

MASTERPLAN

Wedge and Grey

Department of Conservation and Land Management
for the
National Parks and Nature Conservation Authority
Perth, Western Australia, 2000

ACKNOWLEDGMENTS

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EXECUTIVE SUMMARY

The Department of Conservation and Land Management (CALM) prepared this Masterplan for Wedge and Grey according to the standard CALM management planning process. The Masterplan will provide a framework to guide future planning, development and management of recreation and tourism at Wedge and Grey, so that visitors can enjoy the areas' natural attractions in a sustainable manner.

Wedge and Grey are coastal sites in the Central Coast Region of Western Australia, located between the towns of Lancelin and Cervantes and approximately 150 km north of Perth. At present Wedge and Grey are remote, difficult to access and environmentally degraded. The sites are mainly used by shack leaseholders and their families and friends, plus campers, recreational and professional fishers, off-road vehicle (ORV) enthusiasts, trailbike riders, 4WD enthusiasts and bus tour operators. Changes in visitor use and levels of visitation are inevitable for both sites and this Masterplan has been prepared to guide future planning, development and management of the sites.

The 500 or so recreational squatter shacks currently occupying Wedge and Grey will be removed after the expiry of leases on 30 June 2001. In their place, a range of nature-based recreation facilities and visitor accommodation types will be established, and the sites will be incorporated into Nambung National Park. Several Government plans pave the way for this to occur, most notably the State Government Squatter Policy, the Central Coast Regional Strategy and the Nambung National Park Management Plan. The Government initiative to construct the seven metre wide sealed coast road (Indian Ocean Drive) between Lancelin and Cervantes by 2002 is another major factor in planning for the future of Wedge and Grey.

The main aim of the Masterplan is to determine the most appropriate forms of land use and development to ensure that future use is equitable, sustainable and compatible with the high conservation values of the surrounding areas.

The scope of work in preparing the Masterplan was to develop proposals for appropriate and sustainable land use, suitable recreation uses, accommodation types, access and circulation, rehabilitation, interpretation, management arrangements and implementation of works.

The contents of this document emulate the steps taken to prepare the Masterplan, which were to:

- review relevant background information;
- involve key stakeholders in preparing the Masterplan;
- assess the sites' physical characteristics and existing use;
- consider recreation opportunities and constraints;
- develop a vision for recreation and tourism;
- develop management strategies to guide ongoing planning and development, including indicative land use zones; and
- provide site development concepts to indicate the type of land use and development envisaged.

The vision for future recreation and tourism is that Wedge and Grey will achieve best practise standards in environmentally sustainable development, providing for socially acceptable and equitable uses which are economically sustainable and rely on the use, conservation and enhancement of natural resources.

It is envisaged that Wedge and Grey will provide nature-based recreation and tourism opportunities for day visitors and short-stay holiday makers, catering for a wide range of interests and budgets. The provision of basic amenities and interpretive facilities is recommended for potentially large numbers of visitors seeking access to the beaches and other natural attractions of the region. Accommodation types suited to a broad spectrum of visitors are proposed, with the emphasis on providing affordable accommodation and a holiday destination for Western Australian families.

Visitor services available may include information, marine and land-based tours and refreshment sales. Overnight facilities are proposed to cater for limited numbers of visitors and include a spectrum of accommodation types such as unserviced bush camp sites, basic self-contained cottages for families, group accommodation for budget travellers and special interest groups, and some remote-style accommodation with a higher standard of amenity and service. A network of walk and cycle trails will also be developed connecting facilities and features at both sites.

Development and management of Wedge and Grey aims to achieve high standards of environmental awareness and protection, and the natural environment will be an integral part of visitor experiences and facilities. Sensitive

landscapes will be restored and protected, and infrastructure will incorporate appropriate technologies to minimise environmental impacts and maximise the use of renewable resources.

It is proposed that Government will undertake rehabilitation and landscape protection works, and provide basic amenities for day visitors and possibly campers. Commercial partnerships are proposed to develop accommodation and other services, whereby the revenue from commercial operations contributes to maintaining the sites' public facilities and services, and provides adequate returns for the developers and operators.

It is proposed to advertise for expressions of interest from prospective developers to provide accommodation and other visitor services. CALM will prepare detailed site development plans for the construction of basic public amenities and landscape protection. Suitable commercial partners will be required to work closely with CALM to develop the range of facilities and services envisaged for Wedge and Grey.

This Masterplan was prepared by a CALM Planning Team with input from a group of stakeholders, which formed the Masterplan Consultative Group (MCG), and financial assistance from Coastwest Coastcare funding.

INTRODUCTION

1.0 PURPOSE OF THE MASTERPLAN

The purpose of the Wedge and Grey Masterplan is to provide a framework to guide future planning, development and management of recreation and tourism opportunities and facilities, so that visitors can enjoy the areas' special values, particularly the natural attractions and landscapes, in a sustainable manner.

The Masterplan aims to determine the most appropriate types and combinations of land use for Wedge and Grey. It will guide development and management to ensure that future use is equitable, sustainable and compatible with the high conservation values of the surrounding area.

This Masterplan is consistent with the State Government Squatter Policy to remove existing recreational squatter shacks after the expiry of leases on 30 June 2001. Professional fishers' shacks are subject to separate arrangements as outlined in Attachment 7. The impetus to prepare this Masterplan has come from the Central Coast Regional Strategy and the Nambung National Park Management Plan. In the context of CALM Policy Statement No. 1 (Planning), the Masterplan is technically an amendment to the Nambung National Park Management Plan. These two documents recommend that Wedge and Grey be developed to provide a range of accommodation and day visitor facilities for recreation and tourism, and that the sites be incorporated into Nambung National Park.

CALM has undertaken to prepare this Masterplan to facilitate proper planning and management of Wedge and Grey.

2.0 BACKGROUND

2.1 Location

Wedge and Grey are squatter shack settlements located in the Central Coast Region (referred to as the 'Turquoise Coast') between the towns of Lancelin and Cervantes, approximately 150 km north of Perth (Figure 1). The squatter settlements currently occupy reserved land at Wedge (Reserve No. 43283 – 213 ha) and Grey (Reserve No. 43284 – 193 ha). These reserves are unvested, unclassified reserves gazetted on 24 February 1995 for the purpose of Parkland, Recreation and the Letting of Cottages (Figure 2). Previous to this Grey was a gazetted townsite. The reserves were gazetted as a temporary measure to enable the implementation of the State Government Squatter Policy as outlined in Section 2.2 Squatter Policy. The reserves have been placed under the management of CALM according to

Section 33(2) of the CALM Act 1984. Registered shacks at Wedge and Grey number 370 and 130 respectively.

Both sites are surrounded by parks and reserves of high conservation value that form part of CALM's Moora District, which extends from Dongara in the north to Lancelin in the south and about 150 km inland to the east. Nambung National Park (surrounding Grey) and Wanagarren Nature Reserve (surrounding Wedge), are listed on the National Estate Register in recognition of their significance for conservation. As stated in the Nambung National Park Management Plan, Wanagarren Nature Reserve will be incorporated into Nambung National Park and Wedge and Grey will also be incorporated into the Park when the squatter shacks are removed after the expiry of leases on 30 June 2001.

2.2 Squatter Policy

The control of squatters on Crown land in Western Australia is in accordance with the Cabinet endorsed State Government Squatter Policy, shown as Attachment 1.

The objective of the policy is:

'to control the establishment of any new unlawful dwellings (squatter shacks) on coastal Crown land and facilitate the removal of existing dwellings (shacks) over a six year period'.

Problems resulting from squatter occupation along the Western Australian coast have been identified as:

Environmental Impact

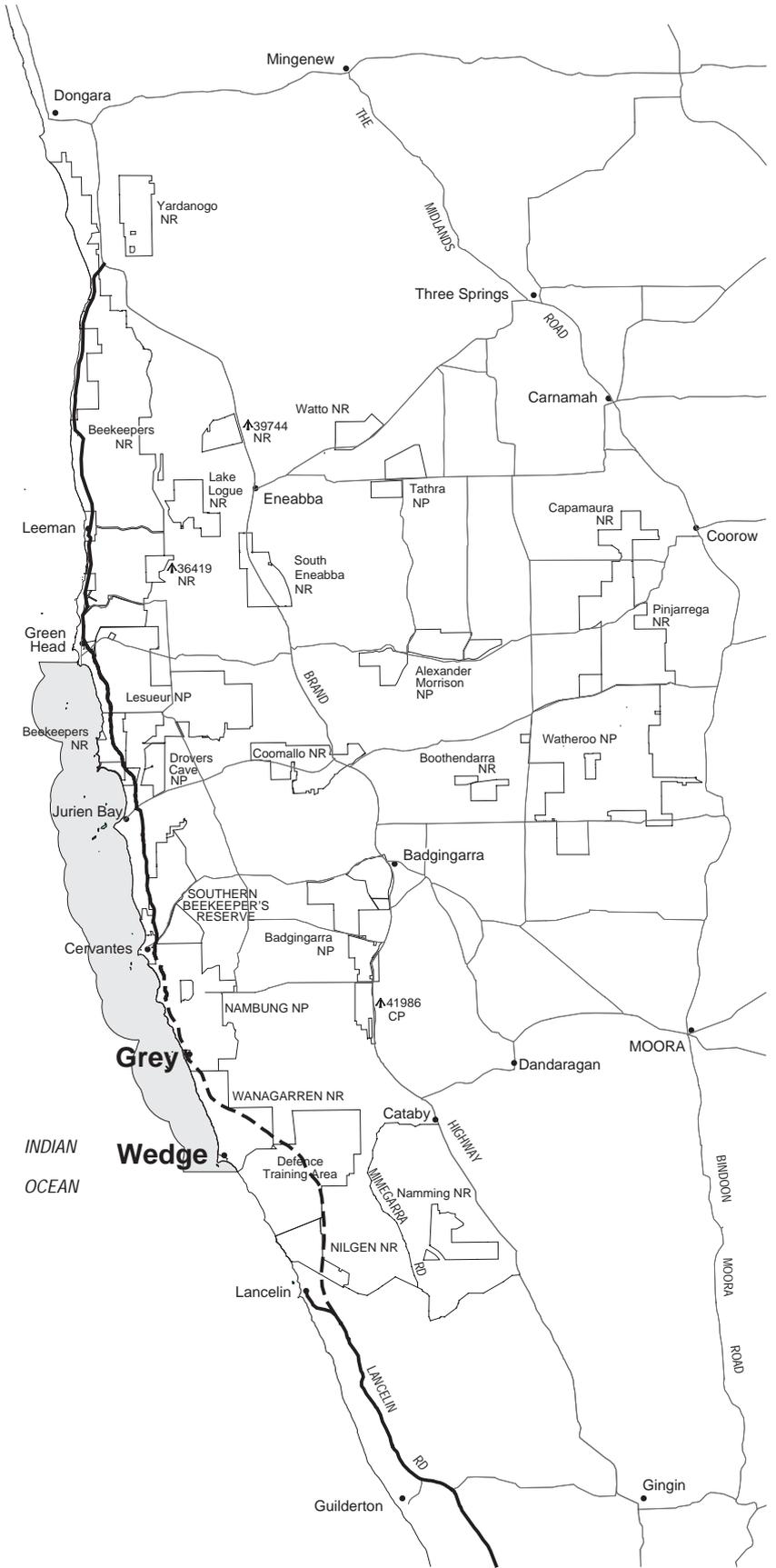
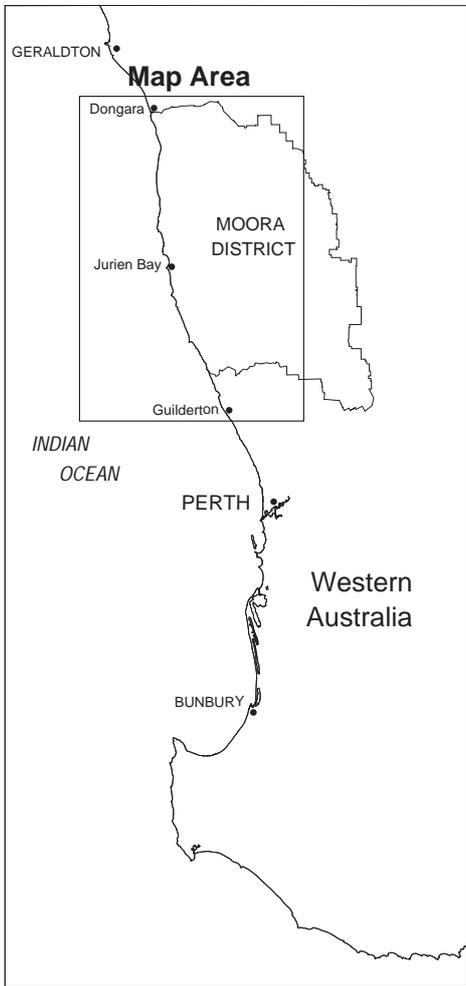
- Settlements are unplanned, uncontrolled and have an adverse impact on fragile coastal environments they are located on.

Environmental Health

- Sewage and waste disposal systems are inadequate and can become serious health risks.
- Components of below standard buildings and structures may become hazardous during storms.

Exclusive Use and Financial Advantage

- The shacks occupy attractive coastal locations that would otherwise be available for public use and enjoyment.
- Squatters have gained a financial advantage through illegal actions as they have not purchased and do not pay rental to the Crown or local authority.

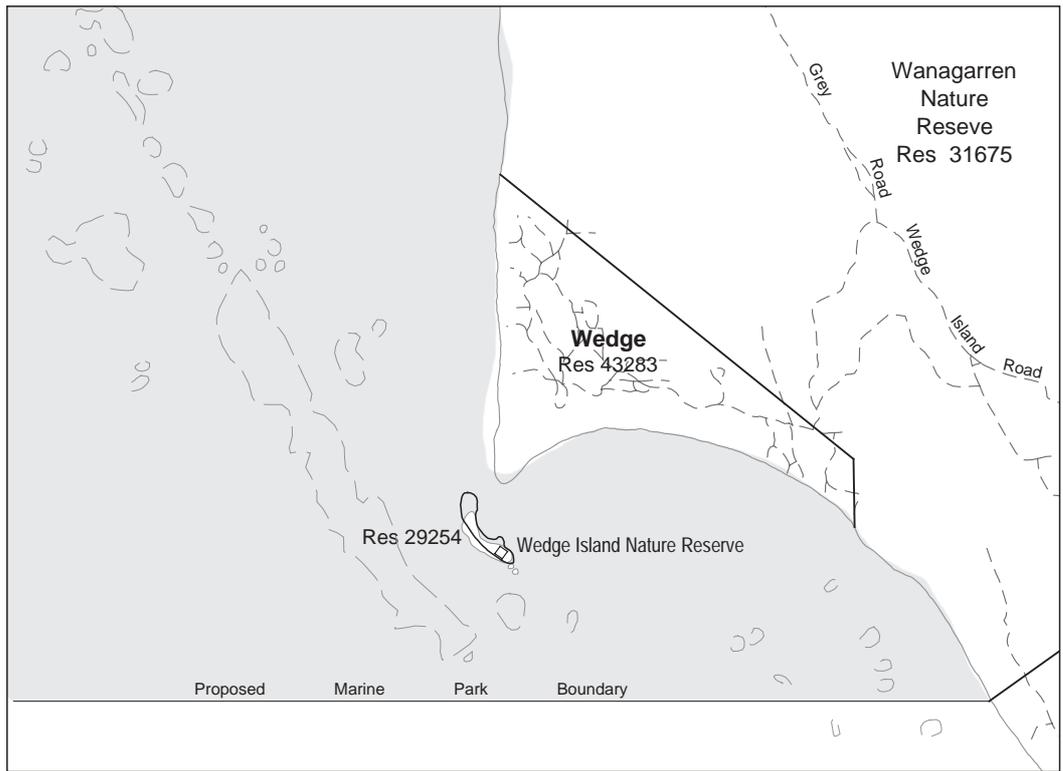
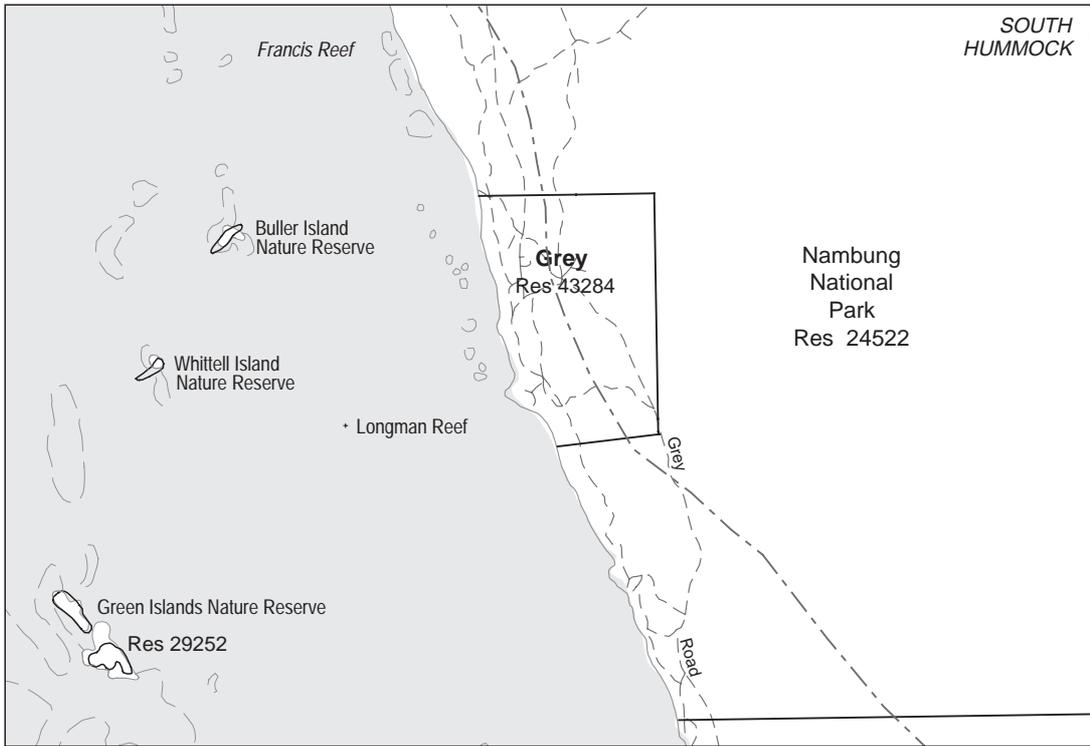


LOCATION

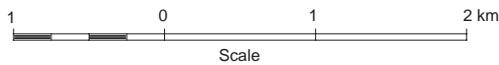


-  Proposed Jurien Bay Marine Park
-  New Coast Road (completed)
-  Proposed Coast Road (to be completed by 2002)

FIGURE 1



TENURE



-  Proposed Jurien Bay Marine Park
-  Proposed Coast Road
-  Existing roads
-  Tenure Boundary

FIGURE 2

Demand for Services

- Squatter settlements have grown unchecked thereby creating need for the provision of public utility services.

Non Compliance

- The shacks do not comply with Building Codes, other Acts and Regulations and create a double standard for the local authorities.

Implementation of the Squatter Policy has involved:

- Creating reserves for squatter occupation under the control of a management agency (in this case CALM).
- Registering shacks and preventing further construction.
- Charging an annual lease fee to shack owners to be used for on and off-site management and policy implementation.
- The State Government providing support for the program.
- Removal of shacks and site rehabilitation at the end of the six-year program.
- Developing arrangements to relocate professional fishers at Wedge to an appropriate area of the Reserve which can be leased for their purposes (see Section 10.8 Professional Rocklobster Fishing Development Node).

CALM, in conjunction with the Shire of Dandaragan, have commenced implementation of this Policy at Wedge and Grey. The existing shacks are due to be removed after the expiry of leases on 30 June 2001.

2.3 Future Development Opportunities

The removal of squatter shacks at Wedge and Grey offers an excellent opportunity to rehabilitate and develop existing disturbed land for much needed nature-based recreation and accommodation facilities on the Turquoise Coast. The expansion of Perth's northern and north-eastern growth corridors will significantly contribute to the demand for access, facilities and accommodation on the Central Coast.

