

7 June 2022

Shire of Carnarvon
3 Francis Street
CARNARVON WA 6701

Attention: Andrea Selvey – Chief Executive Officer



Dear Andrea,

Request for Removal of Item 77, “French’s Shack’ from Shire of Carnarvon Municipal Inventory 2015 (Heritage)

I refer to our conversation of 17th May 2022, regarding the building sometimes referred to as “French’s Shack” on Lot 54, in Coral Bay.

RAC Tourism Asset’s (RACTA) due diligence investigations have found a Local Heritage listing for “French’s Shack”, identified in the Shire’s listing as being on Lot 54. The listing showing an image of the existing asbestos building that is located on Lot 54 (see figure 1), which sits adjacent to the existing resort.

RACTA believe this building has been incorrectly identified and included on the Shire’s Municipal Inventory (Inventory) as “French’s Shack”. An excerpt is attached as Attachment A.

The location of this existing building on Lot 54 will not allow the construction of the roads, parking and hotel as intended by RACTA and as approved by the Shire in the ODP P29/12 (attached as Attachment B), which is critical to the overall resort development. RACTA therefore requests the Council resolve to remove the current building from the Inventory to allow its future demolition.

Municipal Inventory Listing (excerpt attached as Appendix B)

The Inventory refers to French’s Shack as being;

- The first building in Bill’s Bay (now Coral Bay);
- constructed in 1933; and
- being of “Metal: Corrugated Iron construction”.

Our analysis comparing the historical aerial photography from 1969 (see figure 2) with the current aerial photography (see figure 4) shows that the existing asbestos building on Lot 54 did not exist in 1969.

Evidence prepared by element’s heritage team (attached as Attachment C) indicates that the current building on Lot 54 was not constructed until 1975. This evidence suggests that the building was also constructed after the French family’s association and was built by Jim Robinson, the Lessor of Cardabia Station.

Given that the current asbestos building on Lot 54 was constructed after the existing hotel in 1968 it cannot be considered to be the first building in the area and was in fact constructed after other significant development had taken place in Coral Bay.

The building is also clad with asbestos. It is not the corrugated iron building referred to in the Inventory.



Figure 1 - Existing Asbestos Building

Earliest available aerial (Oct 1969)

element.
the art and science of place



Figure 2 - 1969 Aerial Photograph

Actual "French's Shack"

As indicated above, the aerial photograph taken in 1969 (figure 2) shows a small building to the south of the location of the existing asbestos building on Lot 54 (which does not exist at this time). This small building in the 1969 photograph is believed to be the actual "French's Shack". Importantly, the photograph proves the asbestos shack was not in existence.

A photograph from the French family included in the book *Fifty Years of Coral Bay* (2013) by Ric French shows the building that is believed to be the original shack (figure 3). This shows a building much more in keeping as that described in the Inventory, in both materials and the time of construction. The research indicates that the original shack, intended for and worthy of heritage listing, was unfortunately demolished when, or before, the asbestos building was constructed in 1975.



Figure 3 - "French's Shack" constructed 1933

Current aerial photography (figure 4) still shows the footprint of French's shack and shows the location of the asbestos building, in relation. It also shows the asbestos buildings location for reference to the 1969 image shown as figure 2.



Acknowledgement of French's Shack

As part of the proposed future development, RACTA intends to include acknowledgement, and historical information as so far as is available, on both "French's Shack" and Maud's Landing, particularly the schooner "Maud" for which it is named. This will likely be in the form of wall mounted images and information telling both stories, in the resort's restaurant and/or reception.

Recognition of the area's Indigenous heritage will be addressed separately and more prominently throughout the design process.

Please do not hesitate to contact Chris Clifton (RAC) on 0408 440 437 should require further information.

Yours sincerely

A handwritten signature in black ink, appearing to read "Chris Clifton".

Chris Clifton
Senior Manager - Tourism Asset Development
RAC Tourism Assets

Attachment A

Excerpt of Municipal Inventory 2015



SITE DETAILS

LOCATION/ADDRESS:	6 Robinson Street, Coral Bay
LAND DESCRIPTION:	Lot 54 on Plan 192641
PUBLIC ACCESS:	No
LANDGATE PIN NUMBER:	1166381
HCWA NUMBER:	
OTHER NAMES:	Part of Ningaloo Reef Resort

PLACE PARTICULARS

PLACE TYPE:	Individual Building or Group
CONSTRUCTION DATE:	1933
ORIGINAL USE:	Farming/Pastoral: Other Residential: Single storey residence
PRESENT USE:	Vacant/Unused
CONSTRUCTION MATERIALS:	Metal: Corrugated Iron
DESCRIPTION:	The first building within the Coral Bay settlement. The building is important as it is a reflection of the early tourism appeal of the area.

HERITAGE ASSESSMENT

<p>HISTORICAL NOTE: Three kilometres to the south of the gazetted town site of Maud's Landing, a very beautiful bay called Bill's bay was fast becoming a popular recreational area both for locals and for the more adventurous fishermen. Bills Bay was named after Ruby May French, affectionately called 'auntie Billie'. She was the wife of Charles French, the owner of Cardabia Station, the property surrounding Maud's Landing and Bills Bay. The first building in Bills Bay was a holiday shack built in 1933 by Jack McKenna, the manager of Mia Mia station and used by him as a summer coastal retreat. The building is important as it is a reflection of the early tourism appeal of the area. It was not until 1968 that formal settlement began at Bills Bay with the establishment of a hotel, caravan park and a service station. The Hotel was named the Coral Bay Hotel probably because of the outstanding Coral Reef. Consequently the settlement became known as Coral Bay and remains a popular tourist destination today.</p>	
CONDITION NOTE:	Good
INTEGRITY NOTE:	Medium
AUTHENTICITY NOTE:	High
<p>STATEMENT OF SIGNIFICANCE: Historic Value – Importance for the density of diversity of cultural features illustrating the human occupation and evolution of the locality. Historic Value – Importance for close association with an individual whose life, works or activities have been significant within the history of the locality. Social Value –Importance in contributing to a community's sense of space</p>	
LEVEL OF SIGNIFICANCE:	Considerable
HISTORIC THEMES:	Demographic Settlement & Mobility: Settlements Occupations: Grazing, Pastoralism & Dairying Outside Influences: Tourism People: Early settlers
MANAGEMENT CATEGORY:	2

