

Shire of Exmouth
Town Planning Scheme N^o. 3

Amendment N^o. 25

Prepared by
Statewest Surveying & Planning
September 2010

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

SHIRE OF EXMOUTH

TOWN PLANNING SCHEME N^o. 3

AMENDMENT N^o. 25

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act, 2005, amend the above Local Planning Scheme by:

1. Rezoning Lot 2, a portion of Lot 6 and reclassification of Lot 319 Yardie Creek Road from Tourist and Recreation and Open Space to Special Use zone and the balance of Lot 6 being reclassified to Recreation and Open Space.
2. Amending Schedule 3 (Special Use Zone) by inserting Special Use Tourist Accommodation for Lot 2, a portion of Lot 6 and Lot 319 Yardie Creek Road as follows:

	N^o	PARTICULARS OF LAND	SPECIAL USE	CONDITIONS
SU7	7	Lot 2, a portion of Lot 6 and Lot 319 Yardie Creek Road	Tourist Accommodation	<ol style="list-style-type: none">1. The following uses shall be AA uses under the scheme and subject to the requirements of that classification:<ul style="list-style-type: none">- Caravan Park- Holiday home- Short stay apartment- Ecotourism Accommodation including restaurant- Shop- Caretaker dwelling2. No other use except those already in existence eg fuel station would be permitted.3. Detailed site development requirements and planning shall be as per the Vlamingh Head Masterplan.

3. Amend the Scheme map accordingly as depicted on the Scheme Amendment Map.

Dated this 16th day of September, 2010



CHIEF EXECUTIVE OFFICER

16.9.10

DATE

Proposal to Amend District Zoning Scheme

1. Local Authority: Shire of Exmouth
2. Description of Local Planning Scheme: Town Planning Scheme N^o. 3
3. Type of Scheme: District Zoning Scheme
4. Amendment No.: Amendment N^o. 25
5. Proposal:
 1. Rezoning Lot 2, a portion of Lot 6 and reclassification of Lot 319 Yardie Creek Road from Tourist and Recreation and Open Space to Special Use zone and the balance of Lot 6 be reclassified to Recreation and Open Space.
 2. Amending Schedule 3 (Special Use Zone) by inserting Special Use Tourist Accommodation for Lot 2, a portion of Lot 6 and Lot 319 Yardie Creek Road as set in the table above.
 3. Amend the scheme map accordingly.

SCHEME AMENDMENT REPORT

1.0 INTRODUCTION

The purpose of this Scheme Amendment proposal is to implement the recommendation of the recently adopted Vlamingh Head Masterplan. Under that document it is envisaged that Lot 2 and Lot 319/Part Lot 6 would be rezoned as a special use zone for the purpose of tourist accommodation.

2.0 BACKGROUND

Since the early 2000's, the Western Australian Planning Commission has been working on strategic documents to manage sustainable development in the Ningaloo coast region that is under increasing tourism pressures. This has included extensive community consultation and resulted in the release of

Ningaloo Coast Regional Strategy Carnarvon to Exmouth and the Ningaloo Coast Statement of Planning Policy 6.3.

Addressing the general objectives of these documents and implementing some of the conclusions has resulted in the preparation and adoption of the Vlamingh Head Masterplan. This report identifies implementable development controls specific to Vlamingh Head, which is affectively occupied by the existing lighthouse, Lighthouse Caravan Park and the as yet undeveloped adjoining tourism site on Lot 6.

In order for the controls to come into effect the site needs to be rezoned.

3.0 SITE DESCRIPTION

Lot 6 is an undeveloped (roughly) "L" shaped lot rising from Yardie Creek Road in the north. It contains an unsealed track that leads to some waste water treatment ponds on government land to the south. It adjoins an established caravan park on its western and northern sides and the undeveloped Unallocated Crown Land (UCL) Lot 319 on portion of its eastern boundary. Its higher ground (to the south) is proposed to be exchanged with the lower ground of lot 319 thereby reducing the visual impact of the sites ultimate development potential.

4.0 PROPOSED AMENDMENT

Lot 6 is currently zoned "Tourist" under the Shire of Exmouth Town Planning Scheme N^o 3. Lot 319 is reserved for "Recreation and Open Space" under TPS 3. In accordance with the recommendations of the Vlamingh Head Masterplan it is proposed to amend the Scheme to rezone the northern portion of Lot 6 and reclassify Lot 319 to Special Use consistent with the land exchange. The balance (southern) portion of Lot 6 is to be reserved under the amendment as "Recreation and Open Space".

Development within this zoning will be controlled under Schedule 3 of Town Planning Scheme N^o 3 (TPS 3) in accordance with the table that forms part of this Amendment document.