The southern section of the new coast road between Lancelin and Cervantes is due for completion to a 7 m wide sealed standard by June 2002. It is anticipated that the coast road, when fully developed between Lancelin and Dongara, will replace the Brand Highway as the primary north-south travel route for domestic traffic. The alignment will pass about 8 km from Wedge and within 1 km of Grey, exposing a section of coast that has previously been remote and difficult to access. A new range of visitors seeking a variety of recreation and tourism opportunities will be attracted to the area. A socio-economic study for the coast road is to be undertaken by the Wheatbelt Development

Commission, the results of which will be taken into consideration prior to development.

Many of the region's tourism attractions and opportunities are nature-based and managed by CALM (see Attachment 2 – Central Coast Region Nature-based Attractions, and Attachment 3 – Proposed Access and Recreation Sites). A wide range of other tourism proposals and opportunities exist in the Central Coast Region, and completion of the coast road will substantially increase the demand for accommodation and other services. Current Main Roads WA estimates suggest that 2,300 vehicles per day will use the new road. Existing towns will expand to cater for future demand, and the Shires of Dandaragan and Carnamah have plans for the redevelopment of squatter shack sites to provide new facilities for day use, camping, caravanning and chalet-style accommodation. A major resort development is proposed at Jurien.

Wedge and Grey are proposed for inclusion into the Nambung National Park. The Nambung National Park Management Plan and the Central Coast Regional Strategy (CCRS) recognise Wedge and Grey as potential development nodes supporting '*multifaceted developments which could include a range of accommodation, food services, day use activities, fishing excursions, and other recreation tours and commercial pursuits*'.

2.4 The Masterplan Consultative Group

The Wedge and Grey Masterplan Consultative Group (MCG) was formed to assist CALM's planning team in the preparation of this Masterplan. MCG members come from community groups and Local and State Government agencies that have significant interests in the Central Coast Region and the future of Wedge and Grey. The MCG is a voluntary group that has no statutory decision making powers.

Three meetings of the group were conducted with the aim of bringing the major stakeholders and interest groups together to consider land use options for inclusion in this Masterplan. The MCG met in October 1998, January 1999 and March 1999. At these meetings the MCG discussed background information and the anticipated scope of the Masterplan; reviewed the site analyses, zoning and concept development plans; and provided comment on a preliminary version of the draft Masterplan. Members of the planning team met with various MCG members on several other occasions.

The MCG also met on 6 July 2000 to review comments submitted on the draft Masterplan and consider amendments required to finalise the Masterplan.

2.5 Community Consultation

Community consultation was held at Wedge and Grey over a four day period on the weekend of the 8-11 January 1999. Shack leaseholders were notified by mail prior to the consultation process and display of plans. Planning team members visited Wedge and Grey to present and discuss preliminary planning options and to gain the community's input and ideas for future land use possibilities. Interest and attendance levels were high (in the hundreds), resulting in useful and constructive outcomes. Although much of the discussion and comments revolved around the issue of shack retention, the planning team gained valuable insights into a range of site-specific issues based on local knowledge of the existing shack user group.

Refer to Attachment 4 - Public Notice of Consultation, and Attachment 5 - Summary of Comments from Community Consultation.

Individuals and organisations provided substantial useful input by submitting various plans to the planning team during the preparation of this Masterplan.

2.6 Masterplan Process

Because the Wedge and Grey areas will ultimately be incorporated into the Nambung National Park, the formal process adopted for this Masterplan is for it to be an amendment to the Nambung National Park Management Plan.

The Wedge and Grey draft masterplan was released for public comment on 23 October 1999 for a period of five months to 31 March 2000 during which 112 submissions were received. All comments have been given careful consideration and incorporated into this Masterplan where appropriate.

3.0 AIM, OBJECTIVES AND OUTCOMES OF THE MASTERPLAN

The aim of the Masterplan is to provide a framework for future land use that is equitable, sustainable and compatible with the high conservation values of the surrounding area.

The objectives of the Masterplan are to:

- Recommend a range of nature-based recreation and tourism opportunities which appeal to a wide range of potential visitors, including existing users.
- Identify appropriate tenure and sustainable land use options and zoning.
- Develop proposals for future access, circulation and use.
- Recommend suitable accommodation zoning and preferred facility design.
- Identify the requirements for rehabilitation and environmental protection and enhancement.
- Identify education and interpretation opportunities.
- Identify strategies for future management, including commercial partnerships, professional fisher facilities, development standards and planning requirements.
- Consider long term staging and implementation of works.

The key outcomes of the Masterplan have been:

- the initiation of a forum for positive and effective consultation between stakeholders; and
- the documentation of a set of principles and guidelines which prescribe the requirements for appropriate and sustainable land use, but also allow some flexibility to encourage innovative approaches by planners and prospective developers.

SITE ANALYSIS AND ASSESSMENT

Detailed site assessment and analysis were undertaken at Wedge and Grey to assist the process of land use planning and Masterplan development. Analysis plans were developed following data collection, detailed field based assessment and interpretation of aerial photography.

The site analysis plans provided a broad overview of natural and cultural aspects likely to influence future site development and design. The analysis plans concentrated on the following factors likely to influence future land use decisions:

- Slope and landform
- Vegetation patterns and density
- Existing land uses
- General features (views, prevailing winds, features etc).

Combined and viewed as an overlay system, the analysis plans revealed areas with distinct characteristics that make them suitable for certain types of land use.

4.0 EXISTING CONDITIONS AND PHYSICAL CHARACTERISTICS

4.1 General Site Factors

Wedge and Grey share similar climatic conditions, experiencing a climate of hot, dry summers and cool, wet winters with a moderately reliable winter rainfall. Annual average rainfall is 600 mm and falls between May and September. The mean maximum temperature is 30.5 °C, while the mean minimum is approximately 9°C.

Wedge and Grey experience a range of wind conditions as indicated by the wind roses for Lancelin in Figure 3. Strong south to south-westerly sea breezes blow for about 60% of the year. In the summer months, hot east to south-east moderate winds predominate in the mornings, while the afternoons experience strong prevailing winds from the south to south-west. These conditions accentuate the threat of bushfires in the dry and highly combustible heathland vegetation surrounding both sites. Winter winds are predominantly moderate, coming from the east to north-east in the mornings and the south to south-west in the afternoons.

4.2 Landform

Wedge and Grey occur on a coastal plain which rises gradually to the inland. The coastal plain is composed

of sediments deposited parallel to the present coast by a receding sea. The landform is generally linear with large, low-lying areas and dunes rising more than 100 m high. The soft sandy coastline at Wedge and in parts of Grey makes for a dynamic, possibly eroding foreshore where the primary dune is alternatively built and eliminated seasonally or by storm seas.

Wedge

Wedge is located on a large sand spit or cusped beach ridge promontory that extends seaward to the nearshore reef. The landform is varied and comprised of dune ridges with low-lying areas or swales located between ridges. Slopes are moderately undulating, resulting in a relatively exposed site.

Large, bare, mobile sand dunes north and east of Wedge rise dramatically providing a strong landscape contrast to the surrounding moderately undulating and vegetated landscape. The dunes are moving northwards with some seasonal variation. As the dunes progress north, deflation areas on the south edges of the dunes are colonised by plants.

The northern foredune at Wedge is unstable and dynamic. Blow-outs occur where undefined vehicle and pedestrian access has destabilised dunes. Shacks have been constructed extensively on the northern foredune, to take advantage of access and views. Future development needs to take into consideration the fragility and dynamic nature of the foredune and provide adequate setbacks.

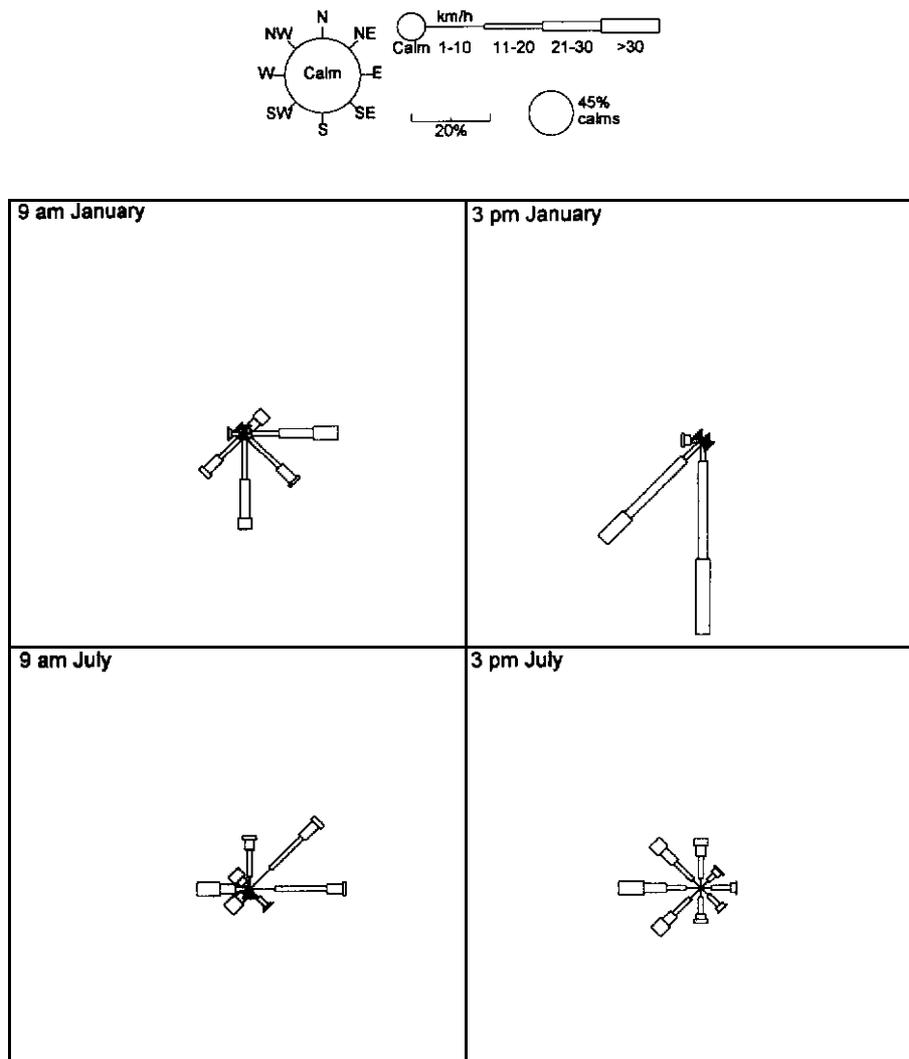
The south Wedge foredune forms a high and steep ridge that is cliffed along the seaward aspect. Unfettered access to the beach across these foredunes is difficult and unsustainable.

Protected swales between undulating dunes create sheltered nodes capable of supporting development. Refuge from prevailing winds will be a crucial landscape asset in the development of recreation and accommodation sites.

East of the foredune is a large seasonally and tidally inundated area (interdunal-swamp). This area floods or is breached by the sea in winter or during times of storm surge. Unfettered vehicle use on this foredune/beach area may have exacerbated or even caused this problem.

This area is subject to periodic flooding during winter and, in addition, a high water table is indicated. This will be a determining factor when considering the placement of built structures, and may also have an effect on the disposal of sewerage waste water. An analysis of hydrogeology and groundwater systems

Figure 3. Wind Rose Data for Lancelin, 1965-1999.



Source: Climate and Consultancy Section in the Western Australian Regional Office of the Bureau of Meteorology, 1999.

needs to be carried out prior to any built development taking place.

Recent natural events along the beach at Wedge indicate that the shoreline movement is dynamic and may affect developments close to the beach. A detailed analysis of shoreline movement taking into consideration predicted climate change should be conducted to determine setbacks from the beach for proposed developments.

A land bridge or tombolo forms occasionally to connect Wedge to Wedge Island (an A Class Nature Reserve). Periodically this allows pedestrians and vehicles to access the island. Management guidelines are required to ensure the Island's conservation values are protected from visitor impacts when the tombolo forms.

Grey

The landform at Grey is undulating and offers more sheltered and discrete spaces than at Wedge. Two

rocky limestone headlands form a small, protected bay offering an attractive contrast to the predominant beach shoreline. Sections of the limestone headland are unstable and cliff hazards require visitor risk assessment and access management.

Two high north-south dune ridges are found in the centre of the settlement, with a large sheltered swale between them. Dune slopes are moderately steep. Grey's northern beach is narrow with small coves that provide discrete beach areas. The foredune is gently sloping and generally stable, though shacks and associated access tracks constructed on the northern foredune have some impact. Development needs to respect the fragility and dynamic nature of the coastal zone.

The foredune south of the main headland is steep with sand blow outs through access ways. This erosion requires management and rehabilitation to ensure the integrity of the foredune is maintained and improved.

Access to the beach from the area immediately inland is difficult, requiring sensitive development solutions. Large mobile dunes occur north-east of Grey providing a strong sense of landscape contrast.

4.3 Vegetation Patterns and Density

A biological survey of the sites was undertaken in 2000 in association with surveys of the coast road alignment. One flora species of conservation significance was identified. *Stylidium maritimum* is listed as a priority 3 species on CALM's priority flora list. It is an herbaceous species that occurs in two populations at Grey, and although disturbance to these populations is not expected to affect the overall conservation status of the species, impacts should be avoided if possible.

Vegetation on the seaward margin of the coastal plain consists of a parallel suite of plant communities, with sand-fixing pioneer plants on the littoral, low heath and perennial grasses on the foredunes, and open shrubland and denser thickets on the more sheltered and stable dunes. Undulations amongst the dunes at Wedge and Grey create a mosaic of different vegetation habitats and communities.

Both sites are reasonably well vegetated with localised disturbance around shacks and tracks. The species mix and plant forms offer minimal shade or shelter. Most vegetation is low lying, a result of the wind swept nature of the coast. Little shelter or shade is found on dune faces and ridges. Thickets of tall shrubs and some trees occur in the more sheltered interdunal areas. Heath or low scrub dominated by *Acacia lasiocarpa* and *Melaleuca acerosa* can also be found.

Significant disturbed or cleared areas are located throughout both settlements. Contributing factors to disturbance include shack occupation, uncontrolled vehicle access, erosion, fire, clearing for fire protection, uncontrolled camping and professional fishing activity.

Large numbers of weeds exist in disturbed areas, and control of some weed species will be essential. Low-lying disturbed areas at Wedge have been colonised with the exotic rush, *Juncus acutus*. This is a disturbance opportunist requiring control or at least containment. Clearings have formed and have become subterranean at Wedge, due to a combination of their close proximity to the groundwater table and the unsustainable levels of vehicle traffic. This impact has been exacerbated by vehicles creating new tracks and short cuts to avoid wet and boggy areas. Redevelopment and rehabilitation will need to consider and manage these impacts.

Foredunes are reasonably well vegetated with dune grasses, salt bush and associated plant communities where they're not disturbed by shack users, or vehicle

and pedestrian tracks. The communities at Wedge and Grey, in conjunction with CALM, have carried out some dune fencing and rehabilitation works in the primary dune areas. Every effort to reduce disturbance to the foredune needs to be taken to ensure vegetation cover is maintained and enhanced.

Shack leaseholders have also planted numerous trees and shrubs for shade and shelter. Planted species include a variety of Eucalypts, Norfolk Island Pines and Tamarisks. Lawn varieties, such as couch, buffalo and kikuyu, have been introduced around some shacks. Introduced species may be retained or removed, depending on the amenity of the plantings and invasiveness of the species.

4.4 Fauna

The 2000 biological survey of Wedge and Grey recorded no fauna of conservation significance, however, the Carpet Python (*Morelia spilota imbricata*), a specially protected species, is known to occur in the area. Three other specially protected fauna species are known to occur in similar habitats in the Lancelin-Cervantes area:

- Lancelin Island Skink (*Ctenotus lanceolini*): threatened and specially protected;
- Peregrine falcon (*Falco peregrinus*): specially protected;
- Bush cricket (*Austrosaga spinifera*): CALM Priority 3 - taxa with several, poorly known populations, some on conservation lands.

Advice from shack users suggests that there are a number of carpet pythons that inhabit the shacks. This will be considered when shacks are removed. Possible management strategies may include providing interim shelters until population levels can rebalance to natural levels.

The beach areas of Wedge and Grey still support large numbers of sea birds largely absent from developed sections of coast to the south. Increased activity on the beaches and incursions onto Wedge Island may impact on these species. Areas of important seabird habitat, such as the Wedge tombolo, may require further protection from vehicle traffic seasonally or permanently if required.

The presence of some bird species are a result of habitat modification, e.g. large numbers of swallows roosting on shacks, mistletoe birds using planted eucalypts, and Australian ravens at rubbish tips, may cause imbalance to local endemic populations. Silver gull numbers benefit from refuse disposal sites and fish cleaning activities. The detrimental effects of this are documented in the Silver Gull Management Program.

The ground mammal assemblage at Wedge and Grey is considered to be depauperate, supporting five native species and four introduced species.

4.5 Existing Land Use

The existing land use analysis focuses broadly on how land use has affected or impacted on the sites.

Squatting has been the primary land use focus at Wedge and Grey for approximately forty years. In the post war period, as the rocklobster fishing industry developed on the mid-west coast, fishers built shacks to be closer to their fishing grounds. Wheatbelt farmers seeking coastal recreation built shacks in the 1950's and 60's. The 1970's and 80's saw a greater emphasis on recreational squatting, as more Perth-based people sought free coastal holidays in an uncontrolled environment. Most shacks were built for the purpose of family oriented recreation use of the coastal zone.

Squatter shacks currently number 370 at Wedge and 130 at Grey. Both sites have developed on a first come - first served basis resulting in an unplanned, unstructured layout. Shacks are generally located to take advantage of particular site and climatic conditions.

Shack sites have been chosen for:

- ocean and island views
- shelter from the wind and elements
- proximity to the beach
- high, dry sites
- to be near friends or family.

Shack groupings are found in the following areas at both sites:

- along the north-west facing foredunes
- on high points/dune slopes to take advantage of views
- behind and along dune ridges
- in sheltered swales.

Distinct groupings of shacks can be identified and indicate similar periods of construction. Most shacks are concentrated near the beach, although there are a number of more isolated structures inland on the fringe of the settlements. The mobile sand dune at Wedge may limit development to the north and north-east. The settlements already attract tourists, and feature on the itineraries of some of the tours to the Pinnacles.

There are currently five full season professional rocklobster fishers and one intermittent fisher operating from Wedge. Professional rocklobster fishers, their families and deck hands occupy a number of shacks at Wedge. These shacks are generally close together and have associated storage and maintenance structures. There is one recent resident professional wet-line fisher

operating from Grey, and one professional rocklobster fisher who moors his boat at Grey and commutes from Cervantes daily.

The number of campers at Wedge and Grey has increased in recent months as the Shire of Gingin has been actively managing unauthorised camping. Many of the campers that previously used the Gingin Shire coast are now travelling further north to Wedge and Grey, and this trend is exacerbating the environmental and safety problems that exist at these sites.

The ad-hoc nature of shack development at Wedge and Grey has resulted in proliferation and duplication of vehicle tracks. A distinct hierarchy of tracks is evident at both sites. A main vehicle thoroughfare provides access through the sites, (usually north-south) and to a vast array of secondary tracks, providing access to individual shacks, groups of shacks and the beach. Most tracks have been established for convenience, rather than necessity. The condition and alignment of many tracks is dangerous and unsustainable.

Many tracks extend beyond the settlement into outlying areas and off-road driving on the large mobile dunes is popular, particularly with trail bikers, beach buggies and quad-bikes. The number of trail bikers camping at Wedge and Grey appears to have increased in recent months, most likely as a result of the Gingin Shire's management of unauthorised camping. The noise associated with trail biking through the squatter settlements has become an issue for existing shack dwellers at Wedge.

Multiple beach access points for both vehicles and pedestrians can be found on the northern beach at Wedge. The main beach access point at Wedge is utilised by 4WD vehicles, 4WD tour buses, pedestrians, motorcycles and tractors and a fuel truck used by the professional fishers to launch and re-fuel their boats. The existing main beach access at Wedge did not afford good visibility and has been realigned for safety and environmental reasons.

