

A DREAM DEVELOPMENT OPPORTUNITY WEST KIMBERLEY GORGE COUNTRY - BUNUBA PARKS



Department of Biodiversity,
Conservation and Attractions



📍 BANDILNĀN (WINDJANA GORGE) NATIONAL PARK, THE KIMBERLEY



WELCOME

Our people, the Bunuba People, are from the West Kimberley region of Western Australia. We are Waringarri, Malunggu, Mililny, Miluwindi, Danggu, Mawanban, Munmaral, Rararrawali, Manjali and Galamanda. We are river, ranges, plains and fringing desert people.

Our Muwayi (land/country) has been our home for countless thousands of generations. With stunning landscapes, endless skies, and a unique connection to Country this ancient land provides the backdrop to some truly incredible wilderness experiences. We continue to share our stories with visitors, and of how we manage the land that was handed down from our ancestors.

Presented within this prospectus is an opportunity to develop a signature accommodation offer, with supporting cultural tours and experiences that share our rich cultural heritage and strong connection to our Muwayi.

We thank you for your interest and look forward to working with you.

Bunuba Dawangarri Aboriginal Corporation

THE OPPORTUNITY

An incredibly rare opportunity is currently available to develop new signature accommodation experiences in the Fitzroy River Valley (the lands of the Bunuba people) in the magnificent Kimberley region of Western Australia.

The opportunity has been made available by the Bunuba Dawangarri Aboriginal Corporation (BDAC), the Traditional Owners, who have been granted substantial lease areas near Bandilngan (Windjana Gorge), Dimalurru (Tunnel Creek), and Darrambal (Lennard Gorge) in Miluwindi Conservation Park with the ability to sublease to a third party.

BDAC has tourism aspirations for the development of visitor experiences, which include a small scale, luxury signature accommodation experience. BDAC is seeking an investment partner to develop and operate this offering. The signature accommodation would be supported by cultural tourism experiences and products to be provided by Bunuba owned businesses.

BDAC's preferred business model is to issue a sublease to an investor/operator that incorporates jointly agreed terms and conditions including the potential for BDAC to purchase equity in the business over time. Tourism Western Australia will provide the investment partner with both financial and technical support through its National Park Tourism Experiences Development (NPTED) Program to realise the development.

Note: While three lease areas have been identified as part of the Indigenous Land Use Agreement for the parks, alternative locations outside these areas may also be considered in consultation with BDAC and the Department of Biodiversity Conservation and Attractions (DBCA).



BUNUBA PARKS IN THE WEST KIMBERLEY

DESCRIPTION

Encompassing a series of National Parks and Conservation Parks, which includes some of the most stunning gorges, waterfalls and geological features in the State; a night sky filled with stars that stretches forever; an amazing array of wildlife; and the custodianship of the oldest living culture on earth, the Fitzroy River Valley is an area of exceptional beauty and cultural importance.

There are a range of aesthetic characteristics in the conservation estate, which combine to create varied and distinctive visual landscapes of exceptionally high quality. This includes remnants of the Devonian Reef Complex (Balili), an ancient limestone barrier reef formed 380 - 360 million years ago. The Kimberley Devonian reef complex is amongst the best-preserved ancient reef complexes in the world, recording 20 million years of reef development including evidence of a mass extinction event.

Within this ancient landscape the Bunuba people have identified the potential for a signature accommodation development and associated exclusive, personalised and highly intimate cultural tours and experiences.

Bandilngan (Windjana Gorge) National Park

Bandilngan is a popular destination known for its spectacular scenic values. The gorge cuts through the Napier Ranges (an ancient Devonian reef) with walk trails following the edge of the gorge where visitors can observe crocodiles, birdlife, and native plants in a natural setting.

Locations have been identified at Bandilngan (Windjana Gorge) for new tourism developments and products. This includes a signature accommodation development at a site that provides sufficient separation from the existing DBCA operated campground but is accessible to the gorge.

Dimalurru (Tunnel Creek) National Park

Dimalurru (Tunnel Creek) is a site of cultural significance for the local Bunuba people. The Bunuba leader Jandamarra frequented the area around Bandilngan (Windjana Gorge) and Dimalurru (Tunnel Creek) in a defiant stance for his people against the authorities in the late 1890's.

Located 35 kms to the east of Bandilngan (Windjana Gorge) the 750m tunnel runs from one side of the Napier Range to the other. Visitors can encounter bat species and freshwater crocodiles that live in the cave while wading through water to the other end.

Dimalurru is another potential location for the development of tourist accommodation.

Miluwindi Conservation Park (Lennard Gorge)

Darrambal (Lennard Gorge) is in the Miluwindi Conservation Park and a quiet hidden gem for visitors travelling the Gibb River Road. The gorge is spectacularly deep and provides visitors with views to Mt Broome, the second highest mountain in the Wunaamin Miluwindi Ranges.

A location at Darrambal (Lennard Gorge) has been identified for a potential tourism development opportunity.



LOCATION AND ACCESS

Located in the stunning Kimberley region of Western Australia, the Bunuba Conservation Estate is situated in one of the world's last true wilderness areas.

The conservation estate is located approximately 5 hours drive from Broome, the aerial gateway to the Kimberley region. Broome has direct air connections to Perth, Singapore, Sydney, Melbourne, Adelaide, Brisbane and Darwin.

Two wheel drive access to the area is via the Great Northern Highway from Broome with 4 wheel drive required to access the respective conservation areas. Alternatively, many visitors travel by four-wheel drive along the iconic Gibb River Road or via the unsealed Fairfield-Leopold Road.

