

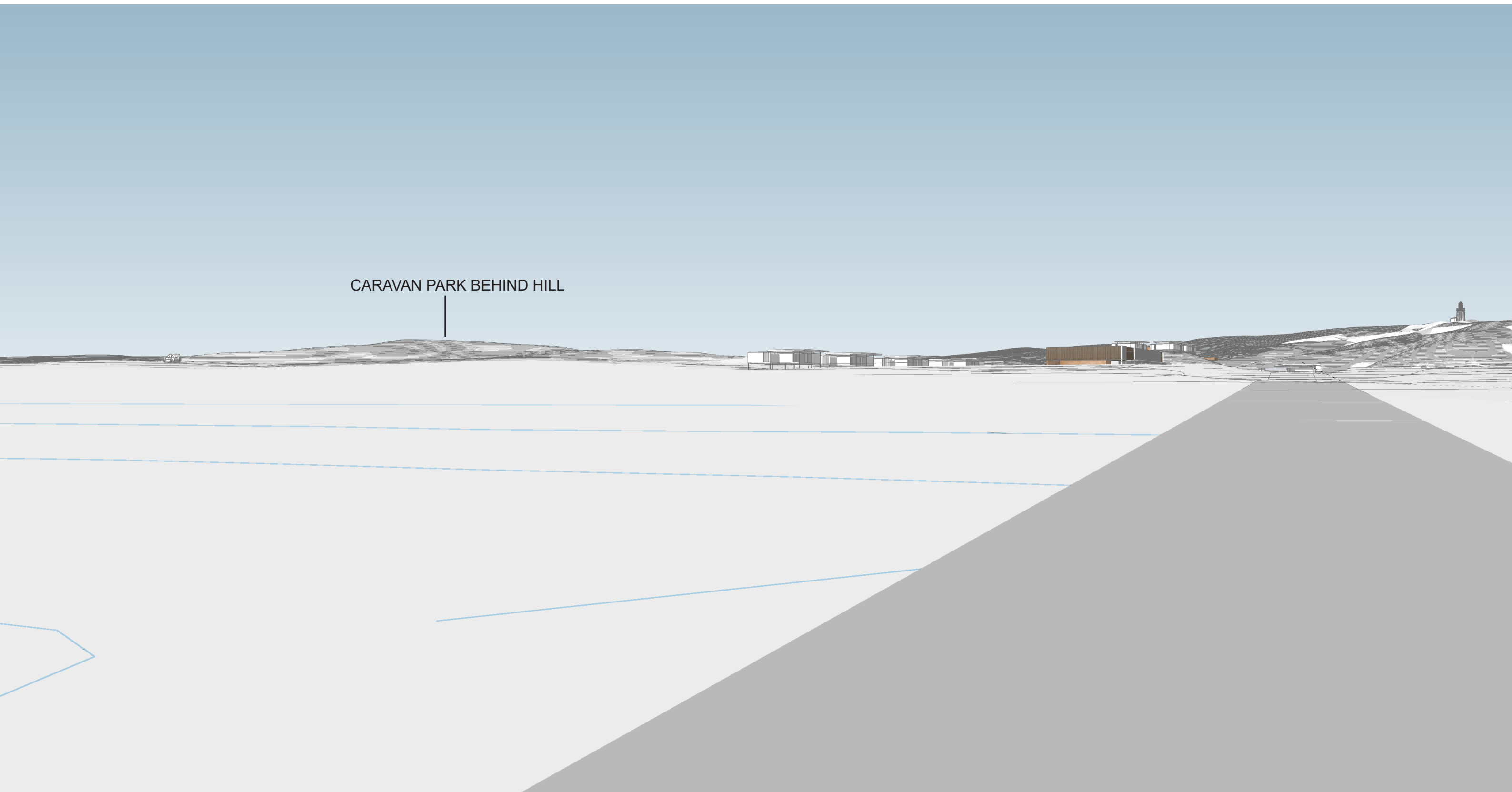


SITE PLAN\_1:5000@ A3

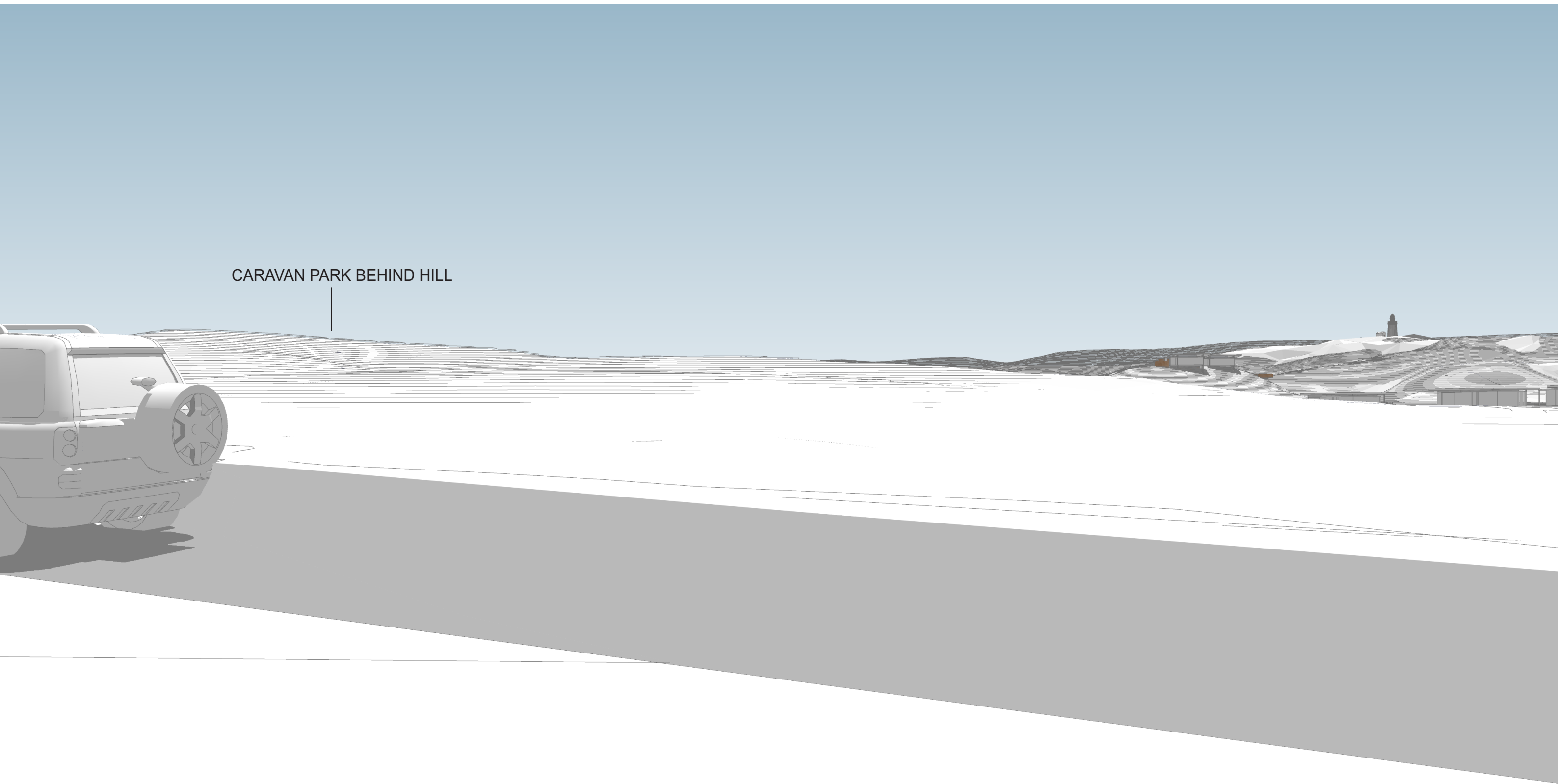
EXMOUTH LIGHTHOUSE RESORT

29.08.2019



