

ENDORSEMENT

This structure plan is prepared under the provisions of the Shire of Capel
Local Planning Scheme No. 8.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON:

23 NOVEMBER 2015

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 OCTOBER 2030



LEGEND

STRUCTURE PLAN BOUNDARY

LOCAL CENTRE (including sales office & parking)

POS & DRAINAGE

EDUCATIONAL ESTABLISHMENT

DETAILED STRUCTURE PLAN AREA

LOCAL CENTRE LDP AREA

DISPLAY HOME VILLAGE (including sales office)

CP

COMMUNITY PURPOSES SITE

R20 RESIDENTIAL

R30 RESIDENTIAL

R40 RESIDENTIAL

RESOURCE ENHANCEMENT CATEGORY WETLAND BOUNDARY

APPROVED WETLAND BUFFER

BUSHFIRE PRONE AREA

PROPOSED BUS ROUTE

INTEGRATOR ARTERIAL B

NEIGHBOURHOOD CONNECTOR A

NEIGHBOURHOOD CONNECTOR B

ACCESS STREET B

ACCESS STREET C

LANEWAY

PROPOSED ROUNDABOUT TREATMENT

LAND USE AND IMPLEMENTATION NOTES FORM PART OF THIS PLAN AND ARE SET OUT IN ADDENDUM No.1

NOTES

Base data supplied by MNG
Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.
The concepts presented in this plan are based on the original design prepared by RPS dated 14/02/11.

CLIENT : CM PIACENTINI

SCALE : 1:2,500@A1 / 1:5,000@A3

DATE : 6 December 2017

PLAN No : DalyellupSouthLSP_V1.0_20171206.dgn

REVISION : F

PLANNER : SLB

DRAWN : BL

PLAN 1

DALYELLUP SOUTH

LOCAL STRUCTURE PLAN

Lot 1 Harewoods Road & Lots 2 - 5
Maidment Parade, DALYELLUP

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Dalyellup South Local Structure Plan: Addendum 1 – Land Use and Implementation Notes

1. The Structure Plan provides the framework for the assessment of future subdivision and development within the Dalyellup South Development Precinct and is to be read in conjunction with the accompanying report and Development Precinct 5 of Appendix 16 of the Shire of Capel Town Planning Scheme No 7.
2. Upon land nominated within any Residential Density Code it is anticipated land use will be approved in a manner consistent with the uses permitted in the Residential Zone and development will be subject to the applicable R-Code requirements as contained within the Residential Design Codes of Western Australia. In addition to the residential uses and densities, the Scheme identifies other permitted uses of land prior to commencing the development of these uses, a Planning Consent pursuant to the Town Planning Scheme No7 shall be obtained.
3. The extent of the “Local Centre LDP Area” as shown on this Structure Plan, incorporates surrounding development cells to ensure the local centre and its urban design relationship with the future surrounding land uses is considered during preparation of the LDP, as outlined by “Clause 17 - Development Precinct 5” in Appendix 16 of the Scheme.
4. Prior to commencement of development for Display Home purposes on land nominated as “Display Home Village” an overall plan to show proposed Parking, Sales Office and Display Homes shall be submitted to the Shire of Capel for endorsement. Upon land / dwellings no longer being used for display home purposes, the lots shall be used for residential purposes in accordance with this Structure Plan. Display Village buildings are required to demonstrate incorporation of passive solar design principles and demonstration of energy and water efficiency in the design.
5. Earthworks associated with urban development are a permitted use subject to compliance with the following to the satisfaction of the Shire of Capel:
 - Preparation of and compliance with clearing timber disposal strategy and site stabilisation and revegetation strategy;
 - Compaction certification shall be confirmed by competent geotechnical engineers for all earth-worked areas;
 - A building licence shall be obtained for all retaining walls; and
 - Any overall approval to earthworks is not to be construed as any subdivision approval that must be obtained from the WAPC.
6. Prior to subdivisional works taking place the applicant shall submit a Public Open Space development strategy for approval by the Shire of Capel which:
 - Provides finished ground levels across the boundary of the Primary School site and POS Area E, designed and constructed to the satisfaction of the Shire of Capel prior to the lots being created;
 - Describes the stages of earthworks and levels related to an overall levels design and an Urban Water Management Plan for the precinct;
 - Sets out finishes of proposed areas of public open space consistent with section 5.4 of the Dalyellup South Local Structure Plan Report. Open Space development shall comply with an overall program for the Precinct which provides for consistency of finishes and sustainable maintenance;
 - Identifies an approved sustainable source of reticulation water other than from the public reticulated water supply; and
 - The location, purpose, provision and servicing of proposed Community Purposes sites to be confirmed in consultation with the Shire of Capel.
7. Notwithstanding any other provisions of the Scheme or the Shire of Capel Signs Local Laws, Council may approve a comprehensive system of signs designed for the Estate for the purposes of:
 - Advertising the sale of property;
 - Informing the public of proposed uses for the development intended for particular sites;
 - To provide direction to services and facilities; and
 - Interpret natural features of the site.

Once a comprehensive system of signage is approved all signage shall conform to design guidelines and finishes set out therein.
8. Prior to final approval of cells of subdivision containing land coded R30 and R40, the subdivider shall submit to the Shire of Capel, Local Development Plans for those coded cells to provide guidance on building design and access for the development of lots. As part of the subdivision condition clearance process, Shire approval to a Local Development Plan, in respect of a specific cell, is required prior to any approval being granted by the Shire to any corresponding detailed civil infrastructure design drawings for than particular cell.
9. The layout shown on the proposed public primary school site is indicative only but prior to commencing development of the school site and adjoining public open space the Council and the Department of Education shall enter into a shared use agreement to address the development of an oval to provide for the needs of the school and community.
10. Corner lots having an area of 600m² or larger may be developed to R30 density coding standards, in accordance with the Residential Design Codes of Western Australia, subject to the proponent obtaining WAPC subdivision approval before a development application may be considered for planning consent by the Shire.
11. Any development within the identified “Bush Fire Prone Area” as shown on the Structure Plan is to demonstrate compliance with “AS 3959 - *Construction of Buildings in Bush Fire Prone Areas*” and to demonstrate compliance with relevant components of the Fire Management Plan, as approved by the Department of Fire and Emergency Services.
12. The width of road reserves proposed to incorporate drainage swales or separate drainage reserves for drainage swales shall be designed and confirmed as part of the required Urban Water Management Plan and detailed civil/stormwater design at the subdivision stage.
13. The Shire of Capel shall request as a condition of subdivision, that the subdividing land owners prepare and implement a Landscape Master Plan to the satisfaction of the Shire of Capel for cleared land, open space areas, vegetation buffer areas and road reserves.
14. The Shire of Capel shall request as a condition of subdivision, that Community Purposes sites be transferred to the Shire of Capel as fully serviced separate reserves.