Development of the uses that may be considered under this amendment will be subject to all normal development assessment requirements, eg provision of

infrastructure, impact assessment, site layout and elevations, etc. Assessment will also include reference to any policies or statutory documents in place at the time of assessment, eg Vlamingh Head Masterplan.

5.0 JUSTIFICATION OF THE AMENDMENT

5.1 Town Planning Scheme

Inclusion of the site as a Special Use under TPS 3 will provide the statutory support for the implementation of the recommendations of the Vlamingh Head Masterplan.

5.2 Vlamingh Head Masterplan

The Vlamingh Head Masterplan provides the principles for land use and development at Vlamingh Head. It places limits on the sites capacity for accommodation and the extent of physical development. The latter is to be dealt with by a land exchange between the State Government and the owners of lot 6. This action is underway.

5.3 Ningaloo Coast Regional Strategy Carnavon to Exmouth

The Ningaloo Coast Regional Strategy Carnavon to Exmouth describes the Government's commitment to the Ningaloo coast being managed for conservation and recreation. It also identifies the existing ad hoc manner in which the inevitable tourism activities occur. It identifies a number of existing tourism/campsite locations and makes recommendations on their general sustainability and position in the tourism "hierarchy" of the region. Vlamingh Head is one such location and the aforementioned Masterplan provides a more detailed assessment of its development capacity.

5.4 Sustainability

Sustainability is generally assessed against economic, social and environmental measures. History has established that there is a strong social demand to visit the Ningaloo coast. This has resulted in the establishment of numerous caravan parks, campsite and homestead accommodation. This provides for economic benefits to the local community directly for the owners of the accommodation facilities, and indirectly for the business in the region. Uncontrolled, however, it can create negative impacts on the very environment the visitors have come to experience. Accordingly it has to be managed in a balance manner.

This Amendment will provide a mechanism to achieve this balance.

6.0 CONCLUSION

This Amendment is the final statutory process required to enable application(s) for development on the affected site to be assessed consistent with the conclusions of the Ningaloo Coast Regional Strategy Carnarvon to Exmouth and the Vlamingh Head Masterplan. Indeed it is the final conclusion of the latter document. It is identified as the "next step" and accordingly its progress is imperative.

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF EXMOUTH

TOWN PLANNING SCHEME N^o. 3

AMENDMENT N^o. 25

The Shire of Exmouth Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Local Planning Scheme by:

1. Rezoning Lot 2, a portion of Lot 6 and reclassification of Lot 319 Yardie Creek Road from Tourist and Recreation and Open Space to Special Use zone and the balance of Lot 6 being reclassified to Recreation and Open Space.
2. Amending Schedule 3 (Special Use Zone) by inserting Special Use Tourist Accommodation for Lot 2, a portion of Lot 6 and Lot 319 Yardie Creek Road as follows:

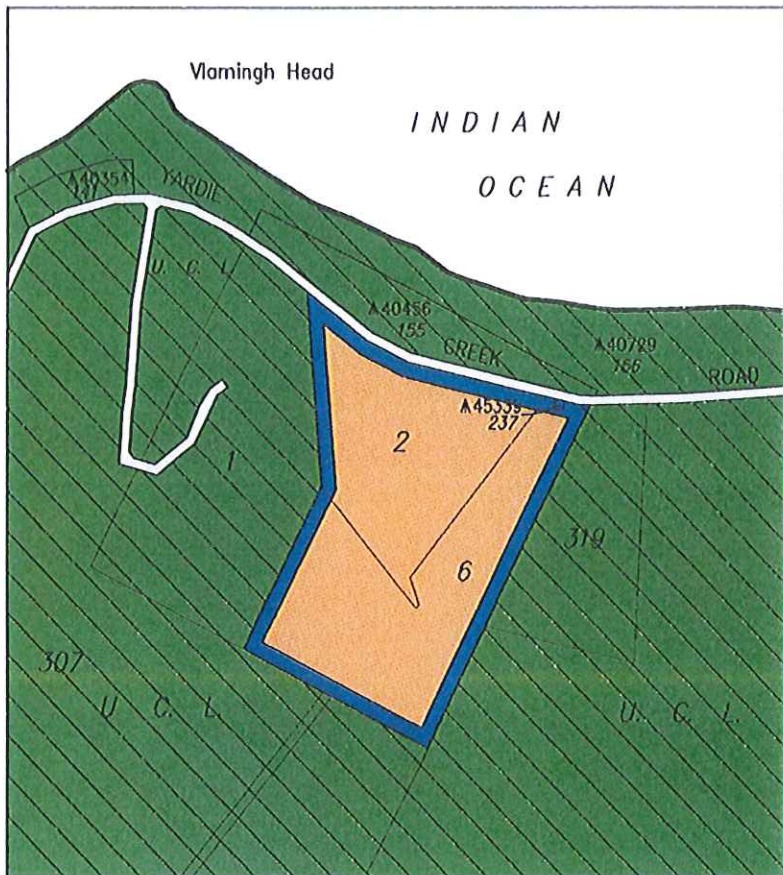
	N ^o	PARTICULARS OF LAND	SPECIAL USE	CONDITIONS
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3. Amending the scheme map accordingly as depicted on the Scheme Amendment Map.