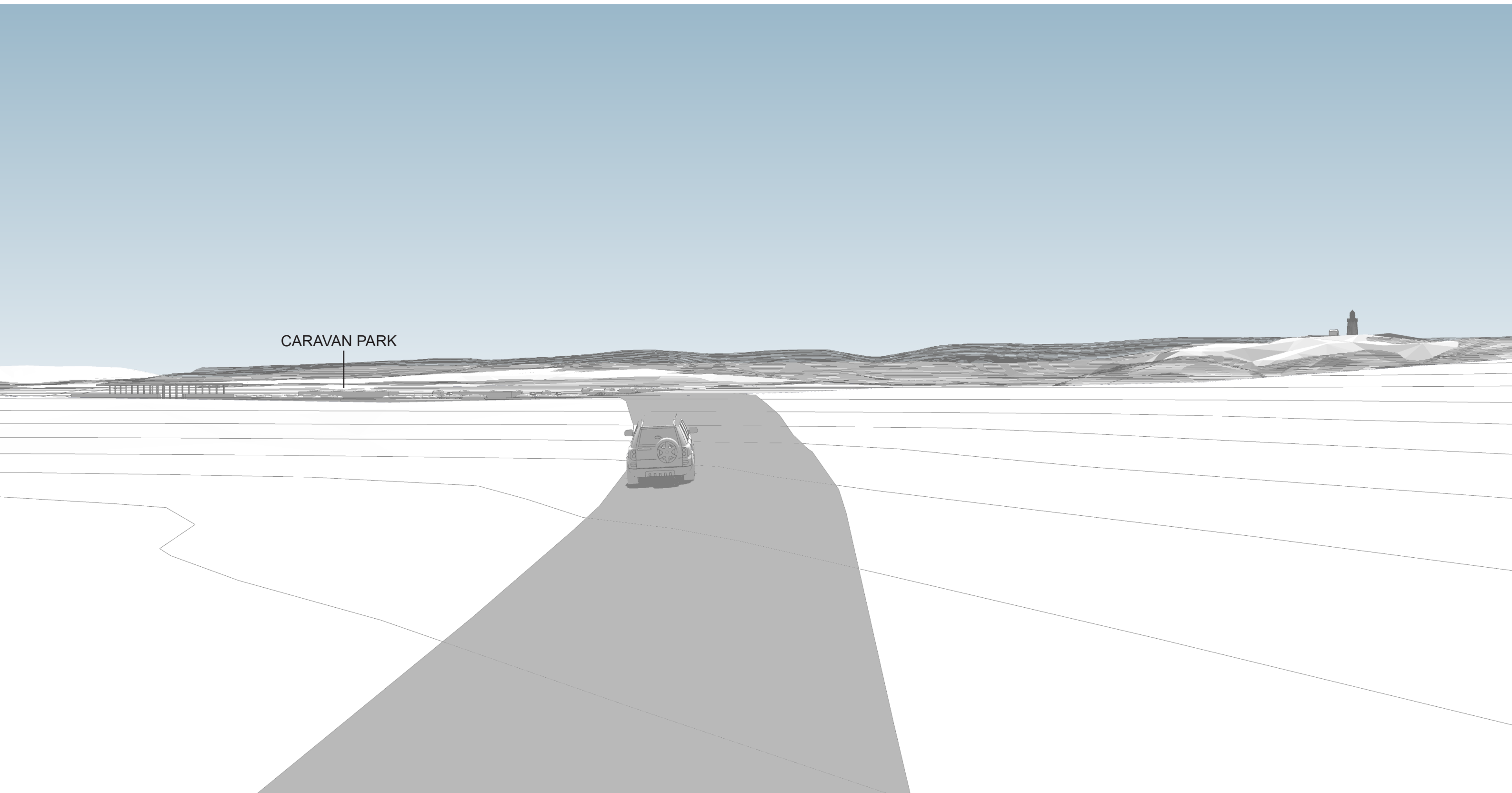


CARAVAN PARK BEHIND HILL

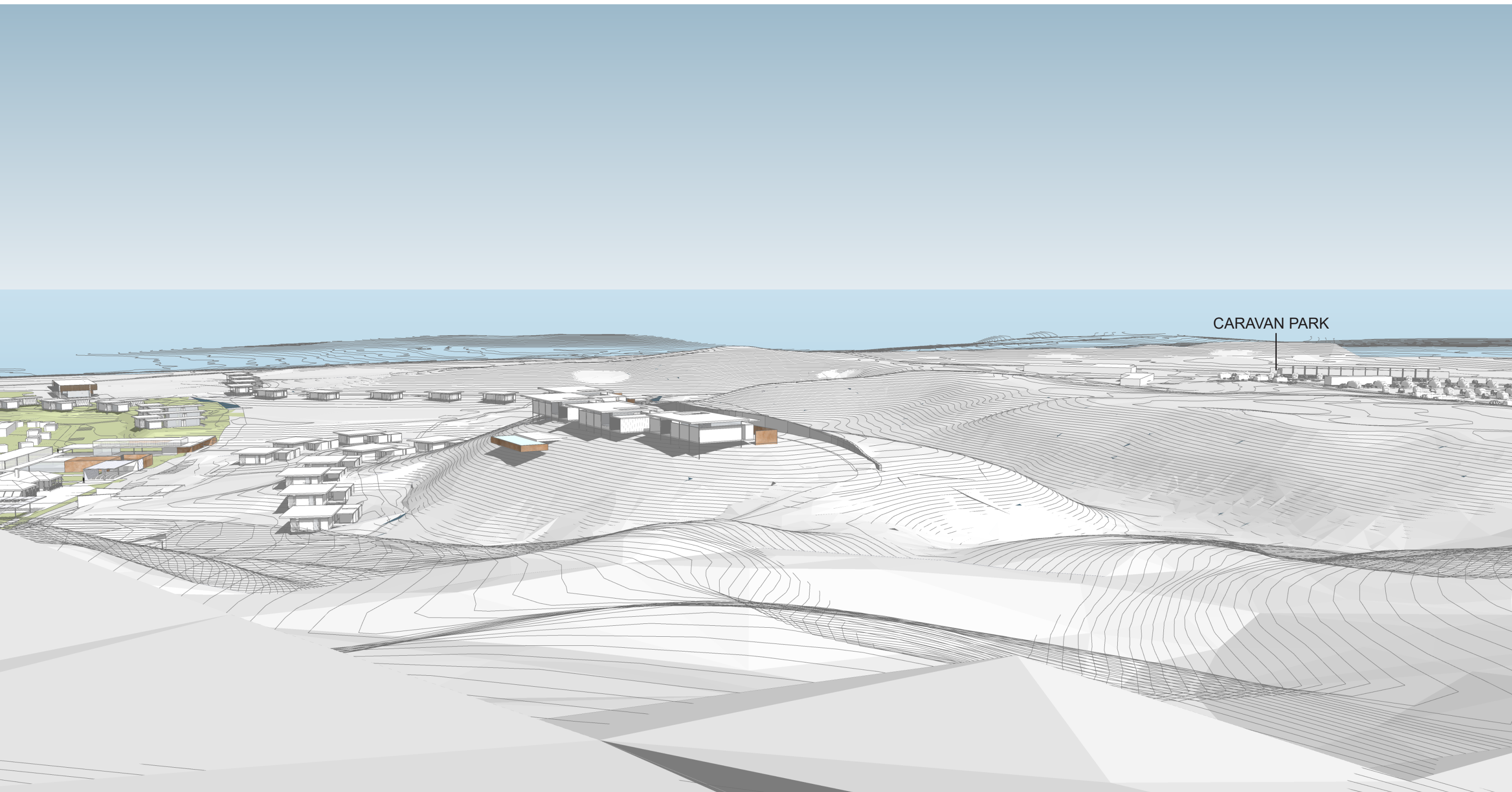


CARAVAN PARK BEHIND HILL

VIEW 2 - VIEW FROM PROPOSED ROAD



VIEW 3 - VIEW FROM PROPOSED ROAD LOOKING TOWARD CARAVAN PARK



VIEW 4 - VIEW FROM HERITAGE LIGHTHOUSE






- Legend**
- Site Boundary
  - Existing Cadastre
  - Existing Contours
  - Development Envelope
  - Ridge Line
  - Minor Water Course (Non Perennial)
  - Limestone Outcrop