The self-drive market is an important sector of tourism in Western Australia with touring routes including the Tanami Track, Canning Stock Route and the Gibb River Road, all providing iconic experiences for visitors to the north west regions of the state.

There is an airstrip at Bandilngan (Windjana Gorge), which provides access for scenic and charter flights. There are also airstrips on some pastoral stations in the surrounding area.

SERVICING INFRASTRUCTURE

The Bunuba Conservation Estate is not serviced by power, water or wastewater infrastructure. Any development is required to be fully self-sufficient.

VISITATION

The Kimberley region is recognised as one of Australia's premier tourism destinations for remote wilderness adventure, ecotourism and expedition cruise experiences. The region receives an average of 400,000 visitors annually and \$621 million per year in visitor spend.



♀ DARRAMBAL (LENNARD GORGE)



♀ DIMALURRU (TUNNEL CREEK) NATIONAL PARK



♀ BANDILNGAN (WINDJANA GORGE) NATIONAL PARK



♀ BANDILNGAN (WINDJANA GORGE) NATIONAL PARK, THE KIMBERLEY

ATTRACTIONS

The Bunuba Conservation Estate provides access for visitors to spectacular landscapes and experiences including gorges and caves, wildlife viewing, ancient dark skies and walk trails.

Experiencing the Gibb River Road, which is a truly unique wilderness adventure through the Kimberley's vast untouched landscapes, ancient gorge country and epic cattle stations the size of small countries is a major reason for travelling through the region. While pastoral activities including horseback trail rides, scenic flights and Aboriginal cultural or rock art tours offer visitors a range of experiences.

ABORIGINAL CULTURE

The Bunuba people have been connected to this Country for thousands of generations. Bunuba people call it their Muwayi, a term which in its broadest sense means land, but is a concept that has layers of meaning.

Bunuba people and country are deeply connected through their law and culture which is derived from Ngarranggani (Creation time). Ngarranggani stories and Junba (song-lines, dance and song) are passed down from generation to generation. Country is believed to be kept alive through the law and cultural practise of Bunuba people, and Bunuba people are kept healthy, spiritually, physically and emotionally by practising this law and culture.

Traditional Owners continue their strong connection to Country and keep their creation stories alive by sharing them with visitors to this extraordinary destination.

CLIMATE

The Kimberley has a semi-arid climate with distinctive wet and dry seasons ranging from warm dry winters to hot and humid summers. Temperatures in the dry season (May to October) are between 15°C and 38°C, sometimes dropping below 0°C at night. Temperatures from November through to April are between 25°C and 38°C.

The dry season is characteristically clear and sunny with low humidity and occasional unseasonal rain. The wet season is characterised by hot days and balmy nights. While it is known as the wet season, the rain usually falls in heavy, short downpours in the late afternoon and evenings providing lightning shows, spectacular sunsets and thundering waterfalls.

EXISTING ACCOMMODATION OPERATIONS

There is an existing 120 site campground at Bandlingan (Windjana Gorge), which provides basic facilities for visitors.



INVITATION

Tourism WA invites you to register your interest in this exclusive opportunity. Your registration of interest should demonstrate your company ethos, financial capacity to deliver, and alignment with the Western Australian Government's aspirations to attract luxury signature accommodation offerings to the State in accordance with the following criteria:

CRITERIA

Traditional Owner Engagement

Genuine and respectful engagement with Traditional Owners at all times is a priority. Proponents must demonstrate a history of positive Aboriginal/community engagement outcomes in the delivery of similar tourism accommodation development proposals noting that the following will be key elements of any future development:

- The lease conditions, including lease length and payments, will be determined jointly with BDAC.
- Cultural continuity and engagement are a critical part of the partnership.
- Conserving and protecting the natural and cultural environment is a priority.
- Maximising employment and enterprise opportunities across all operational areas for BDAC members.
- Preferencing BDAC members for employment and micro-enterprise opportunities.
- Mandating cultural awareness training for staff to be delivered by BDAC as part of their induction.
- Providing training, skills development, and tourism mentoring for all BDAC members employed.

Experience

Proponents must demonstrate a portfolio that includes the development and/or operation of luxury accommodation of scale in remote or regional locations and have a demonstrated history with the delivery of signature accommodation projects, noting that:

- The proposed development must be of an appropriate scale and designed to integrate with the landscape and cultural setting.
- Development will be single storey.
- The development may include options for exclusive accommodation and product offerings located separately from the main facility/hub.

Commitment to Excellence

Proponents must clearly identify how they deliver exceptional guest experiences and a high quality, low impact accommodation offering.

Brand Synergy

Proponents must have a brand ethos that complements WA's global "Walking On A Dream" brand, which showcases WA as destination that offers world class tourism experiences.

Alignment with Sustainable Practices

Proponents must demonstrate their commitment to sustainable practices in the development and operation of accommodation, including alignment with the environmental, social and governance (ESG) framework.

Financial Capacity

Proponents must demonstrate that they have the financial capacity to develop and operate a signature accommodation offer, which is viable and sustainable.

To register your interest, please email invest@westernaustralia.com outlining your capabilities against the above criteria, and how you would meet these in delivering a signature accommodation offering in accordance with the expectations of the Bunuba people and the Western Australian Government.

Registrations of interest, which demonstrate that they meet these criteria and expectations will be contacted to discuss the opportunity further.

All enquiries should be emailed to invest@westernaustralia.com.

Tourism Western Australia

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