

Ningaloo Lighthouse Resort

Proposal Content Document

Table 1: General proposal content description

Proposal title	Ningaloo Lighthouse Resort Project, Yardie Creek Road, North West Cape
Proponent name	Z1Z Resorts Pty Ltd
Short description	<p>Proposed redevelopment of the Ningaloo Lighthouse Holiday Park, within Lot 2 and Lot 557 Yardie Creek Road, North West Cape, and includes associated infrastructure (including the borefield).</p> <p>The Proposal comprises the construction of new visitor accommodation; the construction of associated ancillary facilities (i.e., staff accommodation, power supply infrastructure, water supply and treatment, wastewater treatment and reuse, and replacement service station (vehicle refuelling) etc.); refurbishment of the Vlamingh Head Lighthouse Quarters (a part of State Heritage Place ID: 00837); and minor works outside of the accommodation areas, including pathways, vehicle access, shades structures and service corridors and enclosures.</p> <p>The proposal is located on land used for tourism accommodation (caravan park and resort) for over 30 years (Figure 1).</p>

Table 2: Proposal content elements

Proposal element	Location / description	Maximum extent, capacity, or range
Physical elements		
Resort and caravan park facilities and associated service infrastructure	Figure 1	Clearing of up to 3.98 ha of native vegetation within a 45.34 ha development envelope, with a total disturbance footprint, including the existing facility, of up to 13.63 ha.
Operational elements		
Treated wastewater irrigation	Figure 1	Irrigation of up to 40,000 kL/year of treated wastewater to landscaped areas (open space, gardens) within the resort footprint.
Groundwater Abstraction	Figure 2	Groundwater abstraction of up to 72 ML/year.
Rehabilitation		
Following completion of construction of resort buildings and infrastructure, cleared land within the footprint will be landscaped and revegetated.		

Commissioning		
N/A		
Decommissioning		
Removal of all surface and buried infrastructure, with the exception of heritage listed buildings, within 1 year of cessation of operations		
Other elements which affect extent of effects on the environment		
Proposal time*	Maximum project life	55 years
	Construction phase	Approximately 2 years
	Operations phase	50 years
	Decommissioning phase	Approximately 2 years post operations

Version Control

Revision	Version		Date of PCD
0	0	Issued for use	October 2021
1	0	Revised to correct typographical error regarding proposed water usage corrected from 77GL/a to 72 ML/a	29 November 2021
	1	Revised to incorporate version control in document and footer	6 February 2023