OTHER LISTINGS

NATIONAL TRUST:	No
MUNICIPAL INVENTORY:	Adopted: 23 rd June 2015
TOWN PLANNING SCHEME:	No
STATE HERITAGE REGISTER:	No
OTHER ASSOCIATIONS:	No



French's Shack overlooking Bill's Bay, Date Unknown



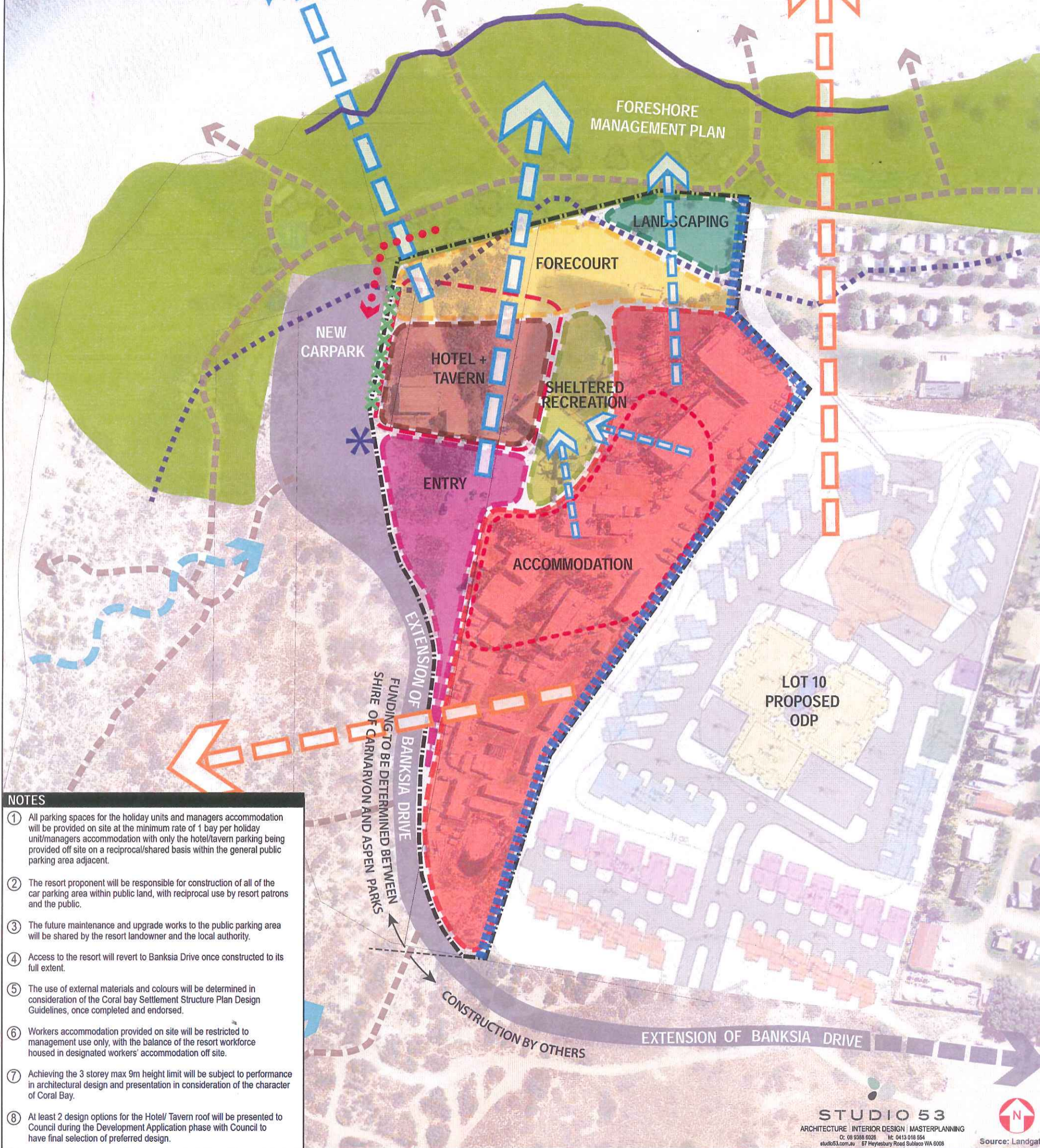
French's Shack in Coral Bay, Date Unknown

Attachment B

ODP 29/12 Excerpt

APPROVED PLAN
APPROVED PURSUANT TO SHIRE OF CARNARVON
LOCAL PLANNING SCHEME 11

Application No: P29/12 Approval date: 30.09.13
 Shire file Reference/s: A2294
 Endorsed by: *[Signature]*
 Executive Manager Development Services



- NOTES**
- All parking spaces for the holiday units and managers accommodation will be provided on site at the minimum rate of 1 bay per holiday unit/managers accommodation with only the hotel/tavern parking being provided off site on a reciprocal/shared basis within the general public parking area adjacent.
 - The resort proponent will be responsible for construction of all of the car parking area within public land, with reciprocal use by resort patrons and the public.
 - The future maintenance and upgrade works to the public parking area will be shared by the resort landowner and the local authority.
 - Access to the resort will revert to Banksia Drive once constructed to its full extent.
 - The use of external materials and colours will be determined in consideration of the Coral Bay Settlement Structure Plan Design Guidelines, once completed and endorsed.
 - Workers accommodation provided on site will be restricted to management use only, with the balance of the resort workforce housed in designated workers' accommodation off site.
 - Achieving the 3 storey max 9m height limit will be subject to performance in architectural design and presentation in consideration of the character of Coral Bay.
 - At least 2 design options for the Hotel/ Tavern roof will be presented to Council during the Development Application phase with Council to have final selection of preferred design.