Easy access to the main beach is available at Wedge though access can vary due to tides in winter and spring. Beach access is not controlled and pedestrian beach users mix with vehicles travelling at speed. This situation is unacceptable and future site development, while not removing the right of vehicle beach access altogether, will provide distinct vehicle-free beaches.

Beach access points for vehicles have been rationalised and rehabilitated by the Grey community around the main bay. Beach vehicle use in this area is generally limited to boat launching and occasional use by four-wheel motorbikes. Future development of the site will provide for distinct vehicle-free beach areas and designated boat launching ramps. Access by vehicle to beaches in the northern part of Grey needs to be

controlled. A foredune blowout at that site is currently moving over a shack. The blowout was started by uncontrolled access and has defied attempts by the Grey community to stabilise it.

4.6 Existing Services

Existing services at Wedge and Grey are limited. Individual shacks generally rely on petrol and diesel generators for power supply, although some have developed solar or wind powered systems. Other fuels utilised at Wedge and Grey include bottled LP gas, for cooking and lighting, kerosene lighting and refrigeration and wood heating.

Effluent disposal is unregulated and the majority of shacks utilise individual septic systems or bore hole toilets. The high water table at Wedge is of concern with regard to contamination from septic systems and other forms of effluent disposal. The health risks associated with unregulated effluent disposal require that future development proposals address the provision of environmentally sustainable effluent disposal.

Water is obtained in a number of ways. Rainwater for drinking is collected from rooftops and stored in tanks. Groundwater is generally saline, particularly at Wedge, and unsuitable for drinking. Some shacks pump ground water from shallow bores for the purpose of washing and ablutions. Bores outlying Wedge supply potable groundwater via agricultural windmills to several fisher shacks. This outlying area is reputed to have underground streams up to 300 mm in diameter that flow within five metres of the ground surface with high quality water. Current Water & Rivers Commission information indicates groundwater supplies are readily available.

No formal rubbish collection is provided at Wedge and Grey. However, the communities have established rubbish tips located south-east of the settlement at Wedge and north-east of Grey. A number of large vehicle tips are also located on the outer fringes of both sites. Whilst these are generally contained, the large amount of wrecked vehicles are unsightly and require removal. Contamination of soils through leaching of oils, petrol, battery acid and broken glass requires investigation. It is envisaged that some site clean-up by CALM will occur as the coast road construction provides logistical opportunities. Strict litter control programs will also be put in place.

A solar-powered public phone has been provided at Wedge by Telstra. A similar phone at Grey is operable by use of a key held by Grey community group members only.

5.0 OPPORTUNITIES

Opportunities for development at Wedge and Grey include:

Coastal recreation resources

- Gently sloping, white, sandy beaches, reefs, offshore islands and the proposed marine park.

Conservation

- Surrounding areas of high conservation value and nature-based tourism potential.

Tenure

- Proposed tenure as National Park emphasises the strong environmental foci of the sites.

Access

- Improved via the new Indian Ocean Drive.

Proximity

- Within 150 km of central Perth, 115 km from Joondalup and 90 km from Yanchep.

Existing disturbance

- Vehicle access tracks and levelled shack sites offer an opportunity to develop with minimal impact to existing vegetation and landform.

Landform

- Dune swales provide sites for sheltered camping and low density built development.

Lack of services

- The opportunity to embrace environmentally sustainable development principles and technology, developing Wedge and Grey to best practice standards.
- Wedge and Grey could become models for WA in developing 'self-servicing' infrastructure based on the use of renewable resources.

Ecotourism

- The Pinnacles and surrounding landscapes offer opportunities for a range of recreation and tourism uses and visitor experiences based on the natural environment, such as swimming, 4WD'ing, beach walking, windsurfing, fishing, snorkelling, exploring, relaxing, boat tours, cycling, nature appreciation and environmental education.

Existing users

- Shack leaseholders have expressed a desire to continue to recreate in the area. They should be given equity of access consistent with the general public's use of the area.

Proposed Marine Park

- The proposed marine park may provide new nature-based recreation and tourism opportunities.

6.0 CONSTRAINTS

Constraints to development at Wedge and Grey include:

Services

- Lack of available services (power, water, sewerage) and distance from the nearest connections, in Lancelin and Cervantes, would render any connection expensive and possibly unfeasible. State and Local Government have indicated that mains services will not be provided so future development will need to be 'self-servicing'.

Water

- The provision of reliable and sustainable potable water.

Compatibility with conservation values

- Use must be compatible with proposed tenure of National Park.
- Infrastructure to service developments may have to be located in the surrounding conservation reserves, e.g. tip sites, wind turbines. Should this be the case, applications will be assessed according to due process.

Wind

- The strength of prevailing winds, low lying landform, airborne sand particles and the relative lack of protection can have a significant impact on visitor comfort levels.

Landform sensitivities

- The unstable and dynamic dune landscape requires protection with an aim to minimise impact on the environment by providing controlled use and adequate setbacks. The cliffed foredune south east of Wedge limits the opportunity for development. Seasonally inundated low lying areas at Wedge require engineering advice to determine stability, extent of inundation and feasibility of access construction through this area.

Safety

- Careful planning to avoid hazards and manage visitor risks.

Capacity

- Demand for access may exceed the sites' capacity for sustainable use.
- Concern that the sites could eventually grow to become towns.

Professional rocklobster fishers

- Their continued presence at Wedge combined with a predominantly recreational use of the site is not an ideal use mix. Careful planning, design and management will be required to separate conflicting uses and minimise impact upon both parties.
- A new lease of up to 3 years will be offered for the current professional fisher shacks after 30 June 2001.

Social Issues

- Residents of adjacent towns may perceive development proposals as being a threat to existing town businesses.
- Appropriate native title and Aboriginal heritage procedures will be undertaken.

Timing

- Construction of the coast road may be delayed.

Access for development

- Good road access to facilitate development is not likely to be constructed for a year or more after shack removal.

Proposed Marine Park

- The proposed marine park may impact on recreational use and fishing opportunities.

DEVELOPMENT AND MANAGEMENT DIRECTIONS

7.0 THE VISION FOR RECREATION AND TOURISM

The future redevelopment and rehabilitation of Wedge and Grey will strive to meet best practice standards in Environmentally Sustainable Development, providing for socially acceptable and equitable uses which are economically sustainable and rely on the use, conservation and enhancement of natural resources.

Wedge and Grey will provide nature-based recreation and tourism opportunities for day visitors and short-stay holiday makers, catering for a wide range of interests and budgets. Basic amenities and interpretive facilities should be provided for large numbers of day visitors seeking access to the beaches and other natural attractions of the region. Visitor services available may include information, interpretation, marine and land-based tours, and the sale of refreshments. Overnight facilities need to cater for limited numbers of visitors and include a spectrum of accommodation types such as unserviced bush camp sites, basic self-contained cottages for families, group accommodation for budget travellers and special interest groups, and some accommodation with a higher standard of amenity and service.

Grey's undulating landscape provides scenic diversity, shelter and protection from the wind. It's proximity to the offshore islands, the Pinnacles Desert and other features of Nambung National Park offer great opportunities for nature-based tourism and outdoor and adventure activities.

Wedge's beautiful ocean and wide beaches are ideal for swimming, fishing and beach driving. The site is somewhat exposed to strong winds, however, there is space and opportunity to create a community atmosphere with facilities to enhance social interaction and suit the needs of families. A feature of Wedge could be a creative display that interprets the squatter history.

Planning, development and management of Wedge and Grey needs to achieve high standards of environmental awareness and protection, and the natural environment needs to be an integral part of visitor experiences and facilities.

Sensitive landscapes will be protected through controlled access, rehabilitation and education. The provision of services and infrastructure needs to incorporate appropriate technologies to minimise environmental impacts and maximise the use of renewable resources.

It is proposed that initial development will entail the Government providing rehabilitation and basic infrastructure and amenities for day visitors and possibly campers. Commercial partnerships will be established with suitable proponents to develop accommodation and other visitor services, subject to further planning to refine the development strategies which will guide expressions of interest for commercial development (see 8.3 Development Partnerships). The revenue from commercial operators needs to contribute to the cost of managing and maintaining the sites' public facilities and services, and provide adequate return for developers and operators. Any surplus funds that CALM obtains should be directed to the priority nature conservation projects of the area.

8.0 MANAGEMENT STRATEGIES

Management strategies have been developed to provide clear objectives and direction in the ongoing development and management of Wedge and Grey as recreation and tourism developments.

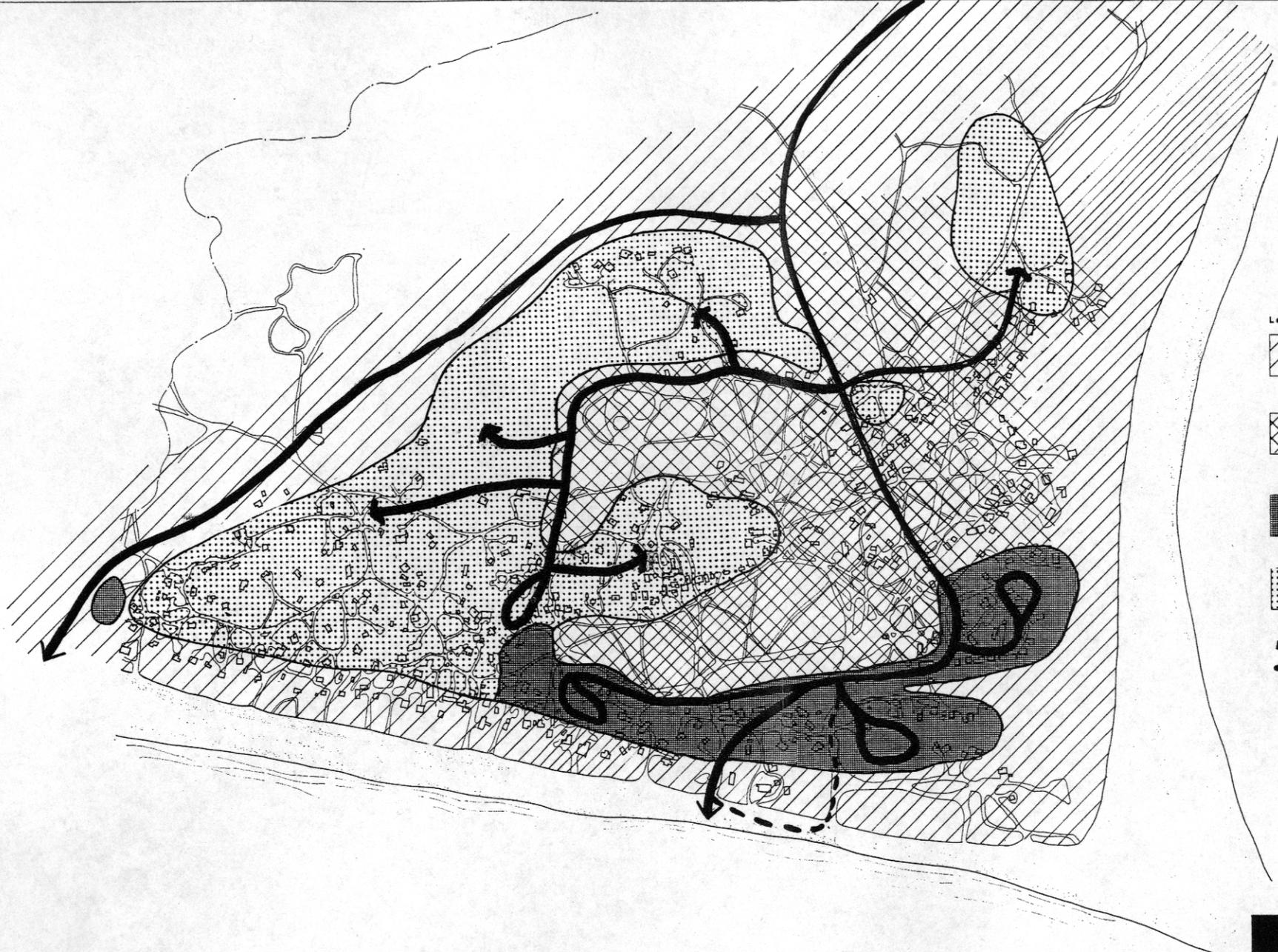
8.1 Indicative Management Zoning

The objective is to provide a development framework that:

- *protects and enhances sensitive landscapes and natural values;*
- *offers appropriate opportunities for recreation and tourism development; and*
- *is flexible to respond to further planning, assessment and innovative development proposals.*

Management zones indicate land uses and activities that are appropriate in certain areas. Zoning has been determined through a detailed site assessment and analysis process, responding to environmental factors and providing a basis for planning and development. The zoning shown in Figures 4 and 5 highlights areas of particular landscape value or sensitivity. Zones for the development of accommodation and other visitor facilities are predominantly in areas already disturbed by existing shack use.

The coastal sections of the adjacent Nambung National Park and Wanagarren Nature Reserve are designated as recreation zones under the Nambung National Park Management Plan (1998) (see Attachment 6). They are managed jointly for public recreation and the conservation of wildlife and landscape values. When Wedge and Grey are incorporated into the Park, they will become part of this recreation zone.



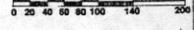
- Legend**
- 
Conservation, Protection and Rehabilitation
 - restricted and controlled public access-minimal vehicle access.
 - facilities restricted to walk and cycle trails where necessary.
 - rehabilitation of landform and vegetation.
 - habitat protection for native fauna.
 - 
Parkland and Rehabilitation
 - public open space for rehabilitation and compatible recreation uses.
 - landscape treatments to manage inundation in low wet areas and provide a mix of rehabilitation and landscaped areas for recreation.
 - walk and cycle trails and other suitable community recreation facilities.
 - 
Public Recreation
 - predominantly passive recreation uses.
 - public recreation and day use facilities, roads, car parking information and education centre, refreshment sales and toilets.
 - walk and cycle trails.
 - 
Built and Camp Style Accommodation Development
 - bush camping and caravan sites and facilities.
 - built accommodation and service areas.
 - roads, car parks, walk/cycle trails.
 - landscaping and rehabilitation of landform and vegetation.
 - generous vegetation buffers between buildings.
 - 
Access routes for vehicles
 - 
Possible exit for boat launching

WEDGE

Indicative Management Zoning




 Department of Conservation and Land Management
 October 1995
 CALM Recreation planning & design section



Note: This management zoning plan is indicative only. Precise management zones will be established subject to further detailed assessment and consideration of proposals by prospective developers.

Note: This plan is based on information interpreted from aerial photography. Source: DOLA photography, Wedge Island (Cervantes, Greenhead), job no 940844, WA 3497, Run no. 5248 - January 1995.

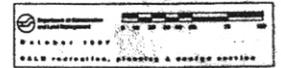
FIGURE 4



- Legend**
-  **Conservation, Protection and Rehabilitation:**
 - restricted and controlled public access-minimal vehicle access.
 - facilities restricted to walk and cycle trails where necessary.
 - rehabilitation of landform and vegetation.
 - habitat protection for native fauna
 -  **Public Recreation**
 - predominantly passive recreation uses.
 - public recreation and day use facilities, roads, car parking information and education centre, refreshment sales and toilets.
 - walk and cycle trails.
 -  **Camp style accommodation development**
 - bush camping and caravan sites and facilities.
 - roads, car parks, walk/cycle trails.
 - minimal built development.
 - landscaping and rehabilitation of landform and vegetation.
 -  **Built accommodation development**
 - built accommodation
 - service areas.
 - roads, car parks, walk/cycle trails.
 - landscaping and rehabilitation of landform and vegetation.
 - generous vegetation buffers between buildings
 -  **Access routes**

GREY

Indicative Management Zoning



Note: This management zoning plan is indicative only. Precise management zones will be established subject to further detailed assessment and consideration of proposals by prospective developers.

Note: This plan is based on information assembled from aerial photographs. Source: SDA & Cartographics, Waikato. Job no 97002, WA 2300, Plan no. 0007 - April 1994.

FIGURE 5

8.2 Land Tenure

The objective is to allocate a tenure that reflects the areas' importance for conservation and facilitates balanced management for environmental protection, public recreation and nature-based tourism.

Wedge and Grey occupy reserved land at Wedge (Reserve No. 43283 – 213 ha) and Grey (Reserve No. 43284 – 193 ha) as mapped in Figure 2. These reserves are unvested, unclassified reserves gazetted on 24 February 1995 for the purpose of Parkland, Recreation and the Letting of Cottages. Previous to this Grey was a gazetted townsite. The reserves were gazetted as a temporary measure to enable the implementation of the State Government Squatter Policy as outlined in Section 2.2 Squatter Policy. The reserves have been placed under the management of CALM according to Section 33(2) of the CALM Act 1984.

The Nambung National Park Management Plan (1998-2008) proposes incorporating Wedge and Grey into the Nambung National Park following the removal of squatter shacks after the expiry of leases on 30 June 2001. The Park is vested with the National Parks and Nature Conservation Authority (NPNCA) and managed by CALM. The NPNCA represents a diverse range of community interests and works closely with CALM to develop and implement management plans for conservation reserves vested in the Authority.

Areas of Wedge and Grey for the development of accommodation services would become lease-hold land within the Park. Other tourist services and facilities such as tours, bookings, sales and information may be provided as part of the accommodation lease or as a separate lease or license. Leases for tourism development may be offered for up to 21 years with an option for up to a further 21 years, subject to further detailed planning and an open tendering process. Freehold is not an option.

ACTION

1. Implement land tenure changes to incorporate Wedge and Grey into Nambung National Park, as per the intent of the Nambung National Park Management Plan (1998-2008).

8.3 Development Partnerships

The objective is to facilitate the provision of accommodation and other visitor services and facilities, consistent with achieving equitable use, environmental sustainability and economic viability.

The Nambung National Park Management Plan and the Central Coast Regional Strategy identify the potential for multi-faceted developments at Wedge and Grey

including a range of accommodation, services and nature-based activities. CALM's responsibilities for the sites are primarily to ensure that the areas' values are protected and to enhance visitors' experiences and understanding of the natural environment. Private sector involvement provides the means of enhancing public access to and enjoyment of Wedge and Grey, and their use as bases from which other areas of the Park can be visited and enjoyed. This is achieved through providing a range of visitor services including accommodation, tours, information and the sale of refreshments and provisions.

Commercial arrangements with private sector partners can be by way of a lease or licence approved by the NPNCA and the Minister for the Environment. A lease would be offered for accommodation and services which involve significant infrastructure development and exclusive use of land. Licences would be issued for commercial activities of a more itinerant nature which do not involve substantial infrastructure, such as tours.

This Masterplan proposes that private sector partners should undertake the development and management of accommodation at Wedge and Grey, though in the interim CALM may choose to develop some camping facilities. The offering of accommodation leases will be subject to seeking expressions of interest and assessing detailed business plans from short-listed proponents.

Leases for accommodation and other visitor services, such as information and refreshment sales, can be for periods of up to 21 years, with options to renew for up to a further 21 years. Lease rental charges will contribute to CALM's costs for administering, managing and maintaining the sites, as well as providing sufficient funds to manage adjacent coastal areas of the Park. Lease conditions may be negotiated for the lessee to develop and maintain public amenities outside the lease area. Freehold title and multiple exclusive-use leases will not be considered.

While it is recognised that multiple leases and operators can create a competitive business environment, the physical characteristics of the sites may also influence the commercial lease opportunities. Grey may suit the establishment of one accommodation lease initially, while Wedge may provide the opportunity for distinct development lease areas with more than one operator.

An independent review of the commercial implications of the draft Masterplan raised the potential for staging development, not only within each site but also between sites. One development strategy may be for initial development to provide very distinct accommodation facilities and services at each site. This differentiation would enhance viability and minimise competition between developments at each site during the initial years of establishment, which are the most commercially demanding and high risk. In the longer

term, a similar range of services and facilities could be sustained at both sites.

