

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:

11 NOVEMBER 2003

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 2027

PERFORMANCE CRITERIA FOR THE ASSESSMENT OF SUBDIVISION APPLICATIONS

Avoid direct access to Buswell Highway for new lots by the provision of a service road and/or alternative access to the local road network.

Provide for acceptable maximum road gradients to service lots.

Provide for the progressive subdivision of the sub-area by individual land owners as and when they choose by allowing options for adjoining owners to connect to new subdivisional roads connected to the local road system.

Avoid individual subdivision layouts that preclude the future subdivision of adjoining owners' lots.

Encourage the complete subdivision of title sub-area and the winding up of the Scheme.

Comply with the minimum lot size policy statement 2.2(a) of the Scheme provided that where a reduced lot size is proposed Council shall be satisfied that site soil qualities are suitable for ongoing on site effluent disposal.

Utilise existing planned road access options where practical.

Provision of appropriate emergency fire access.



Endorsements

Adopted by the Council of the Shire of Capel

P. J. Healy
Chief Executive Officer

30/9/2015
Date

Endorsed by the Western Australian Planning Commission

ENDORSED STRUCTURE PLAN
To provide a framework for future detailed planning at the subdivision and development stage

Date 21/9/2015 *[Signature]*
Delegated under s.16 of the Planning & Development Act 2005

Shire of Capel Town Planning Scheme No. 3

Gelorup North West Subdivision Guide Plan

Modification No.1

Plan A

Shire of Capel



Scale: 1:1,500 @ A1

0 10 20 30 40 50 60

August 2015

Legend

- Guide Plan Area
- Proposed Lot Configuration
- Proposed Road Access
- Emergency Vehicle and Pedestrian Access
- Existing Cadastre
- Refer to Plan B for Detailed Structure Plan
- Refer to local structure plan for Lots 900 and 101 Loretta Avenue and Pt Lots 2 and 901 Buswell Highway.



Notes

Replaces the Gelorup North West Subdivision Guide Plan endorsed by the WAPC on 11/11/2003.

Aerial Photography 2015.





Key

Application Area

Building Envelope (1000m²)

Existing Buildings to be retained

Existing Buildings to be removed

Drainage Basin

Access Easement - Emergency Vehicles

Priority 3 Flora*

Possum Sightings and Dreys*

Potential Cockatoo Habitat*

5 metre Road Widening (697m²)

Notes

Aerial Image is best fit only.

*Refer Eco Edge survey findings for details.



Provisions

1. Development and Subdivision within the Structure Plan area shall generally be in accordance with the approved Subdivision Guide Plan.
2. No more than one single dwelling house per lot is permitted.
3. All existing trees or groups of trees shall be retained unless their removal is authorised by the Shire for any of the following purposes:
 - a. Subdivision works.
 - b. Dwellings, associated outbuildings and fence lines.
 - c. Implementation of the Bush Fire Management Plan.
 - d. Trees which are dead, diseased or dying and/or are in the opinion of the Council dangerous.
4. On site effluent disposal systems shall be provided to the satisfaction of the Shire of Capel.
5. A Fauna Management Plan (possum relocation) will be required as a condition of subdivision and implemented to the satisfaction of the Department of Parks and Wildlife as part of subdivisional works.
6. Subdivision construction works and development as a result of Council planning and building licence approvals are to avoid impacting Priority 3 Flora and endangered fauna habitat, unless approved by the Department of Parks and Wildlife and the Department of Environmental Regulation.
7. A Building Envelope Plan, to the satisfaction of the Shire, will be required as a condition of subdivision.
8. All buildings, including outbuildings and effluent disposal systems on a lot must be located within the building envelope for that lot shown on the approved Building Envelope Plan.
9. As a condition of subdivision approval, a Bush Fire Management Plan shall be prepared by the proponent to the satisfaction of the Department of Fire and Emergency Services in consultation with the Shire of Capel.
10. The subdivider is to establish an emergency access way linking cul-de-sac roads to benefit all lots within the subdivision application area at the full cost of the subdivider (includes gates, sign posts and land tenure).
11. Land tenure of Lots 57 and 154 (adjoining Duffield Place) to be converted to a Section 152 Planning and Development Act reserve for emergency access way and pedestrian access way purposes.

Endorsements

Shire of Capel

Plan of Modification No. 1
Gelorup North West Subdivision Guide Plan
Adopted at the Ordinary Meeting of Council held
on 22/04/2015

P. J. Leedy
Chief Executive Officer

WAPC

Endorsed by the Western Australian Planning
Commission

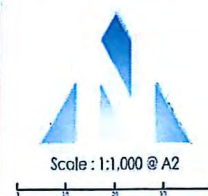
ENDORSED STRUCTURE PLAN
To provide a framework for future detailed
planning at the subdivision and development stage.

Date *21/9/2015*
Delegated under s.16 of the
Planning & Development Act 2005

Lots 1 & 10 Bussell Highway, Gelorup

Plan B - Modification No.1 to the Endorsed Gelorup North West Subdivision Guide Plan - Town Planning Scheme No. 3

Shire of Capel



Client: J. Signorini
Design: Martin Richards
Drawn: MR
Drawing No.: S005/SGP/05/F
Previous Drawing No.: S005/SGP/04/G
Date: 23 February 2015

All areas and dimensions are subject to survey.
This plan is subject to change without notice.
Impact Urban Design is employed to prepare this plan. It is the responsibility of the client to ensure that all information is correct and up to date.

Revision	Description	Date
A	Building Envelopes	23/02/15
B	Dimensions, Provisions, Lot 9 Adjustment (DRP)	17/03/15
C	Lot 7/8 Boundary Adjust (DPW)	31/03/15
D	Lot 7/8 Boundary Adjust (Capel)	01/04/15
E	Title Change, Provision 5 New Provisions & 10 & 11, Mostly Prov. 5, 6 and 9, Update Aerial Adjust existing buildings and Building Envelopes lots 1 and 2.	24/04/15
F		21/09/15