LEGEND

	Subject ODP		Landscaping		View lines for Subject ODP Area
	Accommodation		Preveilling S/W Breeze		Setbacks As per R-Codes
	Hotel/ Tavern		Coastline		Nil Setbacks Permitted
	Forecourt		Recommended Physical Processes Setback		Waste Water Pumping Station (Buffer and / or Treatment Works Required)
	Sheltered Recreation		Beach Access		Temporary Access From Robinson Road Pending Construction of Banksia Drive
	3 Storey and a maximum height of 9.0m		New Road Access + Carpark		
			View lines for Neighbouring ODP Area (Lot 10)		

STUDIO 53
 ARCHITECTURE | INTERIOR DESIGN | MASTERPLANNING
 PO Box 7375 Costello Square Perth Western Australia 6050
 Telephone +61 8 9289 6300
 Fax +61 8 9221 4786
 www.studio53.com.au

Ningaloo Reef Resort Overall Development Plan
 Aspen
 Date: 15th May 2013 Designer: DR/ER
 Scale: NTS @ A3 Drawn: PR
 Drawing No. 712-064 CP1A Outline Dev Plan 150513.ai TOWN PLANNING AND URBAN DESIGN

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken in the compilation of this drawing by The Planning Group WA Pty Ltd, all parties associated with the proposed property development disclaim all responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by The Planning Group WA Pty Ltd for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

Attachment C

Letter of Heritage Advice

Our Ref: 21-125

3 June 2022

Chris Clifton
Senior Manager Tourism Asset Development
RAC Parks & Resorts - Royal Automobile Club of WA (Inc.)
832 Wellington Street,
West Perth, WA 6005
E chris.clifton@rac.com.au

Dear Chris

LOT 54 (NO.6) ROBINSON STREET, CORAL BAY LETTER OF HERITAGE ADVICE

Following the historical research and desktop study we undertook in April, 2022 for Lot 54 (No.6) Robinson Street, Coral Bay, we provide this letter of heritage advice in regards to the heritage status of French's Shack. Please see the brief historical research attached for background information.

French's Shack is currently recognised as a place of heritage value on the Shire of Carnarvon Local Heritage List. This means that French's Shack is considered by the Shire to have considerable significance. The Shire's heritage listing identifies the building as having a high degree of integrity and authenticity and has been assigned a Category 2. The Shire's desired outcome table highlights that "*generally (places of Category 2) have built features as part of their significance (...) and conservation encouraged.*"¹

However, we are of the opinion that while the above is a statutory recommendation, our research has found that the building on Lot 54 appears to be the one built in 1975 by Jim Robinson, and the 1933-built structure, variously called the shearer's hut, Cardabia Cottage and French's Shack on Lot 68, is actually no longer extant. The existing building on Lot 54 is not the authentic French's Shack and is not located on its original location. The listing for French's Shack is appears to be erroneous. Therefore, the heritage list requirements may not apply. The Shire should be contacted to discuss this matter further and the listing revisited.

In summary:

- 1. French's Shack is currently recognised as a place of heritage value on the Shire of Carnarvon Local Heritage List and it is identified as being on Lot 54.*
- 2. Following our historical research, we are of the opinion that the building on Lot 54 was the one built in 1975 by Jim Robinson, and that the 1933-built structure (variously called the shearer's hut, Cardabia Cottage or French's Shack) was actually located on Lot 68 and is no longer extant.*
- 3. Therefore, the existing building on Lot 54 is not the authentic French's Shack and the registered curtilage does not reflect its original location.*
- 4. As such, we believe that the heritage listing for French's Shack is erroneous. As a result, the heritage list requirements may not apply to any development on Lot 54.*
- 5. We recommend that the Shire be contacted to discuss this matter further and correct the heritage listing.*

¹ Shire of Carnarvon Municipal Inventory 2015.

Chris Clifton

Lot 54 (No.6) Robinson Street, Coral Bay - Letter of Heritage Advice

element.

Should you have any queries or require clarification regarding this matter, please do not hesitate to contact the undersigned on (08) 9289 8300.

Yours sincerely

element

A handwritten signature in black ink, appearing to be 'FK' or similar initials, written in a cursive style.

Flavia Kiperman

Director/Principal Heritage

element acknowledges the Whadjuk people of the Noongar nation as traditional owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

1. Brief Historical Research

1.1 Pre-contact and pastoral leases

The Gascoyne region was originally populated by several Aboriginal groups with archaeological evidence supporting the oral evidence of them being present in the Ningaloo region for over 32,000 years.² The heartlands of the Baiyungu People include what is now Cardabia Station, surrounding Coral Bay.

William de Vlamingh mapped the Northwest Cape in 1618 and the first recorded European sighting was made by a crew member of the Dutch ship *Zeewolf*. Later that year Captain Jacobz of the ship *Mauritius* went ashore, however the district remained largely left alone by would-be colonists for more than two centuries following, due to its dry climate and remote location.

After the British colonised the South West of Australia in 1829, it was not long before explorers ventured into the North West of the state to test the viability of pastoral lands.