**Approval**

This Local Development Plan has been approved by the Shire of Exmouth under Clause 5+ of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 in accordance with the Council's DW ation GO005

Signature: 

Date: 13/09/19

**Chief Executive Officer - Cameron Woods**

Amendment No.	Summary of Amendment	Date endorsed by Local Gov.
1	Increase development envelopes, & Title change	13/09/2019

Ningaloo Lighthouse Holiday Park Local Development Plan

Lot 2 and Lot 557 Yardie Creek Road, North West Cape

The provisions of the Shire of Exmouth Local Planning Scheme No. 4 and the Vlamingh Head Masterplan are varied as detailed within this Local Development Plan.

Development Control

Bushfire Management

- The subject site is located within a designated bushfire prone area under the Western Australian State Map of Bush Fire Prone Areas (DFES 2019). All development applications for new habitable buildings shall be accompanied by a Bushfire Management Plan addressing the requirements under State Planning Policy 3.7 and the associated Guidelines for Planning in Bushfire Prone Areas.

Environment

- Any buildings outside the defined development envelopes are to be designed to minimise alteration to the natural topography of the site, and to allow for the protection of areas containing significant flora and fauna.

Heritage

- The existing Vlamingh Head Lighthouse Quarters and associated access track are listed on the State Register of Heritage Places as part of the registered curtilage of the Vlamingh (sic.) Head Lighthouse Group of buildings. Any development that affects the State registered curtilage is to be accompanied by a Heritage Impact Statement prepared by a suitably qualified consultant.

Development Envelopes

- All new development shall be contained within the identified development envelopes, unless of a minor nature (eg. pathways, shade structures, lighting, service enclosures etc.) and otherwise approved by the responsible authority. In determining a proposal outside the development envelopes, consideration will be given to responsive design that minimises impact on the environmental and visual landscape character of Vlamingh Head (subject to reporting requirements of cl. 13 of this LDP).
- The siting of development shall have regard to State Planning Policy 2.6: Coastal Planning.

Building Heights

- New buildings will generally be limited to a height of 2 storeys and 10.0 metres above the existing natural ground level below the midpoint of the proposed building (subject to cl. 13 of this LDP), unless otherwise approved by the responsible authority having due regard to Clause 67 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. Heights of up to 3 storeys and 15.0 metres may be permitted within the main resort area fronting Yardie Creek Road, as indicated, subject to cl. 13 of this LDP.

Setbacks

- Setbacks are required from sites of cultural heritage significance, including any identified Aboriginal heritage sites. Setbacks from sites of cultural heritage significance will be determined on a case-by-case basis.
- All new development shall be setback from Yardie Creek Road at the discretion of the responsible authority having due regard to Clause 67 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Building Design

- The design of all new buildings shall respond sensitively to the unique physical environment of Vlamingh Head.

Landscaping

- Outside the defined development envelopes, any landscaping and other minor structures or infrastructure shall integrate with the natural landscape through the use of appropriate materials and local endemic species.
- Landscaping shall have due regard to the requirements of State Planning Policy 3.7 and the associated Guidelines for Planning in Bushfire Prone Areas.

Infrastructure and Servicing

- The use of renewable energy sources, and wastewater reuse is encouraged where feasible.

Development Application Requirements

- As part of any significant redevelopment of the subject site, the following information will be required at the development application stage:
  - A coastal hazard risk assessment;
  - A visual landscape impact assessment;
  - A lighting impact assessment, addressing the impacts of light spill on nesting turtle habitats;
  - A water extraction and pollution control plan, addressing potential impacts on subterranean fauna;
  - A servicing infrastructure report, addressing the provision of essential utilities and services;
  - An access management strategy;
  - An odour management plan, for any development within the 500 metre buffer around the existing sewage treatment ponds; and
  - Environmental assessment.

Local Development Plan

Ningaloo Lighthouse Holiday Park, Yardie Creek Road, North West Cape