The Shire of Dandaragan and several State Government agencies have worked closely with CALM to develop the current proposals for Wedge and Grey. Under Section 32 of the Town Planning and Development Act, Crown agencies such as CALM are exempt from seeking local Government approval for public works on Crown reserves though lessees' plans need to comply with local Government planning, building and public health standards. CALM will ensure that the Shire and relevant State Government agencies continue to be briefed and given the opportunity to comment on proposals throughout the planning and development of Wedge and Grey.

The Memorandum of Understanding between CALM and the WA Tourism Commission will also guide future planning and development.

As part of the development of the coast road, Main Roads WA will provide parking and sealed spur roads to facilitate public access to both sites.

ACTIONS

- 1. Prepare documentation to enable expressions of interest to be sought and assessed, based on the strategies and development concepts outlined in this Masterplan, and according to the following steps:**
 - **Assess expressions of interest and shortlist prospective developers.**
 - **Shortlisted proponents to provide a detailed business plan and site development concepts.**
 - **Select preferred proponent and negotiate lease arrangements.**
- 2. Continue to involve the Shire of Dandaragan and key State Government agencies in the planning and development of Wedge and Grey.**

8.4 Cultural Heritage

The objectives are to:

- *Protect and conserve heritage values;*
- *Increase visitors' awareness, appreciation and understanding of the sites cultural heritage.*

Historically, Aboriginal populations in the region varied in relation to the number and size of water resources. The arid sandplain between the Moore and Irwin Rivers would have supported a sparse population as evidenced by early historical records (Grey 1841, O'Connor, Quartermaine and Bodney, 1989).

Aboriginal oral history and the historical record suggest that Aborigines retained contact in the region during the

early period of settlement by moving into isolated European camps and living a semi-traditional life, travelling to the coastal sandplain for a time each summer (Bailey, 1961).

Although Aboriginal sites occur in the Park and reserves surrounding Wedge and Grey, some investigations have been conducted and no sites have been registered within the squatter settlements. In recent decades, human activity in the settlement areas has significantly modified them, resulting in a great amount of disturbance to landform and soils.

All Aboriginal sites are protected by the provisions of the *Aboriginal Heritage Act 1972* regardless of whether they are known to the Aboriginal Affairs Department (AAD) or not. CALM will continue to liaise with AAD concerning any potential Aboriginal sites at Wedge and Grey.

A native title claim registered in July 1999 by the Yued claimants (WC97/17) covers an area which includes Wedge and Grey. Under native title legislation, claimants are to be notified of proposed public works and management plans. Claimants were sent copies of the draft Masterplan (via the Noongar Land Council), and further consultation may be required.

During the preparation of this Masterplan the Noongar Aboriginal Land Council was invited to meetings of the Masterplan Consultative Group and was sent minutes of the meetings.

The Nambung area also has a history of European visitation and use dating back to 1658 when the area featured on Dutch maps. Land uses around Wedge and Grey have included stock droving, fishing, defence force training, phosphate mining, squatting, beekeeping and kangaroo harvesting.

Squatting has been the primary land use focus at Wedge and Grey for approximately forty years. In the post war period, as the rock lobster fishing industry developed on the mid-west coast, fishers built shacks to be closer to their fishing grounds. Wheatbelt farmers seeking coastal recreation built shacks in the 1950's and 60's. The 1970's and 80's saw a greater emphasis on recreational shack use, as more Perth-based people sought free coastal holidays in a 'free for all' environment.

Wedge is believed to be the largest congregation of shacks in Australia and Grey is believed to be the second largest. As a result of the squatters' strong associations with Wedge and Grey, groups from both sites plan to submit Expressions of Interest to develop and manage accommodation and other visitor facilities.

Shacks were not included on the Shire of Dandaragan's Municipal Inventory when assessed by the WA Heritage Council in 1996.

ACTIONS

- 1. Continue to liaise with the local Aboriginal community and the Aboriginal Affairs Department concerning the location and protection of any potential Aboriginal sites and interpretation of Aboriginal heritage. Comply with the Native Title Act 1993 and the Aboriginal Heritage Act 1972.**
- 2. Ensure visitor, development and management activities do not adversely impact upon significant historical and cultural sites.**
- 3. Where appropriate, incorporate material on historical and cultural use in interpretive displays and community education programs.**

8.5 Visitor Information, Interpretation and Education

The objective is to increase awareness, appreciation and understanding of the natural and cultural values of Wedge and Grey and the surrounding Park and Reserves.

An effective information, interpretation and education strategic plan is essential to achieve the goals and objectives for management of Wedge and Grey and for surrounding Park and Reserves. It informs the public of attractions, facilities and opportunities available and provides an avenue for an appreciation and greater understanding of the natural environment. At the same time, it fosters appropriate behaviour so that adverse impacts on the environment are avoided.

These programs will consist of:

Information

- Providing an overview of opportunities and details of facilities, activities and regulations.

Interpretation

- Explaining and enriching visitors' appreciation of natural systems and processes and natural and cultural features.

Education

- Providing detailed materials and programs designed to facilitate learning, focussing on target groups (e.g. visitors with particular interests, school groups, tour groups).

Integrated information, interpretation and education strategic plans will be developed for Wedge and Grey. Mechanisms for facilitating these plans include signs, displays, publications (such as brochures, notes on the surrounding Parks and Reserves) and activities. Information will be designed to enable visitors to become oriented, be aware of the access routes and

opportunities available, and advise of restrictions and the reasons for these restrictions.

Interpretive stories should encourage exploration toward enhancing visitors' experiences and understanding of the areas values. Topics to be covered include dynamic coastal processes, dunes and vegetation patterns, fauna, dieback, fire and past and present human use, such as squatters and rock lobster fishing. Important messages include minimising human impacts and care of the coast, particularly associated with activities such as 4WD'ing, fishing, camping and camp fires.

A major site for visitor interpretation and education is proposed near the Pinnacles in Nambung National Park. Other visitor information, interpretation and education facilities will be developed along the Turquoise Coast. At Wedge and Grey information facilities will offer advice on recreational opportunities in the region while also providing site-specific thematic stories on natural and cultural features and the opportunities available to visitors.

As the area is attracting increasing numbers of non-English speaking tourists, consideration will be given to providing multi-lingual information in print and through tour operators and guides. The use of bilingual signs will be discouraged to avoid intrusion on landscape values.

ACTIONS

- 1. Develop an integrated visitor information, interpretation and education strategic plan for both Wedge and Grey, that is site specific within a regional context.**
- 2. Provide interpretive activity programs for a wide visitor audience, including self guided walks, drives and dive trails.**
- 3. Regularly monitor visitor expectations and impressions of the sites and surrounding reserves to help determine their information needs and the effectiveness of communicative media.**
- 4. Develop visitor interpretation and information facilities at Wedge and Grey that offer a site specific understanding of natural and cultural values and compliment information on the surrounding CALM Estate.**
- 5. Incorporate an interpretation of squatter history and land use.**
- 6. Liaise with other agencies involved in tourism promotion to develop an integrated approach for providing information about Wedge and Grey.**

7. Consider producing multi-lingual information (e.g. brochures) in close liaison with commercial operators.

8.6 Access and Circulation

The objective is to provide and maintain a structured, safe and sustainable access system, while ensuring environmental values are not compromised.

Most of the access tracks at Wedge and Grey have evolved on an unplanned basis over many years. This has led to an uncoordinated network of tracks, both within and surrounding the settlements, often created for convenience rather than necessity. The majority of tracks have originated from uncontrolled off-road vehicle and pedestrian use. They are badly located, in poor condition and are unsuitable for recreation and conservation purposes.

The Masterplan will determine the most suitable approximate alignment for access and circulation into and around Wedge and Grey. The existing access system will be rationalised by stabilising and realigning designated tracks and closing and rehabilitating the remainder. Track closures are necessary due to factors such as unnecessary duplication, detracting from the scenic quality of the landscape, severe erosion and risk of disease spread and visitor safety.

Rationalisation of access tracks within and surrounding both Wedge and Grey will consider:

- Access planning and traffic management.
- Safety of visitors.
- Access requirements for fire management.
- Proximity to the new coast road and associated spur roads.
- Dieback control.
- Location of feature sites.
- Susceptibility to erosion.
- Protection and enhancement of visual qualities.
- Visitor needs and expectations.
- Ongoing cost of maintenance.

Full 2WD access will be provided to both sites from spur roads off the proposed coast road. Internal roads within the developments will be 2WD and possibly sealed. The design and layout of facilities should minimise the use and impacts of cars during the visitors stay.

Four wheel drive access will be permitted along some sections of the beach between Wedge and Grey as provided in the Nambung National Park Management Plan. A code of ethics and visitor safety will be promoted to ensure that 4WD vehicle activities do not adversely impact on conservation and landscape values. Access to the beach by vehicles will be available at boat

launching areas and on the north edge of the settlement area at Wedge.

Four wheel drive usage in the Defence Training Area (DTA) south of South Rocks will be subject to Department of Defence requirements. The beach areas north and south of the point will have restricted vehicle access to minimise possible conflicts, enhance the enjoyment of the beach for pedestrians and for visitor risk management. Beach access at Grey will only be permitted for the purpose of launching and retrieving boats in designated areas.

Boating

Boating associated with recreational fishing and diving is a popular activity at Wedge and Grey. In the right weather conditions, small boats can be easily launched from the beach. Boating generally has little impact on the terrestrial environment, although boat traffic can disturb fauna at some locations or during particular times, such as seabird breeding season. Boat launching areas will be designated at both sites. Boat access and trailer parking at key recreation sites will need to be managed to avoid conflicts with other visitors. Trailer parking on the beach at Wedge will also be considered.

Walking and Cycling

A number of opportunities to explore the areas around Wedge and Grey by foot and bicycle will be developed, incorporating a range of experiences, landscapes and trail lengths. Cycling and walking should be the main forms of transport within the development areas. A selection of trails will be developed using the following guidelines:

- Trails should provide a variety of opportunities in alignment (including loops and circuits), length and level of difficulty.
- Beginnings of trails should be relatively accessible to vehicles to facilitate visitor and management use, and provide information about the path.
- Trail alignments should be located to provide maximum visual diversity and access to key interpretive elements.
- Trails should be in locations that are capable of sustaining them.
- Access for people with disabilities will be provided where possible.

ACTIONS

- 1. Rationalise the access systems around Wedge and Grey and in adjacent areas.**
- 2. Design and maintain access to minimise the risk of causing erosion.**
- 3. Restrict or prohibit, if necessary, visitor access to specific areas for wildlife conservation, protection of flora, landform and safety.**

4. **Promote responsible 4WD vehicle use.**
5. **Plan scenic driving opportunities and trails to be representative of the areas landscape diversity.**
6. **Encourage complimentary management of Wedge and Grey with the proposed Jurien Marine Park to ensure that boating does not conflict with conservation objectives and other recreation users.**
7. **Plan for the development of walk and cycle trails within and around Wedge and Grey.**
8. **Provide vehicle-free beach areas at Wedge and Grey as indicated on the Masterplan.**
9. **Continue to liaise with local authorities and State Government agencies concerning the coast road development.**
10. **Continue to liaise with Main Roads WA regarding their construction of sealed spur roads into Wedge and Grey as part of the coast road development.**
11. **Liaise with the Department of Transport in matters relating to the management of boating activities.**
12. **Consider interpretive opportunities when designating recreational access.**

8.7 Visitor Safety

The objective is to ensure that planning and development minimises the potential for injuries and misadventure to visitors, in a manner that does not render the environment sterile or unnecessarily diminish visitor use and enjoyment.

CALM's Visitor Risk Management Policy (Policy No.53) outlines the Department's responsibilities for considering the safety and welfare of visitors. Some of the key strategies of this policy are to:

- carry out safety audits on recreation sites, facilities and visitor services;
- maintain an information system to monitor the condition of sites and facilities and the occurrence of safety incidents;
- provide information to enable visitors to act in an informed manner in providing for their own safety; and
- obtain appropriate indemnity from commercial users of CALM-managed estate.

Several safety issues exist at Wedge and Grey as a result of the unplanned nature of use. For example,

uncontrolled vehicle access is probably a hazard for pedestrians, and inappropriate waste disposal may be a hygiene concern. Existing safety issues will largely be resolved by the post-shack development, but in the interim it may be possible to mitigate some of the existing risks to users through a coordinated and cooperative approach between CALM and the shack leaseholders.

Visitor safety issues to be considered in developing plans for Wedge and Grey include:

- As outlined in Section 8.6 Access and Circulation, there is potential for conflicts between pedestrians and vehicles using beaches, and vehicle access and speed on beaches will be restricted to minimise the risks to pedestrian beach-goers, particularly children.
- Driving on narrow tracks amongst dunes can be risky when vehicles travelling in the opposite direction are suddenly encountered. To alleviate this risk, visitors to the Central Coast are already advised to drive cautiously and fly warning flags on their vehicles.
- Weather and marine conditions can influence the degree of risk associated with activities such as swimming, boating and bushwalking.
- Some overhanging cliff edges at Grey are cracked and open solution pipes exist in the limestone. Interim remedial works could include closing access to overhanging areas, filling solution pipes with rubble and erecting cliff risk signs.
- Wildfire is a potential risk to visitors at Grey but there is less risk at Wedge which is largely surrounded by mobile dunes.
- Exposure of old car bodies, building rubble and debris poses a potentially serious risk to visitors.

ACTIONS

1. **Consider interim measures to enhance the safety of existing users.**
2. **Conduct a safety audit to assist with the planning of recreation sites and facilities.**
3. **Rationalise access systems as recommended in Section 8.6 Access and Circulation.**
4. **Incorporate safety messages in information for visitors.**
5. **Implement recommendations in Section 8.12 - Fire Protection.**
6. **Assess and take steps to mitigate the safety risk of exposed car bodies and building debris to visitors.**

8.8 Desired Development Character

The objective is for future development to be sensitive in design and character to reflect the areas distinctive social, cultural, physical and natural attributes.

Development and built form at Wedge and Grey needs to respect, maintain and enhance each site's natural and cultural landscape character. Building infrastructure, access routes and facility design needs to be developed with the highest level of empathy for natural site features.

The location, scale and form of development must respect and respond to landscape qualities, characteristics and sensitivities. Site attributes should be worked with creatively to produce imaginative and sustainable 'site-specific' developments which integrate the natural landscape into built forms.

While this Masterplan does not support the retention of squatter shacks it is acknowledged that some of the shacks possess practical design elements and a distinctive character that could be incorporated into future development.

Landscape design and infrastructure needs to compliment existing and indigenous vegetation types, rather than importing landscape elements and species that clash with the natural environment (e.g. palms).

ACTIONS

- 1. Ensure the location, scale and form of development respects, responds to and enhances existing site topography, climate and landscape qualities.**
- 2. Design and locate facilities to create a strong 'sense of place'.**
- 3. Ensure landscape design and infrastructure complements appropriate existing and indigenous vegetation types.**

8.9 Accommodation Capacity

The objective is to protect the natural, social and cultural values of the area by limiting the accommodation capacity of future development to predetermined levels.

The maximum capacities for accommodation at Wedge and Grey have been assessed according to the development philosophy and management strategies of this Masterplan. The physical and environmental parameters of the sites are not major constraints to capacity, as it appears that systems are available to provide services, such as water supply and waste

disposal, for a greater capacity than that recommended. Development will, however, be according to low impact eco-tourism principles for water supply and consumption, effluent treatment and disposal, and power supply and consumption. Other factors considered in determining the accommodation capacity included control of vehicle access, community expectations and commercial considerations for development.

Based on this, it is estimated that the maximum short-term holiday accommodation capacity for Wedge is in the order of 900 to 1,600 people, excluding staff but including resident professional fishers. At Grey the maximum accommodation capacity is in the order of 350 to 750 people.

These capacities are similar to the numbers of overnight visitors that currently use shack accommodation. This should be subject to further evaluation by way of a prefeasibility study for any commercial accommodation. It is envisaged that development would service smaller capacities initially.

Day visitor numbers are difficult to forecast but may be in the order of 1,000 to 2,000 per day in high season periods.

ACTIONS

- 1. Ensure future development complies with low impact eco-tourism principles, and addresses the provision of environmentally sustainable services.**
- 2. Ensure accommodation capacities for the sites are not exceeded in future development proposals.**

8.10 Design Guidelines

The objective is to ensure development is appropriate and responsive in form, scale, character and siting to the natural conditions.

While it is not the intent of this Masterplan to provide extensive design detail, design guidelines will set the desired 'flavour' for development. The following guidelines provide a benchmark for development.

Design Guidelines

Building scale should:

- present a subtle and low profile in the landscape.
- be generally single story.
- be small, simple in form, with lightly framed, clad construction.
- respond sensitively to the natural environment and site conditions.

Siting and orientation should include:

- orienting buildings north-south to maximise wind shelter in summer and solar exposure during winter.
- minimising excavation, cut and fill.
- preserving and enhancing existing landform and vegetation.
- utilising areas of natural protection and shelter, such as swales.
- providing pedestrian and cycle access between buildings and features.
- containing development within clusters, to reduce infrastructure establishment costs and minimise impact on vegetation.
- maintaining buffers of natural vegetation between buildings.

Built form should include:

- lightweight framed structures, with corrugated (zincalume or light colour bond finish) sheeting for roofs and cladding.
- custom or mini-orb profiled steel, timber weatherboards, limestone, and heavy canvas could also be used for cladding.
- raised timber, sheeting floors or other methods to minimise site disturbance.
- covered exterior spaces, such as verandahs for shade and shelter.
- an interactive relationship between interior and exterior spaces.
- maximising the use of north facing windows.
- pitched rooflines to reduce the surface area exposed to the midday sun.
- materials that reference and compliment the colours of the surrounding coastal landscape.

All buildings should:

- respond and be aesthetically sympathetic to the climate, natural environment and cultural context.
- reinforce and exemplify environmental responsiveness and sustainable design.
- comply with the Building Code of Australia.
- enhance a symbiotic relationship and understanding of the surrounding environment.
- minimise pollution of soil, air, and water.
- increase efficiency in the use of materials, energy and other resources, e.g. wall and ceiling insulation or wall shading.
- enhance recycling and water conservation and reuse.
- provide full access to people with physical or sensory impairment.

ACTIONS

- 1. Develop a site-specific, cohesive architectural style and character for each site in line with the guidelines above. Memorable, site specific, engaging and distinctive architecture will be an important ingredient in making Wedge and Grey successful and unique tourism destinations.**
- 2. Incorporate elements of the traditional coastal shack, in scale and materials. Any design reference to shacks should be reinterpreted to provide a more efficient structure and a more obvious sense of environmental empathy.**
- 3. Use architectural styles consistent with the climate, character and culture of the sites, and avoid replica ‘heritage’ styles.**
- 4. Develop a code for desired materials and finishes, including colour, and apply it with consistency to all built development, to ensure a harmonious and integrated aesthetic is achieved.**

8.11 Utilities and Services

The objectives are for future development to:

- *Minimise reliance on non-renewable resources.*
- *Embrace renewable, low impact energy resources.*
- *Minimise, recycle and sensitively manage waste.*

The distance of Wedge and Grey to the nearest services in Lancelin and Cervantes may make connection to mains power and water unfeasible. Furthermore, State and Local Government agencies have indicated that they are not likely to provide mains services to the sites. Development should, therefore, be self sufficient and sustainable in meeting servicing demands.

Development should be designed to minimise reliance and dependency on non-renewable energy sources from inception. This will require innovative, cost effective and environmentally sensitive technology and solutions. The lack of conventional services at Wedge and Grey provides the opportunity for development to showcase appropriate technology and sustainable design solutions, to explain the implications of tourism use and promote visitor ethics to minimise impact on the surrounding environment.

Options to provide water, power and waste disposal may involve establishing infrastructure outside the existing Wedge and Grey reserves and within the surrounding conservation reserves. Permission may be given to establish service and utility infrastructure on conservation reserves, subject to proposals being assessed to determine the physical, biological, social and visual impacts. Proposals for establishing service and utility infrastructure on conservation reserves will be assessed and determined by the NPNCA. Proposals may also be referred to the Department of Environmental Protection for assessment.

A comprehensive record of the on-ground location of all utilities, services and management systems will also be maintained.

The following services and infrastructure will be required for both sites. Possible ‘appropriate technology’ solutions have been suggested, however, more detailed investigations will be required to determine demand and design options.