The first pastoral station in the Gascoyne, north of present-day Carnarvon, was established in 1876. Today it is known as Brick House station, but was then known as Mungarra Squatting Co, owned by Forrest, Burt & Co (John and Alexander Forrest, Septimus Burt, and others). On 1 January 1880, Cardabia Station was established by Quailborough Squatting Company, (Wattes, Howard and others of Champion Bay) on land surrounding and including present-day Coral Bay.

It is recognised today that this period of history has many untold, forgotten, or buried stories surrounding the treatment of Aboriginal people by the pastoralists in pursuit of land ownership. Many Aboriginals were forced off their land, collected up by the police and removed to other areas. Many more were killed in violent events, such as in July 1869 when twenty Thalanyji people were massacred by a group of five pastoralists who ran a punitive expedition in response to the killing of one of their shepherds. This was later referred to as 'The Battle of Minderoo'.³

More common was that the Aboriginals were used as slave labour, forced to work as stockmen and servants for no wages and little rations. Others were rounded up by police, put in chains, transported to Perth via Roebourne, and sent to prison on Wadjemup (Rottnest Island).

Following many requests by the pastoralists for an active port out of the region and better ways to ship their products the Gascoyne Roads Board was set up in 1882 and in 1883 the town site of Carnarvon was gazetted.

Around 1900, Aboriginal communities left the area, for reasons that are likely to be connected to white settlement, and their descendants are now largely based in Carnarvon and Onslow.

1.2 Establishment of Coral Bay

In 1884, the Schooner 'Maud' landed at a point on the coast north of Carnarvon, and in 1896 a town site reserve was gazetted to protect the site of an existing jetty and government goods shed. In 1915 the town was officially named Maud's Landing.

The woolshed and jetty which included a tramway served the local pastoralists in the provision of supplies. It became an important port for shipping stock, gold and wool. A hotel and store operated at the site between 1911 and 1921. In 1947, however, Maud's Landing was closed as a coastal port due to funding shortages and its constant need for repairs.

² 'Ningaloo Coast Region Visitor Statistics: collected for the Ningaloo destination modelling project,' Cooperative Research Centre for Sustainable Tourism, 2009, p. 2.

³ Colonial Frontier Massacres in Australia 1788-1930. <https://c21ch.newcastle.edu.au/colonialmassacres/detail.php?r=894>

Meanwhile, approximately two kilometres to the south of Maud's Landing, Bill's Bay was fast becoming a popular recreational area both for locals and for the more adventurous fishermen.

The first building in Bill's Bay was a holiday shack of corrugated iron built in 1933 by Jack McKenna, the manager of Mia Mia station nearby, and used by him as a summer coastal retreat. Bill's Bay was named after Ruby French, affectionately called Auntie Billie. She was the wife of Charles French, the owner of Cardabia Station in the 1930s, the property surrounding Maud's Landing and Bill's Bay.⁴

In 1958, the manager of Cardabia Station was Jim Robinson. He would direct tourists to Bill's Bay, and Peter Mack recalls that there was nothing there except 'a small hut of sorts over towards the west side of the bay.'⁵ Another visitor in 1960, John Grosse, recalls that:

"Upon arrival at Bill's Bay there was nothing to be seen, just the bay and an old green hut on the sandhill where now the hotel stands."⁶

In 1968 formal settlement began at Bill's Bay, when a section of Cardabia Station was sold to Ken Ryan.⁷ He established a small hotel, caravan park, which consisted of a shop, service station, ablution block and fourteen powered sites. Ryan envisioned a resort and sought financial backing. A company called Coral Bay Pty Ltd was formed to develop the complex, involving an architect, Mr Lynthorne Matthews. The site comprised of three accommodation blocks (15 rooms in total), and a new hotel bar. The reception, dining room, kitchen, bar and lounge bar were in another block. The buildings created a sort of semi-circle around a swimming pool. The pool was salt water, pumped from near the jetty out in front of the hotel. There were two accommodation blocks south of the hotel for staff, workers, backpackers, fisherman and (reportedly at times) 'working ladies.'⁸ By the 1990s this area was colloquially called 'The Bronx' as apparently the accommodation was very rudimentary.⁹

The Hotel/Motel was officially opened on 12 February 1969. The new hotel was named the Coral Bay Hotel for obvious reasons; the place being at the prime location of Ningaloo coral reef. Consequently the settlement became known as Coral Bay.¹⁰

An aerial photograph from 1969 shows that hotel complex with six blocks, a swimming pool, and a few smaller sheds, one of which would have been for the generator. There were several shacks scattered around among the dunes, mostly closer to the shore. One small shack amongst the hotel buildings is likely to be French's Shack.¹¹

⁴ This version of why the location was called 'Bill's Bay was given to Don Heather by an Aboriginal station hand in the 1960s. See Heather, (2021), p 9.

⁵ Mack, P 'Fifty Years of Coral Bay, 2021.

⁶ Mack, P 'Fifty Years of Coral Bay, 2021, p. 9.

⁷ Ningaloo Coast Region Visitor Statistics: collected for the Ningaloo destination modelling project, Cooperative Research Centre for Sustainable Tourism, 2009, p. 25.

⁸ Mack, P 'Fifty Years of Coral Bay, 2021, pp. 16, 20.

⁹ Mack, P 'Fifty Years of Coral Bay, 2021, p. 27.

¹⁰ Coral Bay website: <https://www.coralbay.org/history.htm>; Mack, P 'Fifty Years of Coral Bay, 2021, p. 17.

¹¹ Western Australian Land Information Authority. "Landgate MapViewer Plus." <https://www0.landgate.wa.gov.au/maps-and-imagery/interactive-maps>, 1969 aerial photograph.



