.
Environmental stability: sensitive.
Attractions and features: numerous.
Distinctiveness: moderate.
Future options/expansion potential: moderate.

Recommendation: Day use site

This site is well suited to day use activities.

Additional comment

Future options may include limited camping and possibly an ecolodge style development.

Recommended Day use sites

Seventeen Mile

Description

No tourism investigation envelope has been identified in the Seventeen Mile area. Seventeen Mile is located between Quobba Homestead and Red Bluff on a portion of coast characterised by dramatic dune-forms, blowouts, inter-dunal swales, pocket beaches and rocky coastal cliffs. Attributes at Seventeen Mile include a protected bay, safe beach, rocky headland, low coastal vegetation and a small area of stable terrain. Some coastal rehabilitation has occurred. The site is a popular day use site for fishing, surfing and beach activities.
Point Billie

Description

No tourism investigation envelope has been identified in the Point Billie area. The beach area currently utilised for camping and boating activities from Point Billie south, does not meet the development criteria established in this document.

Environmental characteristics

Point Billie is located on a dune and cuspat spilt coast in a semi-remote setting. Its beach, dunes and ranges are highly sensitive environments. There are varied vegetation associations in the area with pindan with low trees on the dune system, sparse shrub steppe and saltbush or bluebush with woodland or scattered trees inland and grass steppe on the range. The marine environment also is highly sensitive and is part of the existing Ningaloo Marine Park. The marine habitats found here include small shoreline reefs to the north-east, subtidal reefs, and intertidal coral reefs. Manta ray habitats are found to the south in Norwegian Bay. The node may offer views of whale migration.

Currently, the area is reserved for pastoral activities, and is affected by pastoral lease exclusion process. There is an Aboriginal heritage site located to the north-east, along the coast.

Assessment

Size: no tourism investigation envelope designation.

Environmental stability: sensitive.
Attractions and features: numerous.
Distinctiveness: moderate.
Future options/expansion potential: limited

Recommendation:

Day use site

Camping on the Point Billie coast is unsustainable without unacceptably high levels of site hardening and infrastructure. A node masterplan, based on a comprehensive assessment of social needs and environmental conditions is required urgently for the entire area to determine the most appropriate and sustainable land uses.

Additional comment

Point Billie is a very popular destination for many long-term visitors. Changing use patterns and establishment of restrictions will require further study and consultation with government agencies, Ningaloo Station staff, user groups and other interested individuals.
1.3.8 Implementation of Coastal tourism framework

This section briefly outlines the way the Coastal tourism framework will be implemented. It is provided to guide future tourism use of the Ningaloo coast in recognition of environmental constraints, the need to resolve land management issues such as the separate pastoral coastal exclusions process and the desire to stage tourism so that the quality of visitor experience and variety of experiences is maintained and improved.

It should be noted that no new tourism development shall be considered outside of Carnarvon, Exmouth and Coral Bay until land vesting and management in relation to the pastoral coastal exclusion process has been agreed. The Ningaloo coast regional strategy Carnarvon to Exmouth process is not related to the pastoral exclusion process.

As part of the implementation of the strategy further consideration of the proposed staging of development along the Ningaloo coast is required. It is expected that a range of tourism opportunities will be provided at the nodes identified, ranging from camping through to ecolodge style accommodation. Both government bodies and private operators will have a role in facilitating these tourism opportunities, which will be developed as part of the implementation of the strategy.

Staging of tourism opportunities

Staging of tourism opportunities along the Ningaloo coast is seen as an important part of the implementation of the strategy. Staging of opportunities will occur in two ways, by the staging of the establishment of new nodes along the coast, and staging of development within nodes.

As identified in the Overview of the Coastal tourism framework, many of the coastal nodes identified already have an existing level of use, often below the capacity identified in the framework. The staging of development would see the identified nodes progressively develop and expand over the 30 year timeframe of the strategy.

Priority shall be given to the resolution of the Blowholes. The future redevelopment of this area is recognised as an important element in the effective future planning for the southern section of the Ningaloo coast.

The staging of tourism use and development shall take into account the following criteria:

- protection of the fragile environment of the Ningaloo Reef and coastal landforms;
- the need for proactive planning and provision of sustainable tourism development on the Ningaloo coast;
- the guiding principles of the strategy;
- objectives of the Statement of planning policy;
- development of environmental monitoring and audit systems to gauge environmental impacts (input to the cumulative impacts assessment framework);
- consideration of all new proposals within a cumulative impact assessment framework containing identified levels of acceptable change thresholds;
- limits of available infrastructure;
- water availability;
- existing environmental pressure, including that caused by current tourism use;
- provision of a range of tourism accommodation to cater for a variety in visitor experience, including limited tourism in a remote setting;
- recognition of the lack of tourism accommodation on certain sections of the Ningaloo coast;
• policies of the Planning and environmental guidelines for sustainable tourism on the Ningaloo coast;
• estimates of future tourism visitation;
• recognition of established coastal tourism nodes;
• commercial viability and opportunities for a diversity of sustainable tourism developments to be realised on the Ningaloo coast; and
• opportunities for sustainable tourism development will be offered through a public competitive tendering process.