8.11.1 Water supply, water use and effluent disposal

The provision of a sustainable and quality water supply at Wedge and Grey is an important issue. The Water Corporation has advised that suitable water supply could be obtained within one to three kilometres from the settlements, however, further planning will need to investigate and address the following:

- hydrography of the sites, particularly inundated areas of Wedge, and implications for development and water management.
- water requirements will depend on accommodation capacity.
- rainwater will be the primary source of drinking water.
- individual tanks should provide enough capacity to collect the maximum amount of water in the wetter, less visited months, to provide a viable resource in the low rainfall more highly visited summer months.
- large capacity rainwater collection tanks could be provided in the outer limits of the settlements, with water pumped in when required.
- desalinated water could supplement drinking water requirements.
- non-potable water should be supplied from deep outlying powered bores, for the purposes of washing, ablutions and firefighting.

Reducing water consumption, through water conservation technologies and environmentally sensitive waste-water management will be an essential aspect of sustainable tourism development of Wedge and Grey. To achieve a reduction in water consumption the following points need to be considered:

- educating visitors and staff as to the benefits of reduced water consumption.
- embracing a range of technical and design measures to reduced water consumption.
- landscapes and gardens with plant species that are suited to the sites climatic and rainfall conditions. This will compliment the natural landscape and minimise infrastructure cost and water consumption.
- utilising composting toilets or waterless toilets, shared septic systems, modified leach drains (such as the Ecomax system) or larger commercial waste water treatment plants (such as Biocycle or Biomax).

The primary objective is a clean effluent product which is biodegradable (both pulp and grey water). Many treatment systems are available, from modified leach drains, to micro-filtration plants or use of artificial wetlands or reed beds. The appropriate system will depend on accommodation capacity, scale and site design. Treated effluent should be available for irrigation of landscaped areas and rehabilitation.

These proposals suggest that innovative approaches are required for water management at Wedge and Grey, but there is some uncertainty as to whether existing health and water management regulations can accommodate some of these types of proposals. Measures to ensure that health standards are met will have to be determined in consultation with Local and State agencies.

8.11.2 Energy supply and conservation

An essential aspect of ecologically sustainable development, is the provision of sustainable energy supply that minimises pollution and the consumption of resources. A combination of solar energy, wind generators and gas could be developed to provide power and energy resources to both sites. The warm climate, low vegetation cover, and extreme winds experienced at Wedge and Grey make solar and wind generated power sources ideal.

Solar power, via rooftop panels, could be utilised for the supply of hot water (a gas backup system may also be required) and some power applications. A wind turbine generator linked to a battery bank located within the development could provide electricity supply for a range of applications, from bore pumps to refrigerators and lighting. A constraint to wind power is that turbines may need to be located on outlying hills outside the existing Wedge and Grey Reserves, which may be of concern in terms of the visual and other environmental impacts on adjacent conservation reserves. Generators may be required for stand-by and peak period electricity supply. Bottled gas and efficient appliances should be used for cooking and auxiliary hot water heating. Gas or kerosene refrigeration is also an option.

Efficient and clean burning wood heaters may be provided for in built accommodation. Firewood is unavailable at Wedge and Grey and supply will involve transporting cut firewood in and building the cost of winter warmth into tariffs for accommodation. The design of buildings and facilities should incorporate passive solar design principles to take advantage of natural lighting, cooling and heating. The extent to which buildings are serviced should be minimised to essentials. Reducing the quantity and increasing the quality of lighting, heating and cooling should be applied with rigour and design innovation. Providing only essential resources will minimise waste and educate visitors about their impact on the environment.

8.11.3 Rubbish disposal, waste minimisation and recycling

The large-scale removal of shacks after leases expire on 30 June 2001 will generate significant waste and the demolition operation requires careful consideration and planning. The current shack lease requires each shack owner to remove and dispose of the shack material at the expiry of the lease. It is important that the landfill disposal site be located as close as possible to facilitate ease of removal for shack owners. The desirable first option is that the disposal sites be located within the existing squatter reserves. If this is not possible, then excisions of disturbed sites (e.g. disused quarries) from the surrounding reserves may be required. An area near

the existing car tip south of Wedge is one possible location for a long-term refuse site for that settlement. Salvaging shack materials is a possibility although not easily done due to the existing rough access track. A preferred option once the coast road is constructed, would be to encourage recycling within the settlements and the transport of waste materials to waste stations in Perth or to nearby townsite tips.

Solid waste is an inevitable product of any tourism operation. Solid waste is comprised of many components from chemicals to kitchen and food scraps, glass, paper, plastics and packaging. Development should introduce methods of reducing and recycling waste produced on site. Recycled materials should be collected or deposited at a central location on site and transported to a recycling station in a larger centre.

Other waste could be incinerated on site or removed to land-fill tips located either in adjacent towns or at appropriate sites in the surrounding conservation reserves. The standards and techniques for waste disposal need to be determined in consultation with prospective developers and relevant State and Local Government agencies.

ACTIONS

1. **Conduct hydrographic studies to identify opportunities and constraints to the development and servicing of both sites.**
2. **Provide buildings with rainwater storage tanks and a suitable roof angle and gutter design that ensures maximum runoff and collection.**
3. **Investigate the viability of outlying deep bores for water supply.**
4. **Embrace water conservation measures, through design and education.**
5. **Ensure waste-water treatment systems do not have an adverse effect on the environment.**
6. **Investigate recycling treated sullage for irrigation.**
7. **Develop Wedge and Grey to embrace a renewable, low impact energy resource.**
8. **Apply solar power technology and passive solar design principles.**
9. **Investigate the feasibility and use of wind turbine power.**
10. **Locate solar panels and wind turbines carefully to minimise compromising building aesthetics and visual quality of the surrounding landscape.**
11. **Generator systems must be efficient and have minimal impact on noise and air quality.**
12. **Provide limited but efficient, clean burning wood or gas heaters.**
13. **Educate visitors about their impact on the environment and the benefits of reducing resource use.**
14. **Educate visitors about the benefits of reducing solid waste.**
15. **Introduce methods of reducing and recycling waste produced on site, including composting.**
16. **Implement a recycling program.**
17. **Locate sites sensitively for landfill operations.**
18. **Comply with the relevant agency requirements for waste management.**

8.12 Fire Protection

The objectives are to:

- *Protect people, property and conservation values from wildfire.*
- *Reduce the risk and frequency of unplanned fire starting near or within Wedge and Grey as a result of human activity.*

Fire prevention and management strategies are required to protect values such as visitors, buildings and infrastructure and flora and fauna. Strategies will be developed to complement those in the Nambung National Park Management Plan (1998-2008).

Wind speed and direction is a major factor influencing the spread of wild fires in the coastal zone. However, large mobile sand dunes near both sites represent natural fire barriers. Wedge is particularly well protected by dunes. Roads around the sites and through the heath will provide adequate fire buffers for suppression and management. The new Indian Ocean Drive will also provide a buffer.

Wedge and Grey will be designated 'no planned burn' zones, meaning they will not be deliberately burnt for fire management purposes. Wildfires will either be immediately attacked to contain them to a small size, allowed to burn to surrounding low fuel buffers or back burned from existing management tracks.

Visitors should be educated on the dangers of open fires, the susceptibility and fragility of the surrounding heathland to fire and the impact of fire on ecosystems.

ACTIONS

1. **Develop and implement fire prevention and management strategies for Wedge and Grey to complement those established in the Nambung National Park Management Plan (1998-2008).**
2. **Maintain a network of fire management access tracks and firebreaks where required to aid fuel reduction and fire suppression activities.**
3. **Provide water supply points in strategic locations at both sites.**
4. **Allow appropriately designed wood fires at designated sites at both Wedge and Grey.**
5. **Provide information on surrounding values and fire risks in order to improve visitor's appreciation and support of fire management programs and fire safety and survival.**
6. **Require site developers to implement appropriate fire prevention and management strategies, and provide adequate fire fighting facilities.**

8.13 Plant Diseases

The objective is to prevent introducing plant diseases into disease-free areas and to control their spread where they are already present.

Dieback disease is caused by microscopic soil-borne fungi belonging to the genus *Phytophthora*. It survives in soil and plant material and produces small motile spores that spread in water and moist soil. It infects plant roots, rotting roots and stem tissue, causing death due to water stress. Dieback is spread by the movement of infected soils during earthworks, on vehicle wheels and underbodies and by mud on shoes.

The coastal strip in which Wedge and Grey are located has very few susceptible plant species and a very low dieback hazard rating as a result of unconsolidated, calcareous sands. The possibility of establishment or survival of an infection in this hostile environment is remote. However, the proximity of the Park and Reserves and the high number of flora species of conservation significance contained in these areas, make it important to minimise the spread of any potential dieback infection.

Intensive monitoring of known infections and further surveys are required to determine the extent of *Phytophthora* dieback in the surrounding Park and

Reserves, and the implications for managing visitors to Wedge and Grey.

Armillaria luteobubalina is an indigenous species of mushroom-producing pathogen which causes infection through aerial dispersed spores or root contact. It centres on coastal vegetation of the Quindalup and Spearwood dune systems and is known to occur at Wedge and Grey.

ACTIONS

1. **Implement CALM's Policy Statement No.3 on *Phytophthora* Dieback and the Moora District Dieback Protection Plan to manage disease.**
2. **Continue to investigate, and regularly monitor, known infections to determine their impact and extent.**
3. **Inform visitors about plant diseases and their management, and why it is important to prevent their introduction and spread.**
4. **Instigate control and eradication procedures that do not place other areas or values at risk.**
5. **Close or restrict access to particular areas, roads, tracks and walks if the presence of dieback is suspected or confirmed, or if a high risk of introducing dieback is identified.**

8.14 Rehabilitation

The objective is to rehabilitate degraded areas to a stable condition resembling the natural environment as closely as possible.

Most areas requiring rehabilitation result from human induced disturbance of the natural environment. At Wedge and Grey, the presence of squatter shacks and associated recreational land use, development of multiple vehicle and pedestrian tracks, unregulated camping and poorly sited buildings have resulted in degradation and erosion of the squatter settlements and surrounding landscape.

A variety of weed species are present throughout both settlements. Rehabilitation of Wedge and Grey will be conducted in accordance with CALM Policy Statement No.10 (Rehabilitation of Disturbed Land) and guidelines. Wherever possible the seeds and cuttings from species in the immediate location will be used, and landforms will be rehabilitated to resemble as closely as possible the natural landforms in the vicinity. Methods of weed control must comply with CALM's Policy Statement No.14 (CALM's role in the management of Bushland Weeds). Rehabilitation will be ongoing and periodically monitored. Based on recent examples of

shack removal in the coastal zone it is anticipated that disturbed areas will regenerate quickly (within 2-3 years) once the shacks are removed.

A rehabilitation program will be developed for Wedge and Grey based on the following priorities:

1. Exposed shack sites immediately upon removal.
2. Unused vehicle and pedestrian tracks.
3. Disturbed areas within management zones for Landscape Protection and Public Recreation.

ACTIONS

- 1. Rehabilitate degraded and weed infested areas in accordance with a rehabilitation program which defines priorities for both sites.**
- 2. Control recreational use and management activities, particularly vehicle and pedestrian access, to minimise the degradation of landform stability and scenic values.**
- 3. Facilitate the natural rehabilitation of disturbed areas by controlling the degrading processes, such as uncontrolled vehicle access.**
- 4. Design facilities that minimise adverse impacts on flora and vegetation.**
- 5. Provide interpretation for visitors regarding the spread and control of weeds.**

Wedge and Grey will be accessible major day use facilities on a busy tourist route. For this reason dogs may be permitted in designated zones. Particular regulations regarding the control of dogs and removal of excrement need to be more fully determined to ensure negative impacts on natural values and the visitor experience are minimised. Cats, horses, camels and other domestic animals will not be permitted at either site or in the surrounding Park.

ACTIONS

- 1. In conjunction with neighbouring landowners and development partners, develop and implement programs to prevent introduction and control existing populations of introduced animals as resources allow.**
- 2. Designate zones where domestic dogs may be permitted and develop regulations regarding dog control and management.**
- 3. Inform visitors why domestic animals are not allowed in the Park and why dogs are permitted only in designated areas.**

8.15 Introduced and Domestic Animals

The objective is to minimise the impacts of introduced animals on ecosystem values and protect visitors and the surrounding Park from the impacts of domestic animals.

Introduced animals known to occur in the vicinity of Wedge and Grey include foxes, rabbits, feral dogs and cats, feral birds, house mice and feral bees. Foxes and cats are known to prey on indigenous mammals and birds, as well as reptiles and invertebrates, and are the major threats to their long-term survival. Squatter presence at Wedge and Grey has been ongoing for approximately forty years. In this time, the loss of small mammals and other fauna as a result of feral predators is likely to have been significant. The expanse of contiguous conservation estate and Defence Training Area between Lancelin and Cervantes provides an opportunity for an efficient, sustainable, large-scale aerial fox and cat control program, such as the successful Western Shield program.

Domestic animals can have an impact on wildlife, introduce disease and foul recreation areas. Opposing and often strongly held views exist in the community about the presence of domestic animals on public lands.

DEVELOPMENT CONCEPTS - Wedge and Grey

9.0 INTRODUCTION

Indicative development concepts are outlined in section 10.0 to provide information on design considerations and development potential for the range of accommodation types and other visitor facilities envisaged at Wedge and Grey.

These development concepts are indicative only. Final site development plans will be determined subject to further assessment and planning and consideration of proposals from prospective developers.

10.0 RECREATION AND TOURISM SERVICES AND FACILITIES

A range of nature-based recreation and tourism services and facilities are proposed for Wedge and Grey. Both sites will provide for potentially large volumes of day visitors. This Masterplan also proposes that both sites will provide short-stay and holiday accommodation options to suit a variety of visitor market segments seeking nature-based experiences, including the existing users. All facilities and services should be the 'means' to encourage visitor enjoyment of the surrounding environment, not the focal attraction in their own right.

10.1 Public Recreation Facilities

Public recreation sites and facilities will be provided at Wedge and Grey to encourage, promote and facilitate public awareness and the enjoyment of unique attractions and natural values of the area. A range of day visitor motivations will be catered for. For instance some visitors may stay less than an hour, enough time for a quick overview of the place. Others may come from Perth to spend the whole day walking, fishing, swimming, relaxing or boating.

Public day use sites will be developed at Wedge and Grey located in sheltered nodes close to the coast. These sites will be the primary day use focus designed to cater for individuals and tour groups. They will provide:

- Car and long vehicle parking.
- Shade and wind shelters.
- Wheel chair access to key features and facilities where practical.
- Lookout structures for viewing of the surrounding landscape, including the dunes and offshore Islands.
- Sheltered picnic tables, gas bbq's, water supply and toilets.
- Boat launching areas with boat trailer parking.
- Areas for rigging windsurfers.

- Interpretation and walk trails.
- Beach shower.

Recreation facilities should be designed to cater for visitors with disabilities. Facilities at both sites will be located to have minimum visual intrusion on landscape values, provide sustainable access, maximise sheltered areas and be located in distinctly separate zones from other site uses, to minimise intrusion and possible conflict.

10.2 Entry and Service Precincts

Centrally located entry and service precincts are proposed at Wedge and Grey to offer visitors the following services:

- Site and regional information and interpretation.
- Squatter history interpretation.
- Sale of refreshment and basic provisions.
- Bookings for marine and land-based tours.
- Bicycle hire.
- Car and long vehicle parking.
- Accommodation reception.

The entry and service precincts' primary functions should be for orientation, information, education and site management. Roads and walk/cycle trails servicing other site features will connect with these facilities.

A small shop or kiosk is proposed at each site to provide refreshments and essential items. These facilities will not become major commercial centres, and nearby towns will continue to provide services such as supermarkets and fuel outlets. Commercial signage and product advertising will be regulated.

10.3 Accommodation

Accommodation types suited to a broad spectrum of visitors are proposed, with the emphasis on providing affordable accommodation and a holiday destination for Western Australian families. As such, a mixture of camping, caravan sites, cottages, lodge and group accommodation will be sought with an emphasis on providing visitors the opportunity for an interactive experience with the surrounding environment. Accommodation development will offer an equitable range of options.

This development philosophy is the main factor in determining that the maximum short-term holiday accommodation capacity for Wedge is estimated to be in the order of 900 to 1,600 people. At Grey the

maximum accommodation capacity is in the order of 350 to 750 people (see 8.9 Accommodation Capacity).

Prior to expressions of interest being called for accommodation development, further feasibility planning is required to consider strategies for the staging and differentiation of initial development.

10.4 Camping and Caravanning

Low key camping facilities will be provided to cater for a variety of visitor needs. Camping facilities will be designed to CALM standards, i.e. discreet bush camps will nestle into vegetated, sheltered landforms to create a natural setting with privacy between camp sites.

Four camp site types are proposed:

Small camping sites

- for up to 6 people
- will form the majority of camp sites at Wedge
- marketed at family use

Medium camping sites

- for between 6-15 people
- marketed at small groups and extended family groups

Group camping sites

- for between 15-30 people
- marketed at large groups, such as schools, scouts, 4WD clubs

Caravan sites

- unpowered sites and possibly some powered sites
- designed and marketed as different to traditional commercial or caravan parks
- a range of sites, from private individual to 'cluster' sites, where between two and six vans can congregate together
- no 'on site' vans or permanent sites
- personal generators permitted in special zones, with distinct use times.

Camp sites will be located off distinct one-way loop road systems and will have designated parking, stabilised tent sites, picnic tables and possibly shelters. Appropriately designed woodfires may be allowed at designated sites at both Wedge and Grey.

10.5 Camping Facilities and Services

Central communal service facilities should be provided to each loop with the following facilities:

- Appropriate ablution facilities.
- Drinking and washing water supply with collection tanks.
- A bush kitchen with gas cook tops and BBQ's.

- Sheltered tables and a communal social area.
- Low level lighting.

Shelters will be constructed for protection from the weather and elements.

10.6 Built Accommodation

Built accommodation should offer visitors a choice of styles and level of comfort, with an emphasis on providing self-contained, affordable facilities designed for families, nature-based tourists and special interest groups.

The following forms of built accommodation would be appropriate:

Small Group and Family Cottages

Cottages to provide affordable and comfortable all season accommodation with the following features:

- simple structures offering a range in size and level of appointment
- internal bathrooms
- appropriate ablution facilities
- lighting, hot water and heating
- self-catering kitchens
- front and rear verandahs with heavy canvas blinds, like sleep-outs to increase sleeping capacity in summer.
- marketed at family groups, extended families or groups of friends.

Large Group and Lodge Accommodation

A range of accommodation appointment marketed to tourists, schools, clubs, corporate groups, community groups and extended families providing the following features:

- enclosed sleeping quarters
 - choices from traditional dormitory style with shared ablutions, to double rooms with en-suites
 - appropriate ablution facilities
 - lighting, hot water and heating
 - communal cooking facilities and an affordable café
 - sheltered outdoor spaces, such as internal courtyards.
-

10.7 Entry, Access and Circulation

Main Roads WA is to provide sealed spur roads into Wedge and Grey as part of the development of the new coast road.

Internal roads will be designed for low speed and either bitumen sealed or formed with stabilised and compacted limestone, with stormwater runoff directed to swale drains and vegetated areas. Spur roads and return loop systems in accommodation areas will restrict the intrusion of through traffic. New roads will utilise

existing track alignments and disturbed areas wherever possible.

Roads, tracks and carparks will be designed to restrict the visual and other environmental impacts on the landscape and visitor experience. Unused existing vehicle tracks will be closed and rehabilitated.

Visitors will be encouraged to minimise vehicle use within day use and accommodation areas. A reduction of vehicle use will have significant benefits, including:

- improved safety and pedestrian comfort
- reduced intrusion from vehicles in camping and accommodation areas
- less noise and dust impact
- less road infrastructure requirements
- reduced impact on landform, flora and fauna.

Visitors will be encouraged to park and walk to accommodation units and between visitor facilities, reducing the visual and environmental impact of vehicles on the landscape and creating a more attractive, safe and private tourism experience.

