



Special Use Zone 9 Cape Wilderness Estate

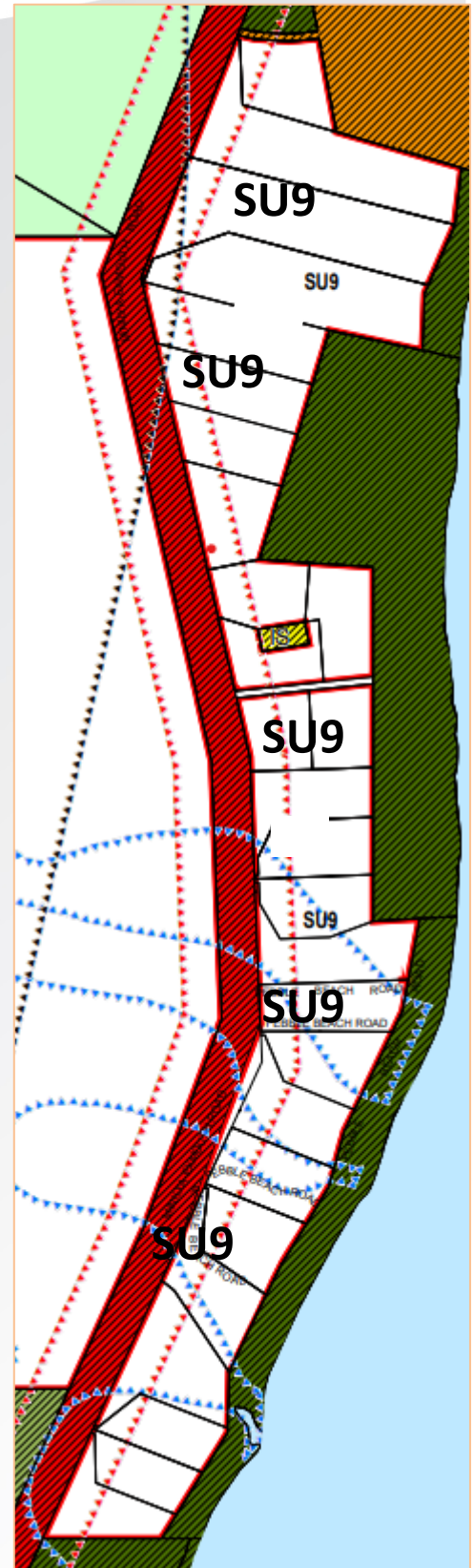
(Area within the red boundary, marked "SU9" on the map)

The following uses can be considered within this Zone:

- Ancillary dwelling;
- Bed and breakfast;
- Holiday house;
- Home occupation;
- Single house.

The Conditions that apply to all development within this Zone, include:

1. Lots shall not be further subdivided.
2. A building envelope, not exceeding 4,000m² and setback a minimum of 20m from any lot boundary is to be defined by the owner and in accordance with the approved Foreshore Management Plan, and approved by the local government prior to the determination of development approval pursuant to Clause 68 of the deemed provisions.
3. No building envelope is to be situated on land below the RL 3m natural contour and no floor level of any dwelling shall be less than RL 3.5m.
4. Unless otherwise specified, any development is to be in accordance with the general development requirements specified in Clause 3.10.9.
5. Clearing of vegetation outside of a building envelope is prohibited, except in the following circumstances: (a) A driveway to the building envelope. (b) Strategic firebreaks or other fire management requirements as defined in the Subdivision Guide Plan or Bushfire Management Plan; and (c) Provision of underground services.
6. On-site effluent disposal shall be located within the building envelope and is to be provided to the specification and satisfaction of the local government.
7. Access from all lots onto Minilya-Exmouth Road is to be to the satisfaction of the local government with advice from Main Roads Western Australia.
8. Development is to be of a high standard and be compatible with the overall landscape, colours and textures of the area.
9. The local government may require the applicant at the time of seeking a development approval to prepare a landscaping plan to demonstrate how structures will be screened from Minilya-Exmouth Road. Where a landscape plan is required, the local government will only permit the planting of local species.
10. Notwithstanding any other provision of this Scheme, the keeping of stock, including horses, is prohibited on any lot within the Special Use zone.



Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Exmouth encourages you to seek professional advice before acting on any information contained within this document. Should you require further information, please do not hesitate to contact the Shire on (08) 9949 3000 or e-mail: info@exmouth.wa.gov.au. 8 December 2020