Figure 1. 1969 Landgate aerial with arrow pointing to possibly the original French's Shack. (MNG maps with **element** overlay, 2022)

In 1973 Bill and Alison Brogan visited Coral Bay and recognised the potential for a business. They purchased a transportable building, a charter yacht, and a sight-seeing, glass-bottom boat which they called 'Miss Coral Bay.' Their business evolved over time into the Bayview Caravan Park.



Figure 2. 2002 Landgate aerial with arrow pointing to original French's Shack location, now demolished. Current building pinned. (MNG maps with **element** overlay, 2022)

Artesian groundwater was tapped from the late 1980s. This enabled more settlement. A housing estate began as an illegal subdivision in 1982, and was later zoned to become rental accommodation.

In April 1997, the Gnulli Native Title Claim was registered by the Baiyungu, Thalanyji, and Yinggarda peoples together, which determined that native title exists over the Upper West Gascoyne and Murchison region, taking in the local government shires of Ashburton, Carnarvon, Exmouth and Upper Gascoyne.¹²

The Ningaloo Coast Regional Strategy (2004) by the WA Planning Commission placed restrictions over the growth of Coral Bay, limiting it to 3600 overnight visitors, accommodation for 400 semi-permanent workers, and 500-day visitors. A new power station began operating in 2007 and water and waste water treatment facilities began operating 2008.¹³

An aerial photograph from 2020 shows that the settlement is now a considerable sized town.¹⁴ It has two caravan parks, a backpackers, a shopping centre and businesses catering to tourism. In 2022 the former Coral Bay Hotel complex is now Ningaloo Reef Resort, with accommodation units, a bar and bottle shop, restaurant and swimming pool.

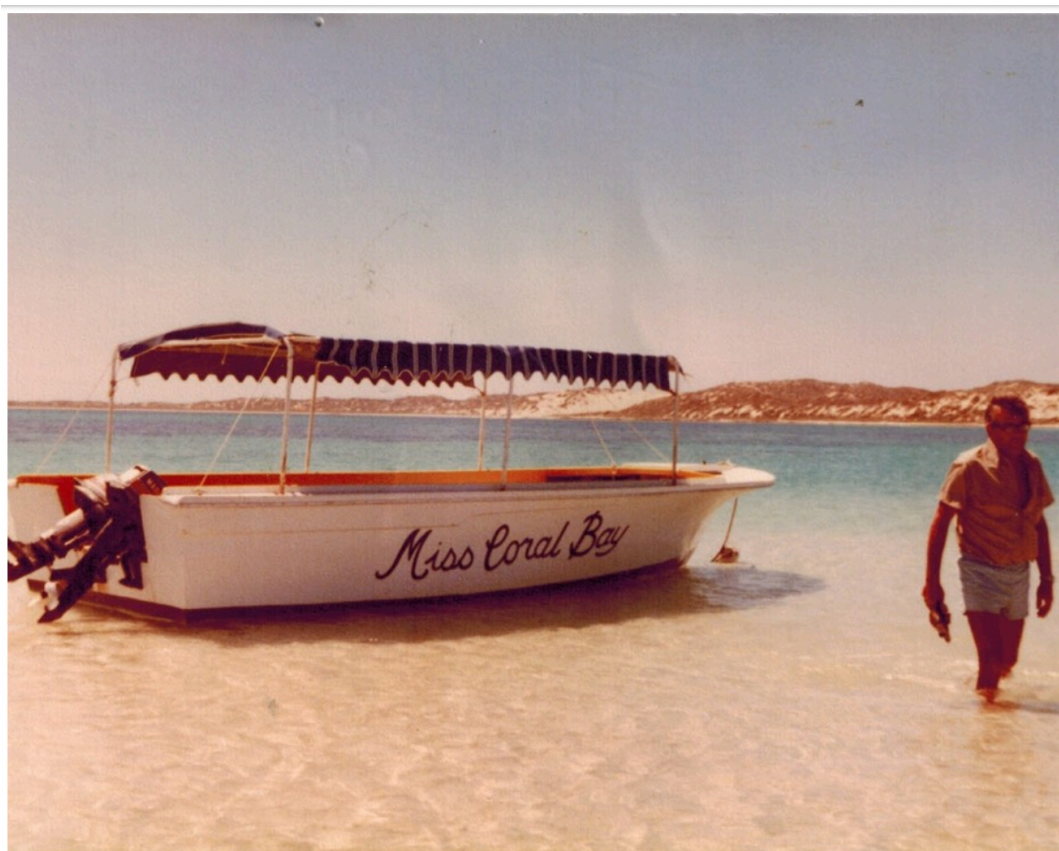


Figure 3. Bill Brogan and the first tourism boat (Ningaloo Coral Bay website)

¹² National Native Title Tribunal, Gnulli (WC 1997/028):

http://www.nntt.gov.au/searchRegApps/NativeTitleClaims/Pages/details.aspx?NTDA_FileNo=WC1997/028

¹³ Ningaloo Coast Region Visitor Statistics: collected for the Ningaloo destination modelling project, Cooperative Research Centre for Sustainable Tourism, 2009, p. 25.

¹⁴ Western Australian Land Information Authority. "Landgate MapViewer Plus." <https://www0.landgate.wa.gov.au/maps-and-imagery/interactive-maps>, 2020 aerial photograph.



Figure 4. Coral Bay Hotel, c. 1975 (State Library of WA 141000PD)



Figure 5. Aerial view of Coral Bay, 1990. (State Library of WA 216989PD)

1.3 Discussion on French's Shack

The Shire of Carnarvon Municipal Heritage Inventory (2015) includes a place record for a building on Lot 54 (No. 6) Robinson Street, which is called French's Shack and includes the following statements:

Description

The first building within the Coral Bay settlement. The building is important as it is a reflection of the early tourism appeal of the area.