10.7.1 Parking

All facilities will be provided with centralised, defined car parks. Exact location and bay numbers will be determined by future site development plans, however the following carparks will be required:

Day use areas

- Large capacity car and long vehicle parking inland of the main beach day use areas.

Camping and caravanning areas

- Small car park for ‘visitors’ or additional vehicles and boat trailer parking

Accommodation

- Small car parks with defined pedestrian collector paths off return loop entry roads connected to clustered accommodation nodes.
- Sufficient parking space for boats and/or trailers adjacent to accommodation.

Professional fisher’s node at Wedge

- Parking for each residence and access for operations, such as boat and jinker storage and truck parking.

Carparks should be:

- small or fragmented in capacity
- have minimal intrusion on landscape amenity
- bitumen sealed or compacted limestone
- defined with bollards, wheel-stops or perimeter fencing
- connected to pedestrian collector paths
- manage water run off sensitively to prevent adverse impacts on the environment

10.7.2 Beach Vehicle and Boat Access

Beach access will be managed to minimise dune erosion and potential conflicts with pedestrians. Beach vehicle access and boat launching areas will be designated. Trailer parking will be provided inland of the launching zones, and beach trailer parking will be considered at Wedge.

At Wedge, beach vehicle parking may be restricted to particular areas and times. The beach south of the point will be vehicle free to ensure that pedestrian visitors have safe access to attractive beach areas. Vehicle beach access will be provided on the northern edge of Wedge to provide access for 4WD vehicles travelling between Wedge and Grey.

Professional rocklobster fishing operations at Wedge require good beach vehicle access to facilitate boat launching and transport, and to allow the fuel truck to park on the beach while fuel is piped out to the rocklobster boats.

At Grey, a boat launching area has been identified with potential to construct a suspended boat ramp which allows water movement beneath. The ramp is proposed to facilitate safety and to minimise environmental impacts in the launching area. A small timber jetty may be constructed at a later stage to provide mooring and access to commercial charter boats offering a wide range of marine-based recreation activities. The boat ramp and jetty would be in conjunction with future commercial development.

Information regarding vehicle use on beaches will be incorporated in visitor information areas.

10.7.3 Dune Access

Four wheel drive access may be allowed for road registered vehicles along designated routes on the mobile dune fields immediately north of Wedge. Unregistered vehicles are prohibited.

10.7.4 Pedestrian and Cycle Access

A network of walk and cycle trails will be developed connecting facilities and features at Wedge and Grey. Short bushwalks and longer trails will extend into outlying areas. Trails will be designed to have a minimum impact on the landscape and, wherever possible, utilise existing tracks and disturbed areas, and provide access for visitors with disabilities. Bicycles should be available for hire, through accommodation services or other enterprises.

Pedestrian beach access points will be located in centralised areas to minimise the need for access

duplication all along the beach. Trails crossing the foredune will minimise intrusion and pedestrian damage to fragile dune systems. Areas susceptible to adverse impacts from pedestrians and cyclists will be fenced and managed accordingly.

Different surfacing will be used depending on the condition of the landscape the trail passes through. Options could include timber boardwalks, consolidated limestone marl, paving, sand tracks etc. Trail alignment and design details will be determined by future site development plans.

10.8 Professional Rocklobster Fishing Development Node

Currently there are five full season and one intermittent licensed rocklobster fishing boats operating from Wedge, with each boat on average requiring a skipper's residence and quarters for two crew. Fishers also occupy areas for maintenance and storage of boats and jinkers, and the weighing for transport of rocklobsters. This situation changes from time to time depending on the specific fishing requirements of individual fishers.

At Grey there is currently one professional rocklobster fisher who moors and operates a boat at Grey, but commutes daily from a residence in Cervantes. Recently, one professional wet-line fisher occupying a shack has commenced operations from Grey.

The State Government Squatter Policy recognizes that professional fishers are a special case and treats them in the following manner:

“The Government recognizes that professional fishermen merit an exemption from the policy and will be permitted to continue to operate from shack areas. However, formalized tenure to a fisher's shack, in the form of a lease, will only be granted in conjunction with fishing licences under the control of Fisheries WA and subject to conditions laid down by the Department. Professional fishers' shacks should be of a reasonable standard as determined by the particular local authority. In using these coastal areas, fishers must have regard for the coastal environment. This should be monitored and regulated by the local authority” (partial extracts DOLA Policy No.12.5.01.1 endorsed by State Cabinet 3 July 1989).

The existing professional rocklobster fishers are to be relocated to a fishing development node and given long term leases within the existing reserves. All development within the nodes will be in compliance with Building Codes, health requirements and other management guidelines.

Attachment 7 gives details of the draft arrangements to be negotiated between CALM and the professional

fishers. These draft arrangements are consistent with the State Government Squatter Policy and Attachment 8, which is DOLA Policy No.1, dated 5.8.99, Professional Fisher Shack Tenure along the Central Coast of Western Australia. Along with the provisions contained in Attachment 7, the long term professional fisher leases are required to comply with the conditions set out in Attachment 8.

11.0 IMPLEMENTATION

The objectives for implementation of the Masterplan are to:

- *Provide for public use of the sites commensurate with staged development of access.*
- *Facilitate the development of commercial opportunities through a process that ensures an equitable and sustainable outcome for the community.*
- *Ensure future land use is ecologically sustainable and compatible with the high conservation values of the surrounding area.*

The removal of shacks and development of public facilities and ecotourism opportunities will be a complex process to implement, particularly as there are a number of uncertainties relating to the funding of public facilities and the commercial aspects and risks of development. Since publication of the draft Masterplan, CALM has determined that further planning is required to address the uncertainties and contingencies in the development process, including feasibility studies prior to advertising for expressions of interest (EOI) for commercial development.

Pre-EOI feasibility studies are required as due diligence for managing the risks to Government and ensuring successful commercial development. Once the feasibility studies have been undertaken, it is envisaged that expressions of interest will be advertised.

Recreation planning and development for public facilities (i.e. day visitor facilities and camp sites) will be ongoing over the next few years, reflecting the staging requirements of the project. Initial development of public facilities will aim to provide for 4WD-based visitor access after shack removal, with further development to provide for 2WD access after completion of the coast road and spurs.

The NPNCA will be kept informed on progress with implementing this Masterplan.

The term of this Masterplan is 10 years, though a review may be required earlier.

The following tasks are to be implemented by CALM to facilitate planning for the future development and management of Wedge and Grey.

Tasks

- Continue to liaise with shack community associations to discuss potential interim works for environmental protection, rehabilitation and user safety.
- Continue to implement interim works where possible.
- Conduct feasibility studies prior to documenting Expressions of Interest for prospective developers to provide accommodation and other services and facilities at one or both sites.
- Seek approval to advertise for Expressions of Interest.
- Invite short-listed proponents to submit detailed development proposals and business plans.
- Assess submissions according to predetermined criteria.
- Subject to a proponent being selected, negotiate lease arrangements and conditions.
- Work closely with the lessee's planners and designers in the preparation of development plans for leasehold areas.
- Progressively prepare site development concepts and detailed plans, works programs, cost estimates and funding applications for public works.

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ATTACHMENTS

- Attachment 1. State Government Squatter Policy.
- Attachment 2. Central Coast Region - Nature-based Attractions.
- Attachment 3. Proposed Access and Recreation Sites - Nambung National Park Management Plan.
- Attachment 4. Public Notice - Community Consultation.
- Attachment 5. Summary of anecdotal comments taken during community consultation.
- Attachment 6. Management Zones - Nambung National Park Management Plan.
- Attachment 7. Draft arrangements for professional fishers occupying shacks at Wedge and Grey.
- Attachment 8. Professional Fisher Shack Tenure.

Attachment 1.
STATE GOVERNMENT SQUATTER POLICY

GOVERNMENT LAND POLICY MANUAL

General Area 12. LAW ENFORCEMENT & TENURE COMPLIANCE

Sub Heading 12.5 Removal of Unauthorised Structures

LAA Section No. 270 – 273 incl

File Number 1109/1963, 2003/1965

Policy Number 12.5.01.1

Status 4. Approved

Policy Title Illegal Occupation of Coastal Crown Land (Squatters)

LAA Priority 1. Essential

Policy Date 01/01/99

OBJECTIVE

To control the establishment of any new unlawful dwellings (squatter shacks) on coastal Crown land and facilitate the removal of existing dwellings (shacks) over a six-year period.

POLICY STATEMENT

i) PRINCIPLE

DOLA has participated in the formulation of an appropriate Statewide policy on squatters and is required to proceed in accordance with the Government's policy on squatters as adopted by Cabinet in 1989 and detailed more fully below.

The policy relates to unmanaged (unvested) Crown land and unmanaged (unvested) reserves. Bodies already holding a Management Order (vesting) of affected reserved land (e.g. local governments) may exercise delegated powers under Section 273 of the LAA, 1997 (Section 164B of the Land Act, 1933) to immediately remove squatters.

A Management Body (vestee) may nevertheless opt to proceed in accordance with the policy, and where that body has indicated an unwillingness to evict squatters, may be required to proceed along these policy lines.

Crown land may be placed under the care and control of (vested in) a management body to facilitate implementation of the policy guidelines through local management.

ii) POLICY

1. No new illegal shacks will be permitted on reserved or vacant Crown land along the State's coastline from the date of Cabinet's approval of this policy.

2.1 Existing owners of shacks on Crown land or unvested reserves will be permitted to remain for a period of 6 years provided that:

- i) there are no extraneous circumstances in particular areas which require shacks to be removed sooner;

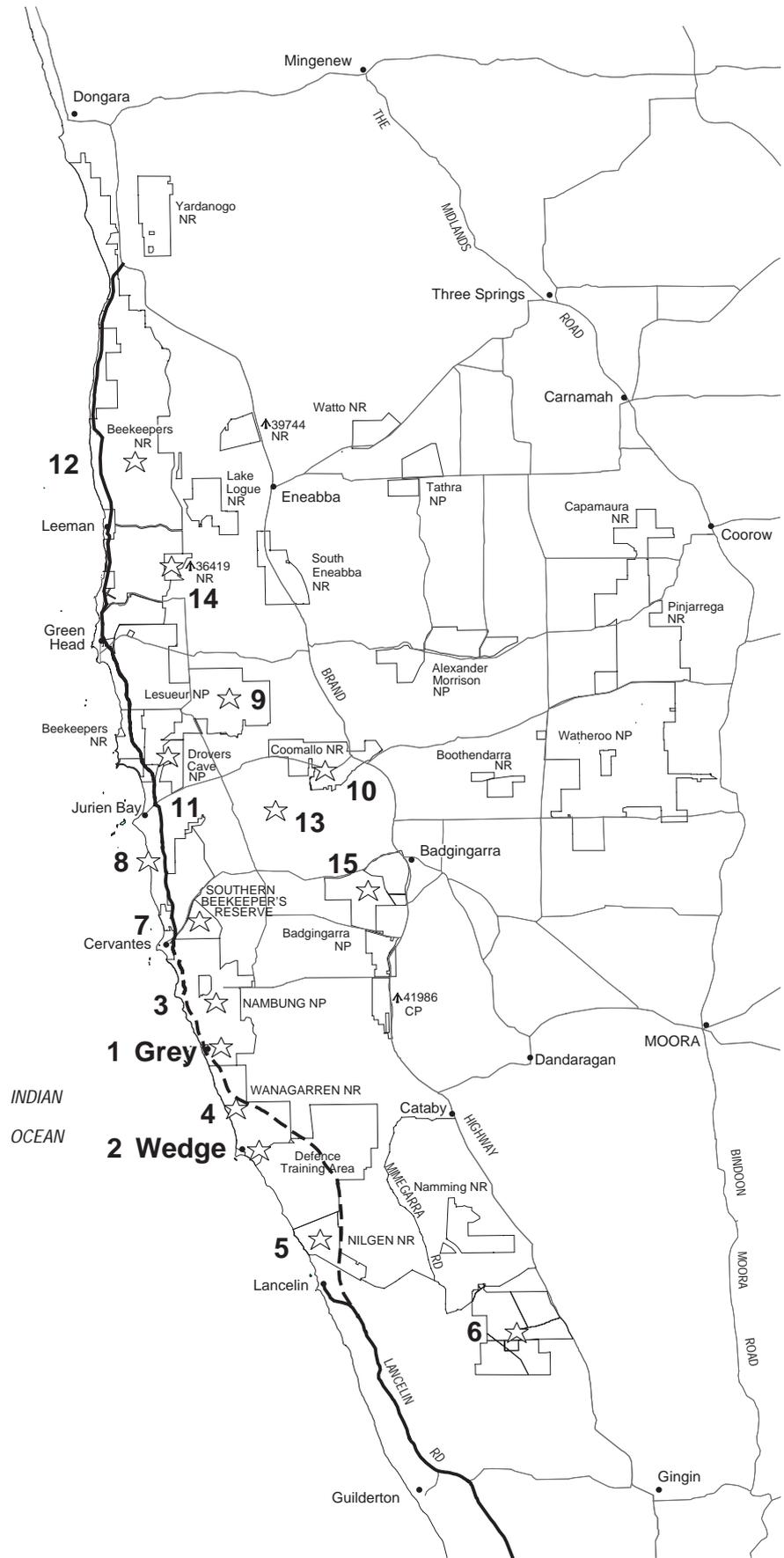
- ii) the shacks are not situated on reserved land that has been subject to a management plan under the CALM Act.

The 6 year period is to allow for the reasonable usage of existing investment while deterring extensive improvements or redevelopment. The 6 years will be calculated from the commencement date of arrangements for particular areas.

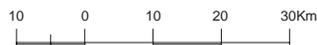
2.2 This 6 year tenancy is subject to:

- i) no services being provided by State or Local Government;
 - ii) the sites being left in a clean and tidy condition upon completion of occupancy and the cost of removal of the shack and rehabilitation of the site is being borne by the shack owner;
 - iii) no further clearing or making of access roads being undertaken;
 - iv) no transfer of shacks or occupancy rights being permitted;
 - v) no improvements or extensions apart from those sanctioned by the local authority for safety or health reasons being undertaken;
 - vi) State, Federal and Local Governments being indemnified against damage to property or persons resultant from the poor condition of the shacks;
 - vii) the payment of an annual fee to the Local Authority or other body managing the reserve or Crown land, which should cover progressive rehabilitation and management of shack areas;
 - viii) the land not being required for another purpose at an earlier time, in which case the owner(s) would be issued at the conclusion of the six-year period or at an earlier time.
3. The Government recognises that professional fishers merit an exemption from the policy and will be permitted to continue to operate from shack areas. However, formalised tenure to a fisherman's shack will only be granted in the form of a lease in conjunction with fishing licences under the control of Fisheries Western Australia and subject to conditions laid down by the Department. Leasing of sites for professional fisher's shacks to generally be granted and administered by local government with variations to be subject to negotiation between local government and the Department of Land Administration and/or consideration by the West Coast Working Group as part of the practical implementation.
4. Fishers' shacks should be of a reasonable standard as determined by the particular local authority. In using these coastal areas, fishers must have regard for the coastal environment. This should be monitored and regulated by the local authority.
5. This general policy will be further developed through the progressive examination of individual areas of the State by working groups generally comprised of local government and State government representatives. More detailed studies of particular areas will be undertaken in order to consider the tenure of particular coastal lands, the uses to which these areas will be put once squatters are removed and management programs considered appropriate.

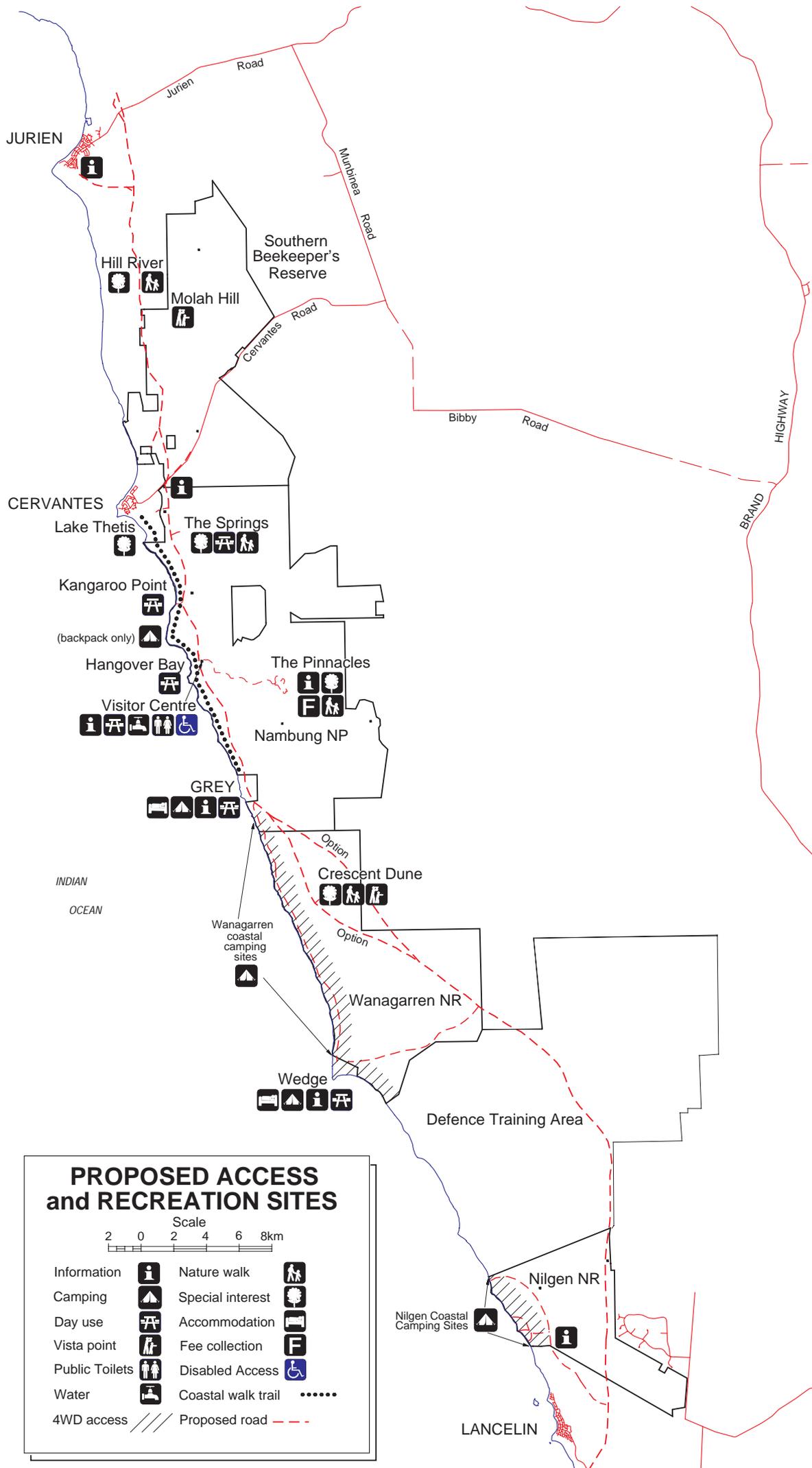
- ☆ 1 Grey
- 2 Wedge
- 3 Nambung NP
- 4 Wanagarren NR
- 5 Nilgen NR
- 6 Moore River NP
- 7 Sthn Beekeepers NR
- 8 Hill River Mouth
- 9 Lesueur NP
- 10 Coomallo NR
- 11 Drovers Cave NP
- 12 Beekeepers NR
- 13 Hill River NR
- 14 Stockyard Gully
- 15 Badgingarra NP



NATURE BASED ATTRACTIONS



- New Coast Road (completed)
- - - Proposed Coast Road (to be completed by 2002)



PROPOSED ACCESS and RECREATION SITES



- | | | | |
|----------------|--|--------------------|--|
| Information | | Nature walk | |
| Camping | | Special interest | |
| Day use | | Accommodation | |
| Vista point | | Fee collection | |
| Public Toilets | | Disabled Access | |
| Water | | Coastal walk trail | |
| 4WD access | | Proposed road | |

Attachment 4.
PUBLIC NOTICE – COMMUNITY CONSULTATION

Attachment 5.