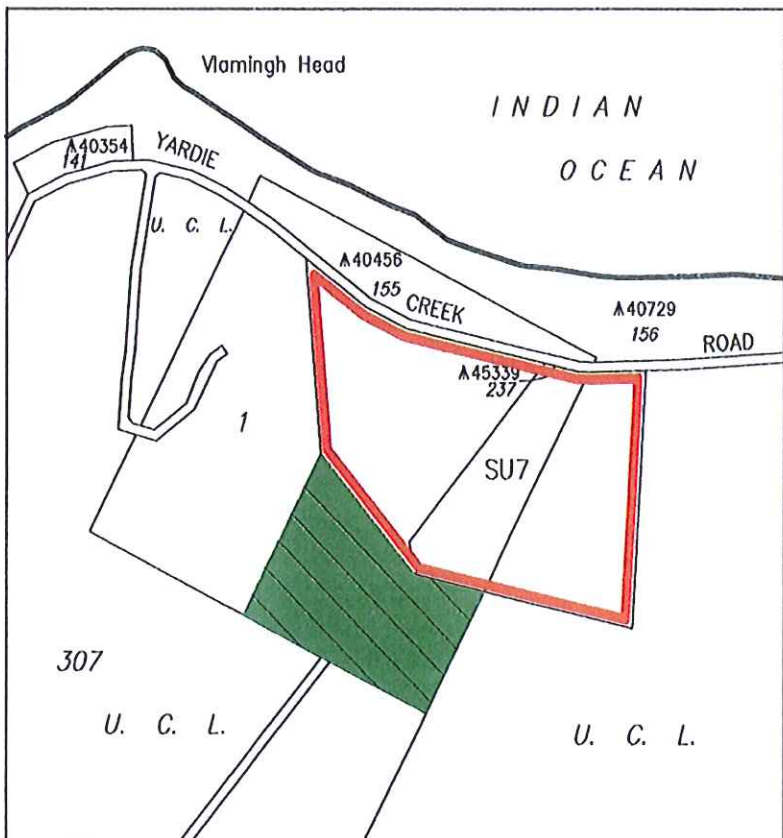
SHIRE OF EXMOUTH TOWN PLANNING SCHEME No.3

AMENDMENT No. 25

Existing Zoning



Proposed Zoning



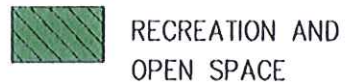
Legend

ZONE



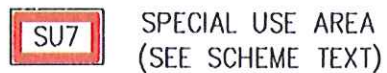
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LOCAL SCHEME RESERVES



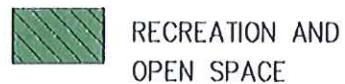
RECREATION AND OPEN SPACE

OTHER



SPECIAL USE AREA (SEE SCHEME TEXT)

LOCAL SCHEME RESERVES



RECREATION AND OPEN SPACE



SCALE 1:15000

SHIRE OF EXMOUTH
TOWN PLANNING SCHEME N^o. 3
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ADOPTION

Adopted by resolution of the Council of the Shire of Exmouth at the Ordinary Meeting of the Council held on the 16th day of September 2010.

.....
W. Day
PRESIDENT
.....
[Signature]
CHIEF EXECUTIVE OFFICER

.....
20/6/11
Date
.....
20/6/11
Date

FINAL APPROVAL

Adopted for final approval of the Shire of Exmouth at the meeting of Council held on the 17th day of March 2011, and the Common Seal of the Shire of Exmouth was hereto affixed by the authority of a resolution of the Council in the presence of:

.....
W. Day
PRESIDENT
.....
[Signature]
CHIEF EXECUTIVE OFFICER

.....
20/6/11
Date
.....
20/6/11
Date

Common Seal

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

.....
DELEGATED UNDER S. 16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

.....
Date

FINAL APPROVAL GRANTED

.....
MINISTER FOR PLANNING
.....
Date



It is hereby certified that this is a true copy of the Scheme/Amendment, final approval to which was endorsed by the Minister for Planning on 25/7/11.

Certified by *[Signature]*

Officer of the Commission Duly authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 22(3) of the Town Planning Regulations 1967.