Statement of Significance

Historic Value - Importance for the density of diversity of cultural features illustrating the human occupation and evolution of the locality.

Historic Value - Importance for close association with an individual whose life, works or activities have been significant within the history of the locality.

Social Value - Importance in contributing to a community's sense of place.

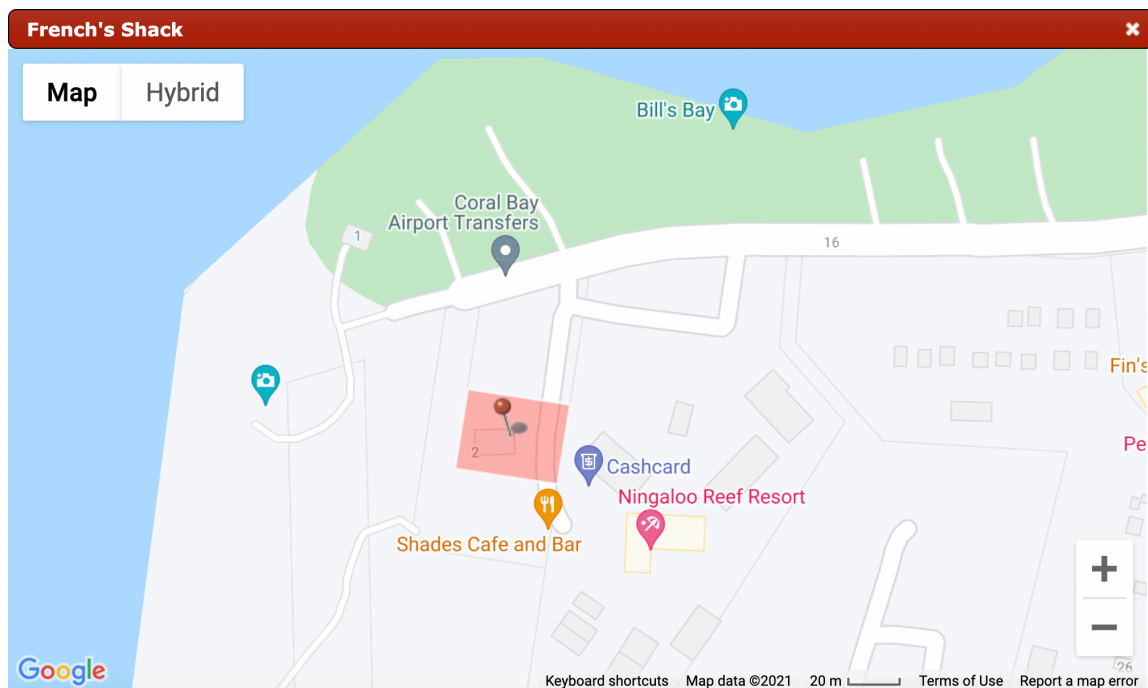


Figure 6. Curtilage around building (pinned). (HCWA inHerit database)



Figure 7. Most recent Landgate aerial. Building pinned. (MNG maps with element overlay, 2022)



Figure 8. Building on Lot 54 called French's Shack. (Shire of Carnarvon MHI 2015, p. 229)

1.3.1 Further research

An excerpt from 'Fifty Years of Coral Bay' (2013) by Ric French:

The cottage over towards Fletcher's Hill has quite a history. Away back in 1933, Jack McKenna of Mia Mia Station built a basic cottage near the present one, and he had a couple, Blue and Eva Bennett, living in there for some years. Blue was a shearer and Eva was a cook, and when Blue wanted to retire he approached Jim Robinson of Cardabia Station and asked him if he would buy the cottage. Jim did – he

paid Blue a hundred and fifty pounds for it, quite a lot of money in those times, and so the cottage changed hands and Cardabia became the owners.¹⁵

Ric French referred to the building as Cardabia Cottage. He went on to explain that when the station was resumed from the pastoral lease for the hotel development Jim Robinson was allowed to retain a small parcel of land, about an acre and a half around the original cottage, on a 21-year lease.

So in about 1975 he built a bigger cottage on his land, and he subsequently got more leases, but they were shorter in term, until in about 2005, when they wouldn't renew the release there.¹⁶

A photo taken by Carole French in the same book refers to the 'old shearer's hut' in Coral Bay built in the 1930s. (See Figure 10)



Figure 9. Caption accompanying this image in Mack (2013) reads: "The old 'shearer's hut' in Coral Bay was built in the 1930s and survived for about fifty years. It must have been well made as at least half a dozen really bad cyclones would have buffeted it over the years. Photo taken by Carole French just before demolition in 1992."

¹⁵ Mack, P 'Fifty Years of Coral Bay, 2021, p. 57.

¹⁶ Mack, P 'Fifty Years of Coral Bay, 2021, p. 57.