Process for assessment of proposals on Ningaloo coast

Development of tourism investigation envelopes for recreation and tourism is subject to a systematic process of proposal, assessment, review and incremental refinement from broad to detailed planning. Each stage is of equal importance to ensure that the right facilities and services are provided for the right visitor group in a way that is environmentally sustainable. This process flows from Future directions and the draft Carnarvon-Ningaloo coast: Planning for sustainable tourism and land use and its public consultation. Below is the process to facilitate consideration of proposals on the Ningaloo coast:

1. Ningaloo coast regional strategy Carnarvon to Exmouth (Western Australian Planning Commission).
2. Tourism investigation envelopes. These are an indication of broad-scale areas most suited to development of visitor/tourist facilities and services as identified within this strategy. They are the result of a process of consultation, site review and on-site confirmation. This is the responsibility of the Ningaloo Sustainable Development Office and Department for Planning and Infrastructure.
3. Node masterplans. These are intermediate-scale designs that reflect a development vision for a tourism investigation envelope and include relationship diagrams and broad-scale design plans. They could be a response to expressions of interest instigated by government or public sector proposals. The level of detail provided should be sufficient to provide an in principle decision relating to a proposal and include consideration of matters to be addressed in node masterplans and site

Implementation of coastal camping recommendations

Implementation of the coastal camping recommendations will occur gradually with the implementation of this strategy. While all camping along the coast will be formalised into managed camping across a range of experiences, this will occur in partnership with pastoral leaseholders, relevant government agencies, local government and visitors camping along the coast. This will assist in the reduction of environmental degradation (vegetation clearance, ad hoc creation of four-wheel drive tracks, waste management, etc) caused by unmanaged camping.

Camping may include the delineation of single campsites to multiple camp sites, camping grounds, small groupings, small commercial operations such as ecocamp proposals in association with coastal features or activities.

Rationalisation of some existing campsites may occur in order to prevent long-term environmental damage. This may result in defined and managed campsites whilst aiming to retain the natural and remote visitor experience.
development plans, as listed below. All opportunities for sustainable tourism use and development will be offered through an equitable public competitive tendering process. This is the responsibility of the Ningaloo Sustainable Development Office, Department for Planning and Infrastructure and where relevant the proponent.

4. If, in the event that the node masterplan assessment shows that the tourism investigation envelope does not meet environmental or other relevant requirements, an alternative, better suited site may be proposed and considered as a replacement tourism investigation envelope, not as an additional site.

5. Site development plans. These are detailed-scale plans and specifications that provide precise locations/details for all structures, access and circulation, special-use sites and suggest rehabilitation or enhancement works with detailing and documentation. The detail provided should be sufficient for a formal development application to be considered and be guided by the node masterplanning process detailed in 3, above, and include consideration of matters to be addressed in node masterplans and site development plans, as listed below. All opportunities for sustainable tourism use and development will be offered through an equitable public competitive tendering process. This is the responsibility of the proponent.

Matters to be addressed in node masterplans and site development plans

The following criteria must be addressed by any proponent of a sustainable tourism use or development of a site detailed in the Coastal tourism framework, when preparing a node masterplan or site development plan, for approval.

- Declared rare or priority flora and fauna species. Important populations and breeding or feeding areas should be identified, featured and protected from disturbance.
- Sites of cultural or heritage significance, including Aboriginal heritage sites. Special sites should be featured and protected from disturbance.
- Vegetation clearance. Development should ensure minimum disturbance to naturally established vegetation, especially on dunes.
- Marine features. Marine sanctuary zones, fish habitat protection areas and other sensitive marine environment areas should be featured and protected.
- Biological, visual, cultural, historical, research/education sites or recreational points of interest. Proposals should enhance and/or protect sites of special interest.
- Water. Proposals must assess water supply.
- Visual integrity. Development should borrow from and be complementary to naturally established landscape characteristics. Visual amenity should be considered as part of this assessment.
- Scale and form of development. Proposals should ensure that natural elements remain dominant and do not become subordinate to introduced elements.
- Soil types. Development should be located on stable sites, which are suitable/capable of sustaining change.

Tenure and land management

The length of tenure to be allowed on leasehold land vested in the Conservation Commission of Western Australia is currently under investigation as to whether this should be longer than the currently allowed 21 plus 21 years in appropriate circumstances.
• Setbacks, inundation and/or storm surges. Development areas should reflect setback requirements of Statement of planning policy 2.6 in order to protect significant features, and proposed development attractions.

• Building materials and textures. Built elements should borrow from and be compatible with their landscape setting.

• Waste management. All development proposals should ensure that land and water are protected from pollution.

• Visitor experience levels. Development proposals should ensure that visitors’ expectations are realised through the use of buffers or breaks between potentially conflicting uses and allow for public access within the coastal zone.

• Risks and hazards to visitors. Visitor health and safety must be considered fully.

• Wind and sun. Developments should ensure that the most efficient passive cooling and heating techniques are used.

• Construction materials. Developments should ensure availability and sustainability of supply including road-building materials.

• Pests and pestilence. Development proposals should consider mosquito and biting midge breeding sites.

• Sustainable technology developments should ensure continual improvement in sustainable tourism technology.

• Monitoring and auditing. Monitor and audit the local environment for changes, sustainable tourism and impact, and improvements/continued monitoring of existing degraded areas where identified.

The Planning and environmental guidelines for sustainable tourism on the Ningaloo coast shall be used in the assessment of these criteria.

**Recommendations**

That further detailed assessment of coastal and dispersed camping nodes be undertaken to audit and monitor existing use. Resulting recommendations that seek to protect or improve the condition of the natural environment of a coastal or dispersed camping node should be implemented as a matter of priority.

Encourage further research and funding programs (such as the Ningaloo Ocean and Earth Research Centre) to monitor and recommend protective measures on the Ningaloo coast, particularly cumulative impacts, to inform sustainable tourism options.

Consider limited, preferably staged, sustainable tourism proposals within land delineated as tourism investigation envelopes under the guidance of statements of planning policy 2.6 and 6.3 in addition to the Planning and environmental guidelines for sustainable tourism on the Ningaloo coast through assessment of node masterplans and site development plans, subject to the requirements of, and staged as per the criteria set out in the Ningaloo coast regional strategy Carnarvon to Exmouth.