SUMMARY OF ANECDOTAL COMMENTS TAKEN DURING COMMUNITY CONSULTATION

*Wedge and Grey Masterplan*Community Consultation Process and Display-January 8th –11th 1999**Summary of Anecdotal Comments and Issues****WEDGE**

A large and steady number of concerned shack owners visited the display, in the centrally located 'Pie Shop' to discuss the plans and express their views on both Friday and Saturday. Numbers were in the hundreds, spread over two days, continuing well into the early evening. Many stayed for an hour or more, some returning with families and neighbours for a second look. Participation was constructive and highly useful. Most were concerned and upset about the issue of shack retention, however no ill feeling was expressed towards the CALM staff present and the opportunity to express opinions and contribute to the planning process was appreciated.

The consultation process also provided a venue for WIPA to discuss their opinion with the community, for people to meet and swap stories and seemed to galvanise the shack community. It should be noted that shack owners very generously supplied accommodation, meals and great hospitality.

Anecdotal Comments and Issues

- Camping won't work or be popular-too windy.
- Camping will only work in sheltered areas/ small nodes.
- A mix of accommodation levels and costs would be preferred-perhaps like Rottnest.
- There is nothing significant enough in the area (geology, coastal geomorphology, vegetation etc) to warrant a field study centre or educational precinct. Even for general recreation purposes, there are better areas closer to Perth that would be more attractive to school groups.
- The area that is proposed for a wetland/bird hide/sanctuary is inappropriate as very little wildlife is attracted to this area particularly birds. The water in this area is saline and rises with the tide, as well as being fed by high rainfall in winter. The exotic weed species juncus is a big problem in this area-not appropriate for habitat.
- Setbacks from the coast and from the central wet area will be important-a lot more of the area gets wet than the plans suggest.
- Many felt that the area had stabilised after 30years due to the presence of the shacks and that the place would erode once the shacks were removed.
- The area is claimed to have been a sand dune prior to shacks being built-shacks have greatly contributed to dune stabilisation.
- Dune systems and coastline are very dynamic and change constantly, which will limit development behind the foredune.
- Canal developments were suggested, dredging and flooding the wet area and creating a marina.
- Wind and airborne sand is a huge factor in people's comfort at Wedge. It limits the amount of time you can be outside or camping. Can be positively unpleasant at times and needs to be considered with regard to the feasibility of camping developments and more up market development.
- Many people expressed a concern that they were willing to upgrade the shacks and incorporate an area for public access/camping/chalet, if it meant they could stay (see WIPA plans).
- Why can't the area simply be subdivided?
- Rehabilitation and improved site access will be very expensive, could easily consume massive amounts of money. Is this really viable?
- What's going on with native title claims and how will this affect the policy?
- Mineral sands/mining claims on the dunes to the northeast? How will this affect future development and shack retention?
- Where does the lease money go and how is it spent? Many are confused about this issue. Some are under the misunderstanding that they are paying rates and don't get anything for it.
- The government makes money for nothing out of lease payment. Why not just keep this system going? Everyone benefits!
- Many indicated that they would be very willing to pay significantly more in lease fees to stay longer. 21 or 99 year leases were mentioned.
- Many felt there was a total inequity in the way the policy was being implemented around the State. Windy Harbour and Dampier Archipelago were examples mentioned.

- Tourism could be incorporated into the area with shacks retained as a major focus/attraction. This would benefit everyone, particularly those on the fly through bus tours who get bugger all in regard to services.
- 4WD safari bus tours were criticised heavily for a number of reasons:
 - drivers travel too fast (especially through the settlements) and cut new tracks to save their suspension.
 - the experience was horrible for the tourist and a total rip off (one shack owner had taken a tour out of curiosity).
 - rumours of tour bus drivers charging each passenger \$100 to get off the bus and onto the beach.
 - Drivers have little respect for safety and the environment and many felt CALM let them behave recklessly.
- Shack lifestyle is a unique, valuable and rare link with Australia's history and should be celebrated not obliterated.
- Shacks could be upgraded to meet building codes. Many suggested shackies would be prepared to rally together and do this work and purchase building materials in bulk.
- Some shacks are totally substandard in terms of electrical wiring, fire safety and many felt they should be removed if owners were unwilling to upgrade them.
- Would they have to meet building codes if leased from the government on crown land/CALM estate?
- The new coast road will change the accessibility and remoteness of Wedge dramatically.
- The government have sold Wedge to Asian investors for resort development.
- Squatters are very willing to compromise-there was almost unanimous support for the WIPA proposal and an integration of shack retention and a range of public accommodation.
- Access tracks to and from the main road will need to come from the north due to the sand dunes?
- Why should lease fees pay for future development?
- Soil types and water/geology need to be addressed to a greater degree, a better understanding of the natural systems would be beneficial.
- The plans should be sent to all shack owners with a more detailed survey.
- ORV vehicle use is not safe-kids, cars and conflicts-people are very willing to change this and realise the need for better management of the area.
- Wedge people look after each other. They make sure anti-social or dangerous behaviour is controlled.
- Why are the professional fishermen allowed to stay and we can't?
- If I start a business here, and derive an income from the area can I be exempted?
- What will happen to the 'Pie Shop', fire tender and other important community functions?
- You can't do this sort of development without proper services. Who's gonna pay for the first aid post, ambulance, fire control?
- This is all for the Japanese! (saw the proposal as a farcical veil hiding an exclusive overseas funded development).
- If this development is for the public, well we are the public aren't we?
- Squatters don't stop anyone from camping here and spend a lot of time cleaning up after campers who have little respect for the environment.
- Blow in trail bike riders were seen as a real problem to safety and the environment.
- We respect this place; the average new comer won't give a toss!
- The fishermen do more damage to the environment than us.
- This is 40 years of cultural heritage - Western Australian heritage - how can you destroy it?
- Having a small cluster of shacks or an interpretive centre won't show the lifestyle-it's just a token gesture!
- Beach access needs to be reconsidered - one way on, one way off system, with vehicle free zones.
- The current beach access cutting is dangerous and should be closed. It was suggested that the old access point (rehabilitated, near the old BP depot) should be re-opened.
- CALM will have a huge liability with buried car bodies under the sand. Tragic accidents waiting to happen. Just need a big winter storm. Coastline is very dynamic. Many told stories of old cray boats re-appearing etc.
- The contractor only cut the roofs of many of those car bodies. There's still lots of stuff out there waiting to be exposed and to kill someone.
- Potable water supply will be a problem.
- Wedge has huge potential for tourism and as a 'Way Station', service centre and attraction for the tourism market and tour bus operators
- The shacks are living evidence of the pioneering nature of squatters; cultural heritage should be retained in some way. Western Australian's are excellent at destroying their cultural heritage, perhaps this is a good chance to actually save some and celebrate living history.
- Retaining a token shack settlement would be only end up like Cossack. A totally boring way of viewing history.
- The lease stipulates that all foreign vegetation is to be removed. The shackies have planted lots of native and indigenous trees and unfortunately those will be removed. Why should we leave shade for CALM to benefit from?
- We should get Cheryl Edwardes and Syd Shea up here overnight!

- Many felt that this was the first opportunity for squatters to discuss the situation in an open forum and that all other communication had been arrogant and bureaucratic.
- The community realise that the settlement cannot remain as untamed as it currently does. Unlicensed vehicle use, building guidelines, noise, effluent disposal, beach all requires more environmental friendly management.
- Much criticism was given to CALM's Recreation and Tourism Strategy, 'People in CALM Places', with particular regard to Sense of Place, Heritage Values and Partnerships. They felt the decision to remove the shacks and not to support the WIPA response was a contradiction to the strategy.

GREY

Visitor numbers were less at Grey. Many shackies had returned home that weekend, consequently consultation was reduced to Sunday and early Monday morning. Each shack was visited and the community notified of the location of the display. A number of concerned shack owners visited the display to discuss the plans and express their views. Many stayed for an hour or more and due to the smaller numbers it worked well as a group forum. Participation was constructive and highly useful. Most were concerned and upset about the issue of shack retention, however, no ill feeling was expressed towards the CALM staff present and the opportunity to express opinions and contribute to the planning process was appreciated. Consultation continued over drinks well into the evening.

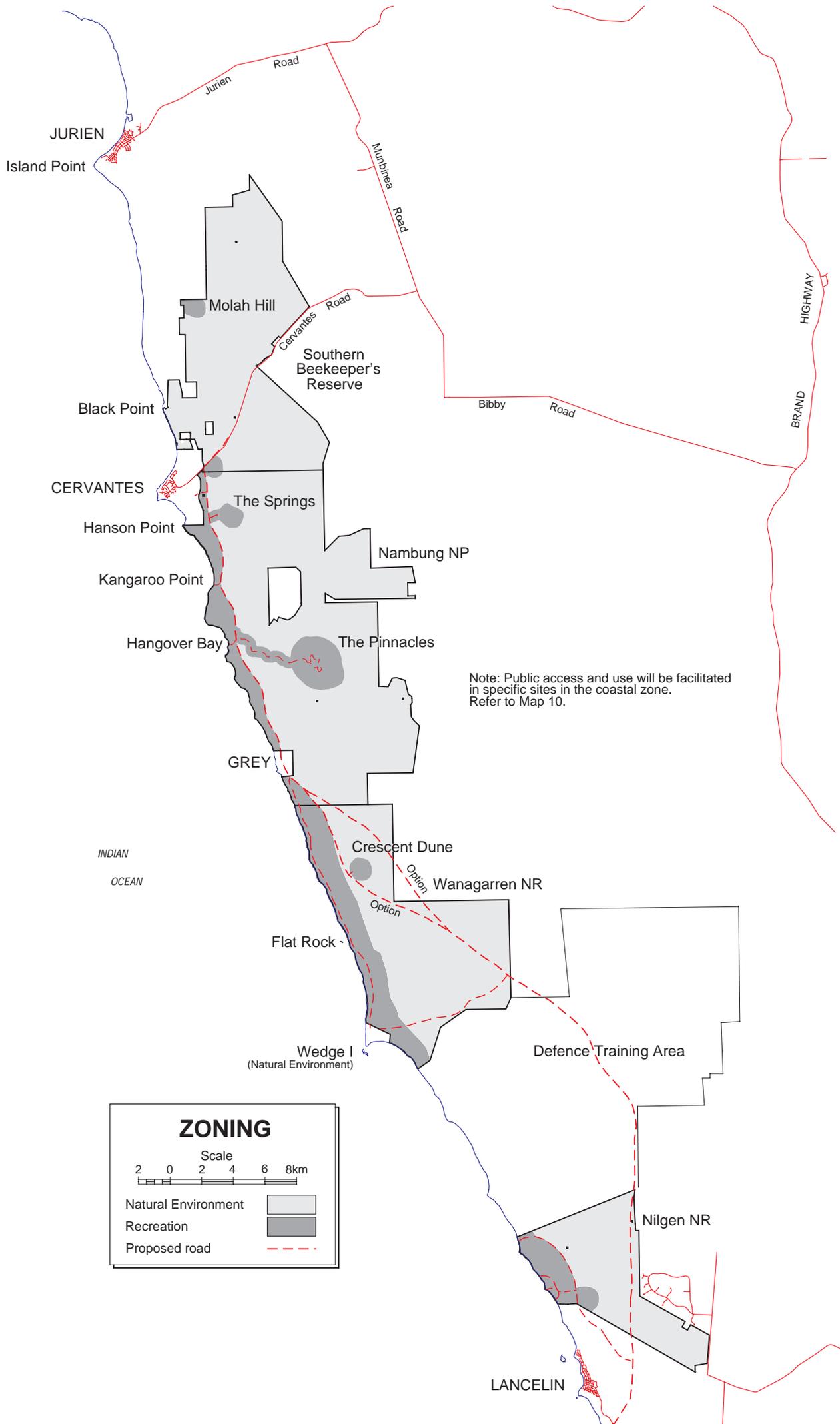
Shack owners at Grey also very generously supplied accommodation, meals and great hospitality.

Anecdotal Comments and Issues:

- This is all a token gesture.
- We'd be very happy to come to a manageable compromise as per the consultant prepared management plan (Grey Association).
- Why can't the government see sense and be fair. DOLA and the Shire are totally unwilling to even listen.
- We won't be back once the shacks have gone.
- The areas for camping are too exposed. Why would any one want to camp for more than a night on this coast, even in summer.
- The place will close down in winter, and will not be viable
- Alternative energy and sewage management will be required.
- We have planted lots of trees here; they didn't just grow!
- The shacks aid the process of dune stabilisation.
- Boat launching is very difficult at Grey. A proper boat ramp will need to be constructed.
- Water supply is really difficult here.
- What private developer would seriously invest in this place?
- Where is the financial feasibility study for all this?
- Where's our lease money going?
- There's a heap of coastline around here, why can't all of this go somewhere else? (many were under the impression that the shacks were being removed to make way for CALM to redevelop the site and make money).
- The cray fishermen and their deckies caused most of the environmental problems here years ago and the shackies and Grey Association have cleaned it all up! (car bodies etc).
- People love this place and look after it, care for it. We'd do whatever it'd take to stay.
- The main cliff area is very dangerous and unstable. Will this limit development?
- That beach has no rubbish on it. People look after this place
- The shacks are cultural heritage. Removing them goes against the Nambung National Park Management Plan's charter to protect Aboriginal and non-Aboriginal sites of cultural heritage significance.
- The wind is totally oppressive, which most felt would limit the scope for viable development of the site for an 'eco-resort' or even for chalets. People can already do this in more comfort with more exciting recreational attractions in Busselton, Dunsborough, Margaret River etc. Why would you come here?
- Please allow this community to exist in some form. Could special areas be leased by ex-shackies, with a preference given or some sort of ballot system?
- This policy destroys and negates the fact that there is a community here! What happened to celebrating cultural diversity and uniqueness? Surely a positive and constructive compromise benefiting all parties, including the general public could be achieved and would be in the government's best interests?

General issues encountered at both Wedge and Grey

- Many were unaware that the policy was a whole of Government decision and had a poor understanding of the history or implications of the policy.
- Many viewed the future development and masterplanning process as the reason why the shacks had to go, that CALM were replacing the shacks with something else, primarily as a money making venture.
- Camping development will require very sheltered conditions.
- Most shackies indicated that they would not return to Wedge and Grey once the lease period expired.
- Lots of useful local knowledge regarding the landscape characteristics and changes that had occurred over 40 years in both areas was shared.
- Both communities were concerned at the lack of previous consultation regarding the policy and issues regarding it's implementation.
- Few actually understood that they were paying a lease for the privilege to simply be there and that paying a lease didn't furnish them with any rights or services.
- There was concern and misunderstanding as to where lease funds went and on what they were spent.
- Very few seemed to understand (or alluded to the fact) that squatting on Crown land was fundamentally illegal and didn't really grasp the notion of exclusivity.



Note: Public access and use will be facilitated in specific sites in the coastal zone. Refer to Map 10.

ZONING

Scale
 2 0 2 4 6 8km

Natural Environment	
Recreation	
Proposed road	

Attachment 7.

DRAFT ARRANGEMENTS FOR PROFESSIONAL FISHERS OCCUPYING SHACKS AT WEDGE AND GREY

BACKGROUND

The Department of Conservation and Land Management (CALM) in participation with the Shire of Dandaragan and the Department of Land Administration, is implementing the State Government Squatter Policy on some 670 squatter shacks along the coastline of the Shire.

The shacks administered by CALM are concentrated in the areas of Wedge and Grey, where they are managed by CALM under delegated authority from the Minister for Lands pursuant to a CALM Act, Section 33(2) arrangement.

The government policy requires the removal of the shacks by the end of December 2001. After which, the land is to be rehabilitated and returned as far as possible to its natural condition. Proposals for recreational/tourism use of the land and longer term tenure for professional fishers are also being considered.

There are some 300 shacks currently leased by CALM at Wedge and another 120 shacks leased at Grey. About 20 shacks are occupied by professional fishers and their crews at Wedge. There are currently six licensed fishing boats operating from Wedge (5 for the full season and 1 intermittently). One boat operates from Grey with the crew residing in Cervantes.

The squatter policy approved by Cabinet on 3 July 1989 recognised that special arrangements were required for professional fishers. The Cabinet decision states:

“The Government recognizes that professional fishermen merit an exemption from the policy and will be permitted to continue to operate from shack areas. However, formalized tenure to a fisher’s shack, in the form of a lease, will only be granted in conjunction with fishing licences under the control of Fisheries WA and subject to conditions laid down by the Department. Professional fishers’ shacks should be of a reasonable standard as determined by the particular local authority. In using these coastal areas, fishers must have regard for the coastal environment. This should be monitored and regulated by the local authority” (partial extracts DOLA Policy No.12.5.01.1 endorsed by State Cabinet 3 July 1989).

PURPOSE

The purpose of this document is to give effect to the above Cabinet decision.

The options proposed for each professional fishers currently utilising shacks are to:

1. Relocate to a development node (near a traditional fishing ground) when formally created as a reserve; or
2. Upgrade the existing shack to comply with established building standards (determined by the local authority) if already appropriately located in a proposed development node; or
3. Relocate to existing townsites.

The aim of this document is to establish the criteria by which decisions will be made as to:

- Who qualifies as a professional fisher,
- Under what circumstances a development node will be created, and a lease within that development node offered to a particular professional fisher,
- Under what circumstances a development node will not be considered, and instead a professional fisher will be asked to relocate to an existing townsite, and
- The consequences for those professional fishers' shacks that do not comply with the policy.

DEFINED AREAS

For the purpose of this document:

“Wedge” means Reserve No. 43283 Melbourne Location 4153.

“Grey” means Reserve No. 43284 Melbourne Location 4152.

DEFINITION OF A PROFESSIONAL FISHER

For the purposes of this document a professional fisher will be defined as any person having an Unrestricted West Australian Fishing License and/or a Managed Fishery License in accordance with the Fish Resources Management Act 1994 Regulations.

CIRCUMSTANCES WHEN ESTABLISHMENT OF A DEVELOPMENT NODE TO ACCOMMODATE PROFESSIONAL FISHERS’ DWELLINGS WILL BE CONSIDERED.

- When there is no nearby townsite;
- When a suitable site for a development node can be identified; and
- When there are sufficient numbers of professional fishers to justify the establishment of a development node; and/or
- When traditional fishing patterns and restrictive licences apply (where Fisheries WA dictates the area where a fisher can operate).

SELECTION OF SITES FOR A DEVELOPMENT NODE

A suitable site for a development node will be one that:

- Does not have specific environmental or conservation constraints;
- Is adjacent to suitable mooring sites; and
- Does not affect aboriginal heritage sites.

Selection of sites will take into account the development nodes identified in the Western Australian Planning Commission’s “Central Coast Regional Planning Strategy”, the Department of Conservation and Land Management’s Nambung National Park Management Plan and Local Authority guidelines.

The consultative process for site selection and the offering of leases will involve:

- the relevant land management authority (CALM)
- the affected professional fishers
- Department of Land Administration (DOLA)
- National Parks and Nature Conservation Authority (NPNCA)
- Ministry for Planning
- Fisheries WA
- Department of Environmental Protection
- Department of Transport
- Other relevant groups or government agencies.

TENURE OF LEASES WITHIN PROPOSED DEVELOPMENT NODES FOR PROFESSIONAL FISHERS

The Department of CALM will be the management body for the development nodes. CALM will have the power to lease sites to professional fishers within the development node for terms of 21 years in accordance with arrangements made in consultation with DOLA. The lease will be renewable at the discretion of the Executive Director of CALM/NPNCA.

If the development node at some future time is no longer required for use by professional fishers, it will revert to a use consistent with the general Reserve purpose.

TRANSITIONAL TENURE FOR PROFESSIONAL FISHERS' SHACKS

Licensed professional fishers who held a lease for their shack from CALM as at 1 July 1995, will be offered a new lease for the area occupied by their current shack for a period of up to three years beyond their existing lease arrangement which expires 30 June 2001. This will allow time (if necessary) to relocate to a fishing development node or to a nearby townsite.

To qualify for a transitional lease, a professional fisher must:

- Be the registered holder of a current fishing boat license granted under the Fish Resources Management Act Regulations authorising a person to use a boat for commercial fishing.
- Be a licensed fisher for the fishing zone in which the shack is located.
- Have an existing mooring that is in use and in close vicinity to the existing leased shack.