1.4 Summary chronology

Date	Event
Deep time	The Gascoyne region is home to several Aboriginal groups for many thousands of years.
1618	William de Vlamingh mapped the Northwest Cape; first recorded contact with Australia's First Nations people.
1829	Colonisation of Whadjuk Noongar country, and establishment of the Swan River Colony.
1840s-1860s	Various forays to the North West to explore and claim pastoral lands from Aboriginal people.
1860-1880s	Frontier massacres occurred across the North West.
1876	First pastoral station established in the Gascoyne, north of present-day Carnarvon. Today known as 'Brick House station', previously known as Mungarra Squatting Co, owned by Forrest, Burt & Co.
1880	Cardabia Station was established by Quailborough Squatting Company on land surrounding and including present-day Coral Bay.
1882	Gascoyne Roads board established.
1883	Carnarvon townsite gazetted.
1884	Schooner 'Maud' landed at a point on the coast north of Carnarvon.
1896	Town site reserve gazetted to protect existing jetty, tramway and goods shed at Maud's Landing.
1897	The port of Maud's Landing was surveyed in 1897 by Commander Dawson, RN.
1890s-1900s	Many Aboriginal communities left the area for Carnarvon and Onslow. Aboriginals were used as slave labour, forced to work as stockmen and servants for no wages and little rations, or run off their country. Many were taken to prison on Wadjemup (Rottnest Island).
1890s	Maud's Landing was becoming an important port for shipping stock, wool and gold.
1911	Hotel and store established at Maud's Landing.
1915	Town officially named Maud's Landing.
1921	Hotel and store established at Maud's Landing closed.
1933	First holiday shack built by Jim McKenna 2km to the south of Maud's landing, at an area known as Bill's Bay. It was later occupied by Blue and Eva Bennett.
1947	Maud's Landing was closed as a coastal port.
1940s or 1950s	Date unknown: the Bennetts sold the 1933 shack to Jim Robinson, then manager of Cardabia Station.
1960s	Moves to establish a fishing/tourism town at Bill's Bay. A section of Cardabia Station was excised for the purpose of establishing a town around a caravan park. This excluded an area of land around the 1933 shack which became a separate lease for the owner, Jim Robinson.
1968	Formal settlement begins at Bill's Bay – a caravan park, service station and the Coral Bay Hotel.

1969	Aerial photograph (earliest available from Landgate) shows the hotel complex and a few shacks scattered around the outer edges.
1970s	Bill's Bay renamed Coral Bay.
1973	First tourism operators established (charter yacht, sightseeing boat and transportable). Transportable and land around it later becomes Bayview Caravan Park.
1975	Jim Robinson built a bigger house on his leased area of land.
1980s	Artesian groundwater tapped, enabling housing.
1982	Housing estate began as an illegal subdivision and was later zoned to become rental accommodation.
1992	The 1933 corrugated iron shack was demolished.
1995	Shire of Carnarvon's first Municipal Heritage Inventory prepared. It did not include any places in Coral Bay townsite; only Maud's Landing.
1997	Gnulli native title claim registered by the Baiyungu, Thalanyji, and Yinggarda peoples.
2004	Ningaloo Marine Area included in the Commonwealth Heritage List.
	Ningaloo Coast Regional Strategy developed by the WA Planning Commission, outlining limits to visitor numbers at Coral Bay.
2007	New power station began operating.
2008	Water and waste water treatment facilities began operating.
2011	Ningaloo Coast inscribed on UNESCO World Heritage List.
2015	Shire of Carnarvon's Municipal Heritage Inventory updated. A building on Lot 54 Robinson Road was included as the original 1933 'French's Shack' however, further research shows that this French's Shack was built in 1975.

2. References

- Aboriginal Heritage Inquiry System database:
<https://espatial.dplh.wa.gov.au/AHIS/index.html?viewer=AHIS>
- Australian Heritage database: <http://www.environment.gov.au/cgi-bin/ahdb/search.pl>
- Colonial Frontier Massacres in Australia 1788-1930. <https://c21ch.newcastle.edu.au/colonialmassacres/>
- Coral Bay website: <https://www.coralbay.org/history.htm>
- Department of Agriculture, Water and the Environment: <https://www.awe.gov.au/parks-heritage/heritage/places/world/ningaloo>
- Department of Planning, Lands and Heritage, *inHerit* database:
<http://inherit.stateheritage.wa.gov.au/Public/>
- Heather, D., 'Pioneering Ningaloo Fishing and the Early History of Coral Bay.' Hesperian Press, 2021.
- Hocking Planning and Architecture, Shire of Carnarvon municipal heritage inventory, 1995.
- Mack, Peter and Fran Mack, 'Fifty Years in Coral Bay,' self-published, 2013.
- National Native Title Tribunal, Gnulli (WC 1997/028):
http://www.nntt.gov.au/searchRegApps/NativeTitleClaims/Pages/Determination_details.aspx?NNTT_FileNo=WCD2019/016
- Ningaloo Coast Region Visitor Statistics: collected for the Ningaloo destination modelling project, Cooperative Research Centre for Sustainable Tourism, 2009.
- Ningaloo Coral Bay website: <https://www.ningaloooralbay.com/maps-info/a-little-history/>
- Ningaloo Coast Regional Strategy, WA Planning Commission, 2004.
- Shire of Carnarvon Municipal Heritage Inventory (2015). Available for download:
<https://www.carnarvon.wa.gov.au/Services/Town-Planning/Heritage>
- Shire of Carnarvon website: <https://www.carnarvon.wa.gov.au/Home>
- 'Significant Impact Guidelines 1.1 - Matters of National Environmental Significance,' Dept of the Environment, 2013. <https://www.awe.gov.au/environment/epbc/publications/significant-impact-guidelines-11-matters-national-environmental-significance>
- Western Australian Land Information Authority. "Landgate MapViewer Plus."
<https://www0.landgate.wa.gov.au/maps-and-imagery/interactive-maps>
- Western Australian Land Information Authority. "Town names." <https://www0.landgate.wa.gov.au/maps-and-imagery/wa-geographic-names/name-history/historical-town-names>

From: [Stefan Louw](#)
To: [Chris Clifton](#)
Subject: RE: RACTA Submission on "French"s Shack"
Date: Friday, 16 September 2022 1:57:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)
[image424688.png](#)
[image860445.png](#)

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Chris,
Left a message for you regarding the above.

I'm going to be away next week so thought I'll just send this email as well.

We have decided that it would be much easier if the RAC apply for development approval to demolish the building rather than to remove it from the Municipal Heritage Inventory.

As part of the development application the Shire would require a Heritage Impact Statement from a registered Heritage Consultant to support the demolition of the building and appropriate measures who it's heritage can be acknowledged afterwards.

