

## Ningaloo Lighthouse Resort Development Application FAQ's

The Shire of Exmouth has received a Development Assessment Panel (DAP) application for the redevelopment of the existing Ningaloo Lighthouse Holiday Park over lots 2 and 557 Yardie Creek Road, Northwest Cape.

The application consists of the following key elements:

- A two-storey, 60 key hotel;
- Seven (7) four-bedroom lodge-style accommodation units;
- 30 standard two-bedroom self-contained villas (some including bunk-beds);
- Four (4) larger two-bedroom villas;
- 28 single-bedroom, fixed eco-tents, with shared central cooking and ablution facilities;
- Retention, conservation and adaptation of the heritage listed Lighthouse Keepers' Quarters;
- 62 powered caravan sites, with an associated fuel station to the south of the site;
- Six (6) on-site staff accommodation units and one (1) general manager's accommodation unit; and
- Associated guest facilities and amenities, including; restaurant, bar, spa, recreation centre, pool, surf shop, associated carparking and landscaping throughout the site.

The main built form is proposed to north of the site fronting Yardie Creek Road. The caravan park area is proposed to the south of the subject site.

Please find below a number of frequently asked questions:

### **What is a Development Assessment Panel (DAP)?**

A DAP is an independent decision-making body, in lieu of Council, comprising of three (3) technical experts and two (2) elected local government members. Further information can be found here:

<https://www.dplh.wa.gov.au/daps>

### **How many guests will the development accommodate?**

623 overnight guests.

### **What impacts will the proposal have on turtles nesting habitats in the area?**

Turtle nesting habitats are located within the Jurabi Coastal Park. A lighting management plan has been submitted with the application, dealing with lighting associated with the proposed development on both nearby marine turtles nesting habitats and Department of Defence infrastructure and potential mitigation measures, which will be forwarded to relevant agencies and stakeholders for comment. Refer to *Appendix K – Lighting Management Plan* of the application detail for further information.

### **Will there be changes to the existing dune system between the site and beach?**

No, the dune system and adjacent coastline forms part of the Jurabi Coastal Park and is jointly managed by the Department of Biodiversity, Conservation and Attractions and the Shire of Exmouth.

### **Will public access to the coast adjacent to the property be restricted?**

No, there will be no changes to public access to the coast.

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### **Will Yardie Creek Road be realigned as part of this development application?**

No, access to the development is currently proposed via the existing road network. The proposed development is not reliant upon any possible realignment of Yardie Creek Road, and this is not being considered as part of this application.

### **Is there any development proposed to the Vlamingh Head Lighthouse as part of this development application?**

No development is proposed to the State Heritage Listed Vlamingh Head Lighthouse precinct as part of this application.

### **How will the development be serviced?**

An Engineering Servicing Report has been submitted with the application, which includes the following:

- Potable water - Provided through groundwater extraction bores, to be located off-site.
- Wastewater – On-site treatment plant, waste water to be recycled and reused for open space irrigation and toilet flushing.
- Power – Overhead lines will need to be removed from site and relocated to an underground network. The development also proposes to implement renewable energy generation alternatives, which may include solar cells and battery storage.
- Gas – Reticulated gas to be provided throughout the site and supplied via on-site storage tanks.

Refer to *Appendix D – Engineering Servicing Report* of the application detail for further information.

### **What are the heights of the buildings?**

The majority of the proposed buildings are single storey, with the exception of the two-storey hotel and associated guest amenity buildings to the north of the subject site, which have a maximum height of 7.8 metres above natural ground level.

### **What is the consultation process?**

This application is being extensively advertised to the public, government agencies, services providers and other stakeholders through a number of platforms.

For further information please refer to the full application and details, which are available on the Shire of Exmouth's website – [www.exmouth.wa.gov.au](http://www.exmouth.wa.gov.au)

If you have any questions on this or how to make a submission, please contact the Shire of Exmouth on (08) 9949 3000.