GENERAL TERMS AND CONDITIONS OF TRANSITIONAL LEASES AND LONG TERM LEASES

The terms and conditions of leases within the professional fishers development nodes will include (but is not limited by) the following:

- a. A maximum of one site will be offered to each professional fisher. Although, it may be the case that several buildings or crew quarters will be located within this site.
- b. Only the lessee, his/her employees engaged in professional fishing activities and the lessees immediate family may reside on the land.
- c. Each professional fisher's lease will have a common expiry date unless terminated earlier.
- d. The annual rental will be determined by the Valuer General.
- e. The lease will be subject to the appropriate rates and taxes.
- f. Transfer of leases will only be permitted when it is conjunction with the transfer/sale of the lessee's fishing license and other assets associated with that license.
- g. Conversion of leases to freehold title will not be considered at any time during the term of the lease or on its expiration or earlier determination.
- h. The lessee shall not without the prior consent in writing of the lessor (Executive Director of CALM/NPNCA) assign, transfer, mortgage, sublet or part with possession of the land/lease or any part thereof.
- i. A lease may be forfeited if the lessee fails to pay the rent or fails to comply with the lease conditions and local authority requirements.
- j. The lessee is responsible for all damage that may be caused by or due to the escape of any oil or other liquid from the works of the lease.

- k. Compensation will not be payable by the lessor (Executive Director of CALM/NPNCA), State Government or the Local Authority for damage caused by flooding, ocean surges, wind blows, sand accumulation, fire or any other natural disaster.
- l. Lessees shall be mindful of the environment.
- m. Neither the lessor, State Government nor the local authority shall be responsible for provision of services to the land/leased area.
- n. The lessor may vary the rent in accordance with CPI variations.
- o. The lessee shall pay to the lessor on demand, all costs of and incidental to the establishment and location by survey of the boundaries of the land, if a survey is deemed necessary.
- p. If buildings are destroyed by natural causes, the location, replacement of buildings, erections, paving, drainage and other works shall comply with the requirements of the local authority/CALM. The lessee shall perform and discharge and execute all requisitions and works required on the land by any local or public authority operating under any statute, by-law or regulation.
- q. The lessee shall within twelve months from the commencement of (the long term lease), fence the external boundaries of the site to the satisfaction of the lessor, if deemed necessary by the lessor.
- r. The lessee shall maintain existing and future improvements to the satisfaction of the lessor.
- s. The lessee shall not add to existing/future structures or erect any new structures without the prior approval in writing of the lessor.
- t. The lessee shall treat and maintain all frontages to give an aesthetically pleasing appearance consistent with the purpose of the lease.
- u. The lessee shall indemnify and keep indemnified the lessor, State Government and local authority against all claims for damages to persons or property arising from the use of the land.
- v. The lessor and person authorised by the lessor may enter the land for inspection at any reasonable time.
- w. If the lessee fails within six months of the date of judgement or order of court for recovery of rates payable by the lessee to a local authority to satisfy the judgement or order, the lessor may terminate the lease forthwith.
- x. Compensation shall not be payable to the lessee in respect of any improvements effected by him on the land and remaining thereon at the expiration or earlier determination of the lease.
- y. The lessee shall at any time within three calendar months immediately following the expiration or earlier determination of the lease take down and remove any buildings, structures, improvements on the land the property of the lease.
- z. On the expiration or earlier determination of the lease, the lessee shall fill in and consolidate any unevenness, excavation or hole caused by him/her during the term of the lease by removal of his improvements and shall leave the land in a clean, neat and tidy condition to the satisfaction of the lessor and shall remove all waste matter as required by the lessor.

SPECIFIC TERMS AND CONDITIONS OF LONG TERM LEASES TO BE OFFERED TO PROFESSIONAL FISHERS FOR SITES WITHIN FORMALISED DEVELOPMENT NODES

After the transitional arrangements, CALM will offer to professional fishers long term leases for a term of 21 years. This lease period has been determined by DOLA and will apply to all professional fishers occupying shack areas along the Central Coast (between Wedge and Dongara).

Any decision by the Executive Director of CALM/NPNCA to renew the lease should be made 12-24 months prior to the expiry of the lease, to give certainty as to the future of the lease.

Following the establishment of formalised development nodes, a condition of the proposed leases for professional fishers will provide for the Executive Director of CALM/NPNCA to consider the transfer of a lease to another professional fisher, in certain circumstances.

The Minister for Lands and other relevant government agencies will be consulted when considering renewal or transfer of leases.

The following development conditions are to be followed:

- Structures and improvements must comply with the Building Code of Australia and the Local Authority's requirements.
- All new dwellings should be transportable or demountable and to be of a semi-permanent nature. Over investment is discouraged.
- Development nodes to be low key and self-sufficient. Reticulated water and power supply will not be made available.
- Water supply will be by way of tanks or bores and where possible communal use will be promoted.
- Power supply will be by way of motorised generator, solar, wind or any other environmentally acceptable source (noise control, and spark arresters will need to be provided for motorised generators).
- Sewerage systems or other approved apparatus for waste water treatment must be in accordance with the Health Act of Western Australia.

ROCK LOBSTER RECEIVAL DEPOTS AND ASSOCIATED ACTIVITIES

Sites will be provided within the professional fishing development nodes for the establishment of rocklobster receival depots and other activities associated with professional fishing. Such depots are to be used in conjunction with professional fishing activities for the purposes of weighing/storing rocklobster, bait storage and supply of essential goods and services.

Lease arrangements will be put in place with individual companies at a rental determined by the Valuer General. All uses, structures and facilities shall comply with the requirements of the Executive Director of CALM/NPNCA, Department of Environmental Protection, Health Department WA and the local authority.

IMPACT OF THE NEW COAST ROAD

The proposed Coast Road between Lancelin and Jurien will provide easier access to Wedge and Grey. This will be taken into account when considering the issue of professional fishers and their need to remain in shack areas, specifically when considering the term of leases.

***Footnote:**

These guidelines for accommodating the professional fishers at Wedge and Grey will be further developed through the consultative process in finalising the Wedge and Grey Masterplan. DOLA has released a similar policy for professional fishers operating in other shack areas along the Central Coast. A consistent approach will be taken by CALM, DOLA and the local authorities with respect to professional fishers, with some variation to suit particular local circumstances.

* * * * *

Attachment 8.
PROFESSIONAL FISHER SHACK TENURE

GOVERNMENT LAND POLICY MANUAL

General Area	12.LAW ENFORCEMENT & TENURE COMPLIANCE
Sub Heading	12.8 Professional Fisher Shack Tenure
LAA Section No.	46, 270, 271, 272, 274
File Number	2003/1965
Policy Number	1
Status	2. Draft
Policy Title	Professional Fisher Shack Tenure along the Central Coast of Western Australia
LAA Priority	
Policy Date	05/08/99

OBJECTIVE

Establishment of guidelines and criteria for management order leases for professional fisher's shacks along the Central Coast of Western Australia in accordance with Cabinet's July 1989 Policy for the Administration of Coastal Squatter Shacks which states:

The Government recognises that professional fishermen merit an exemption from the policy and will be permitted to continue to operate from shack areas. However, formalised tenure to a fishermen's shack, in the form of a lease, will only be granted in conjunction with fishing licences under the control of the Department of Fisheries and subject to conditions laid down by the Department. Fishermen's shacks should be of a reasonable standard as determined by the particular local authority. In using these coastal areas, fishermen must have regard for the coastal environment. This should be monitored and regulated by the local authority.

POLICY STATEMENT

Principle

DOLA with the cooperation of coastal reserve management bodies, is responsible for the provision of transitional leases for approved professional fisher shack sites along the central coast until such time the lessees are required to:

- relocate to a development node (near a traditional fishing ground) when formally created as a reserve; or
- upgrade the existing shacks to comply with established building standards if already appropriately located in a proposed development node; or
- relocate to existing townsites.

This policy will also specify:

- which fishers will qualify for transitional leases for the existing shack sites
- the selection criteria for the proposed development nodes; and
- the general terms and conditions of transitional leases and development node leases.

Definitions

For the purpose of this policy the following definitions will apply:

The Central Coast comprises the Shires of Dandaragan, Coorow, Carnamah and Irwin.

A professional fisher is a person who has an "unrestricted West Australian Fishing licence" and/or a "Managed Fishery licence" issued in accordance with the Fisher Resources Management Act 1994 regulations.

A professional fisher shack site which will be subject to a transitional lease will comprise an area occupied by a maximum of three shacks, together with sheds and storage area associated with the fishing operation. All structures and the storage area must be in close proximity.

A transitional lease is a management order lease applicable to a professional fisher shack site for the three year* interim period, between the termination of the six year shack lease arrangement and the creation of a development node.

POLICY

Transitional Leases

Professional fishers are required to meet the following criteria to qualify for a three year* transitional lease pursuant to section 46 of the Land Administration Act (management order lease in favour of the relevant management body) for a shack site. *Shire of Carnamah leases will be available for 3_ years (i.e., June 30 2002) so that they will not expire within the local fishing season.

The professional fisher must:

- be the registered holder of a current fishing boat licence granted under the Fishing Resources Management Regulations authorising a person to use a boat for commercial fishing;
- be a licensed professional fisher for the fishing zone in which the shack is located; and
- have an existing mooring that is in use and in close proximity to the existing leased shack site.

A transitional leased site can only consist of shacks that were subject to a management body lease held as at 1 December 1998 by a licensed professional fisher. There will be a maximum of one site for each boat the fisher operates.

The general terms and conditions of transitional leases will include (but not limited by) the following:

- (a) Only the Lessee, his/her employees engaged in professional fishing activities and the Lessee's immediate family may reside on the land.
- (b) Each lease within and the relevant management authority's control, will have a common expiry date, unless terminated earlier (the common expiry date will not fall within the local fishing season).
- (c) The annual rental will be set by the Valuer General.
- (d) The lease will be subject to the appropriate rates and taxes.
- (e) Transfer of leases will only be permitted when it is in conjunction with the transfer/sale of the Lessee's fishing licence and other assets associated with that licence, i.e. boat etc.
- (f) Conversion of leases to freehold title will not be considered at any time during the term of the lease or on its expiration or earlier determination.
- (g) The Lessee shall not without the prior consent in writing of the Lessor and Minister for Lands assign, transfer, mortgage, sublet or part with the possession of the land or any part of the land.
- (h) A lease may be forfeited if the Lessee fails to pay rent or fails to comply with lease conditions and Local Government by laws.
- (i) The Lessee is responsible for all damage that may be caused by or due to any escape of oil or other liquid from pipelines or works of the lease.
- (j) Compensation will not be payable by the Lessor or the Minister for Lands, to the Lessee for damage by flooding, ocean surges, wind blows, sand accumulation, fire or any natural disaster.
- (k) Lessees must be mindful of the environment.
- (l) Neither the State Government nor the Local Authority shall be responsible for the provision of services to the land.

- (m) If buildings are destroyed by natural causes, the location, replacement of buildings, erections, paying, drainage or other works shall comply with the requirements of the Local Authority. The Lessee shall perform, discharge and execute all requisitions of the Local Authority. The Lessee shall perform, discharge and execute all requisitions and works on the land required by any local or public authority operating under any statute, by-law regulation.
- (n) The Lessee shall not erect any structures without the prior approval in writing of the Lessor.
- (o) The Lessee indemnifies and shall keep indemnified the Lessor and the Minister for Lands against all claims for damage to property or persons arising from the use of the land.
- (p) The Lessor and the Minister for Lands and any person authorised by either of them may enter the land for inspection at any reasonable time.
- (q) If the Lessee fails within 6 months of the date of a judgement or order of court for recovery or rates payable by the Lessee to a Local Authority to satisfy the judgement or order, the Lessor may, with the approval of the Minister for Lands terminate the lease forthwith.
- (r) Compensation shall not be payable to the Lessee in respect of any improvements effected by him on the land and remaining thereon at the expiration or earlier determination of the lease.
- (s) The Lessee must within the three calendar months immediately following the expiration or earlier determination of the lease take down and remove any buildings, structures, improvements and plant on the land property of the lessee.
- (t) The lessor must notify the lessee no later than 12 months in advance of the date when the lessee is required to relocate to a development node.

Development Nodes

Development node sites will be reserved in accordance with section 41 of the Land Administration Act (LAA) and subject to the Minister for Lands approval, placed under the relevant authorities care, control and management with power to lease pursuant to section 46 of the LAA for a term of 21 years.

The creation of development node reserves to accommodate professional fisher will be considered when:

- there is no nearby townsite;
- a suitable site for a development node can be identified; and
- there are sufficient numbers of professional fishers to justify the establishment of a development node; and/or
- traditional fishing patterns and restrictive licences apply (where Fisheries WA dictates the area where fishers can operate).

A suitable development node will be one that:

- does not have specific environmental and conservation constraints
- is adjacent to suitable moorings
- complies with the Native Title Act and does not affect recognised Aboriginal heritage sites.

Selection of sites for reservation will take into account the development nodes identified in the Western Australian Planning Commission's "Central Coast Regional Strategy" and Local Authority Guidelines.

The consultative process for site selection and the offering of leases will involve:

the relevant land management authority (Local Government Authority/CALM)
 DOLA
 the affected fishers
 Ministry for Planning
 Department of Environmental Protection
 Fisheries WA
 Department of Transport
 other relevant government agencies

If in the future the reserve is no longer required as a development node, in normal circumstances, the reserve would be cancelled and it would revert to its previous tenure. If the reserve is required for an alternative purpose, the reserve will be kept as a separate land parcel, and subject to the Minister's approval, the purpose would be changed accordingly.

General Terms and conditions of leases within formalised Development Nodes

The reserve management body will offer professional fishers (who held transitional leases) a 21 year lease over sites within the formalised development nodes.

The lease will not include an option to renew but any decision by the management body, (subject to the Minister for Lands approval) to renew must be made between 12 and 24 months prior to expiry of the lease, to give certainty as to the future of the lease.

Transfer of development node leases to other professional fishers will be considered in certain circumstances, however a condition of lease will require management authority and Minister for Lands approval.

All new future structures must be transportable or demountable and not be of a permanent nature.

Structures and improvements must comply with the building code of Australia and the Local Authority's requirement for particular sites.

Development nodes to be low key and self-sufficient. Reticulated water and power supply will not be made available.

Water supply will be by way of tanks or bores and where possible, communal use will be promoted.

Power supply will be buy way of motorised generator, solar, wind or any other environmentally acceptable source (noise control and spark arresters will need to be provided for motorised generators).

Septic systems or other approved systems must be in accordance with the Health Act of Western Australia.

The management body may also consider applying the following conditions for the development node leases, in addition to those previously stated in this policy for the transitional leases.

The Lessor may vary the rent in accordance with CPI variations. (Normally a three year reappraisal period).

The Lessee shall pay to the Lessor or Minister on demand, all costs of and incidental to the establishment and location by survey of the boundaries of the land, if survey is deemed necessary.

The Lessee shall within twelve months from the commencement of the lease, fence the external boundaries of the site to the satisfaction of the Lessor, if deemed necessary by the Lessor.

The Lessee shall maintain existing and future improvements to the satisfaction of the Lessor.

The Lessee shall treat and maintain all frontages to give an aesthetically pleasing appearance consistent with the purpose of the lease.

On the expiration or earlier determination of the lease, the Lessee shall fill in, consolidate and level off any unevenness, excavation or hole caused by him/her during the term of the lease or by removal of his improvements and shall leave the land in a clean, neat and tidy condition to the satisfaction of the Lessor and the Minister, and shall remove all waster matter as required by the Lessor and Minister.

GOVERNMENT MANDATE

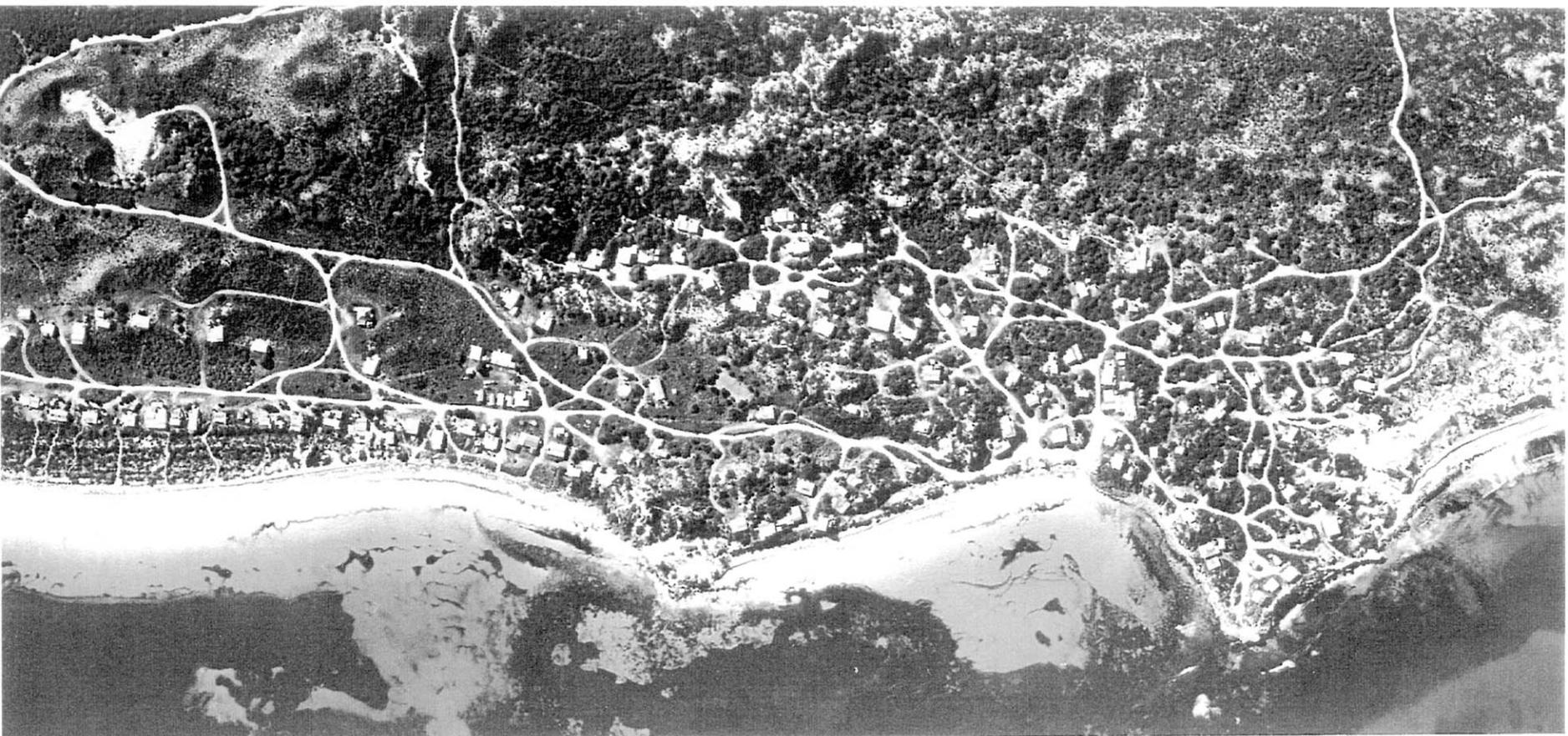
Cabinet's July 1989 Policy for the Administration of Coastal Squatter Shacks.

DOLA RELATED POLICIES

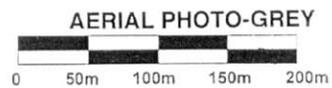
- 12.5 Removal of unauthorised structures.
- 12.5.01.1 Illegal Occupation of Coastal Crown Land (Squatters).

RELEVANT DOLA CORRESPONDENCE FILES

2003/1965, 1108/1969



Source: DOLA photography, Wedge Island,
1993/94, WA 3380, Run no. 5050 - April 1994.





Source: DOLA photography, Wedge Island
(Cervantes, Greenhead), Job no 940844, WA 3497,
Run no. 5248 - January 1995.

AERIAL PHOTO-WEDGE