This will be a quicker process.

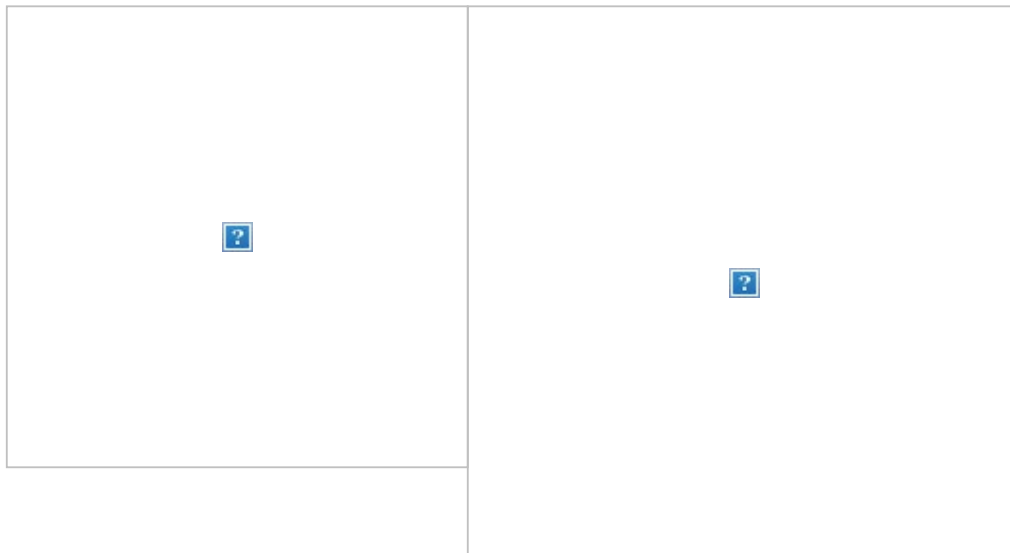
Kind regards,
Stefan Louw

Stefan Louw

Senior Manager Development & Regulatory Services

<https://carnarvon.wa.gov.au/>

P: (08) 9941 0000 | F: (08) 9941 0099



The Shire of Carnarvon acknowledges the Yinggarda people as the Traditional Custodians of this land which we work and live on. We pay our respects to their Elders past, present and future and extend this respect to all Aboriginal people and their ongoing connection to this Country.

"Disclaimer by the Shire of Carnarvon":

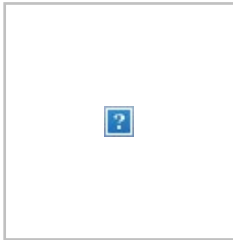
This email is private and confidential. If you are not the intended recipient, please advise us by return email immediately,

and delete the email and any attachments without using or disclosing the contents in any way. The views expressed in this email are those of the author, and do not represent those of the Shire of Carnarvon unless this is clearly indicated. You should scan this email and any attachments for viruses. The Shire of Carnarvon accepts no liability for any direct or indirect damage or loss resulting from the use of any attachments to this email.

From: Chris Clifton <Chris.Clifton@rac.com.au>
Sent: Saturday, 30 July 2022 7:04 PM
To: Stefan Louw <Louw.C@carnarvon.wa.gov.au>
Subject: RE: RACTA Submission on 'French's Shack'

Thanks Stefan,

Any idea what the turnaround might be from consultants?



Chris Clifton
Senior Manager Tourism Asset Development – Parks & Resorts
Giving back to WA since 1905

The Royal Automobile Club of WA (Inc.)
832 Wellington Street, West Perth, WA 6005

T 08 9436 4765 **M** 0408 440 437 **E** chris.clifton@rac.com.au



From: Stefan Louw <Louw.C@carnarvon.wa.gov.au>
Sent: Friday, 29 July 2022 3:49 PM
To: Chris Clifton <Chris.Clifton@rac.com.au>
Subject: RE: RACTA Submission on 'French's Shack'

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Chris,

Hope you are well.

Just to keep you in the loop about this. I have requested feedback from a Heritage consultant on this matter as part of the process and once received the application will be further assessed and put to Council for a decision.

Kind regards,

Stefan Louw
Senior Manager Development and Regulatory Services
PO Box 459, Carnarvon WA 6701
www.carnarvon.wa.gov.au
T: (08) 9941 0043 (Direct)
T: (08) 9941 0000 (Office)

From: Chris Clifton <Chris.Clifton@rac.com.au>
Sent: Tuesday, 7 June 2022 4:25 PM

To: Andrea Selvey <Selvey.A@carnarvon.wa.gov.au>; Stefan Louw <Louw.C@carnarvon.wa.gov.au>
Cc: Dannielle Hill <hill.d@carnarvon.wa.gov.au>
Subject: RACTA Submission on 'French's Shack'

Good Afternoon All,

Please find attached our submission regarding “French’s Shack” and it’s local heritage listing for Council’s consideration.

Please feel free to contact me at anytime for further information or query.

Regards



Chris Clifton

Senior Manager Tourism Asset Development
RAC Parks & Resorts

Royal Automobile Club of WA (Inc.)
832 Wellington Street, West Perth, WA 6005
T 08 9436 4765 M 0408 440 437
E chris.clifton@rac.com.au

DISCLAIMER:

Disclaimer. This e-mail is private and confidential. If you are not the intended recipient, please advise us by return e-mail immediately, and delete the e-mail and any attachments without using or disclosing the contents in any way. The views expressed in this e-mail are those of the author, and do not represent those of this company unless this is clearly indicated. You should scan this e-mail and any attachments for viruses. This company accepts no liability for any direct or indirect damage or loss resulting from the use of any attachments to this e-mail.
