

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:

7 OCTOBER 2014

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

- Existing Cadastre
- Existing Buildings
- Proposed Building Envelopes (Approx size 1000m²)
- Structure Plan Boundary
- Local Road
- Walk Trail (4m)
- Pathway - Dual Use Path
- Indicative Stage 1
- Indicative Future Dual Use Pathway Extensions (To connect to existing path networks)
- Drainage Basin
- Conservation

ZONE

- Special Rural (Conservation)
- Residential - R12.5
- Residential - R20
- Residential - R30
- Residential - R40
- Residential - R40 (Retirement Village)

RESERVE

- Public Purposes (School)
- Recreation (Public Open Space)

ENDORSED STRUCTURE PLAN - SHIRE OF CAPEL

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

P. J. Shedy
Shire of Capel delegated under section 5.10 of the Shire of Capel
Town Planning Scheme No. 7

2/10/2014
Date

ENDORSED STRUCTURE PLAN - WAPC

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

7/10/2014
WAPC delegated under section 16 of the Planning and Development Act 2005

Ch. A. Jones
Date

LOCAL STRUCTURE PLAN LOTS 300 & 301 BARLEE ROAD AND LOT 1 & Pt LOT 2426 GOODWOOD ROAD CAPEL (SHEET 1 OF 2)

50m 0 125 250m
1:2500 @ A1 or 1:5000 @ A3
ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H	PLAN REVISIONS UPDATED	TDB	01.10.2014
G	UPDATED TO SHIRE COMMENTS	TDB	10.09.2014
F	UPDATED TO SHIRE COMMENTS	TDB	05.09.2014
E	LOT FIELD TABLE ADDED	TDB	17.04.2014
D	BUILDING ENVELOPE, INDICATIVE DUP AND MODIFICATIONS	TDB	25.03.2014
C	PLANNING POLICY UPDATED	TDB	10.02.2014
B	EXTENDED DUP AND ADDED BUILDING ENVELOPE	TDB	28.01.2014
A	UPDATED TO SHIRE COMMENTS	JW	05.08.2013

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ORIGINAL PLANNER:	ST
ORIGINAL DRAFTER:	TDB
CREATED DATE:	20.11.2012
AERIAL DATA:	NEARMAP FEB 2012
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	N/A



09045P-SP-06H

PLANNING POLICY STATEMENTS

1. Subdivision and development is to be generally in accordance with a Structure Plan endorsed by the Shire of Capel and the Western Australian Planning Commission.
2. Where this Structure Plan imposes a classification on the land included in it by reference to reserves, zones, or Residential Design Codes then:
 - the provisions of the Structure Plan apply to the land as if its provisions were incorporated into the Scheme and it is binding and enforceable in the same way as corresponding provisions incorporated in the Scheme; and
 - provisions in the Scheme applicable to the land in those classifications under the Scheme apply to the Structure Plan Area.
3. Where the Structure Plan is inconsistent with the Scheme the Structure Plan prevails.

SUBDIVISION

4. The proposed lots immediately adjoining the existing properties fronting Upson Road are to have lot widths that reflect those existing adjoining lots.
5. A maximum of 90 lots will be permitted with access only from Barlee Road. Any further lots will require the construction of access from Goodwood Road.
6. Prior to subdivision approval, the proponent demonstrating to the satisfaction of the Western Australian Planning Commission that issues associated with the power transmission lines that traverse the Structure Plan area (i.e. the proposed retention and undergrounding of these lines or alternatively their relocation) have been resolved in consultation with Western Power.
7. Prior to subdivision, a Staging Plan addressing responsibility for and timing of works in respect to:
 - road and intersection construction.
 - developing Public Open Space and ceding to the Crown for Local Government management.
 - developing and rehabilitating Foreshore Reserves and ceding to the Crown for Local Government management.
 - construction of Drainage Reserves and ceding to the Crown for Local Government management.
 - planting of Public Open Space areas and Road reserves.
 - dust, Noise, Traffic and Drainage management during construction.

Relevant authorities may request the WAPC to impose subdivision conditions relevant to the following matters:

8. Design and construction of intersections to Goodwood Road and Barlee Street to the specification and satisfaction of Council and MRWA, including road widening and turning lanes.
9. A Foreshore Management Plan to the satisfaction of the Shire and the Department of Water to be submitted with the relevant subdivision application.
10. A Fire Management Plan addressing bushfire mitigation measures at each subdivision stage to the satisfaction of Council and the Department of Fire and Emergency Services.
11. A Public Open Space Landscape Plan, (addressing vegetation removal, rehabilitation, revegetation and road verge management) to the satisfaction of the Local Government in consultation with Department of Parks and Wildlife (DPAW).
12. A Sustainability Outcomes and Implementation Plan to the satisfaction of Council.
13. An Urban Water Management Plan addressing:
 - Environment, geotechnical and landform management.
 - Groundwater and surface water management.
 - Drainage design and management.
 - Water conservation strategies.
 - Water quality management.
 - Implementation and monitoring requirements.
 - Location and size of drainage reserves.
14. A Mosquito Management Plan addressing:
 - The need for Water Sensitive Urban Design to use the Department of Health's risk assessment guide re: mosquito breeding and prevention of mosquito breeding areas.
 - The need to inform prospective purchasers of measures to prevent mosquito breeding.
 - Ensuring that proposed infrastructure and site works, and constructed water bodies do not create mosquito breeding habitat.
 - Reference to the Chironomid midge and mosquito risk assessment guide for constructed water bodies during the early stages of planning to minimise mosquito breeding.

15. Notifications on applicable lots related to nearby potential titanium – zircon mining, farming operations, fire management plan and mosquito disease.
16. A Development Contribution Plan addressing the provision of community facilities, infrastructure and services in accordance with or, in the absence of a development contribution plan, in accordance with a voluntary agreement to be prepared by the Shire in conjunction with the subdivider(s) and in accordance with the Shire's Community Facilities and Services Plan, prior to subdivision.
17. At such time as subdivision approaches the southern boundary of the structure plan area, and if structure planning of the land immediately to the south has not commenced, an interim buffer consisting of 20m and a single tree line along the boundary may be required by Council to manage potential land use conflicts between rural and residential uses.
18. A Dual Use and Pedestrian Path plan prior to subdivision (to include connections to existing and proposed path networks) in accordance with Liveable Neighbourhoods.
19. Uniform fencing in accordance with Scheme requirements abutting:
 - River foreshore reserves.
 - Public Open Space reserves.
 - Drainage reserves;
 - Adjoining farmland;
 - Goodwood Road; and
 - The western boundary of the land adjoining residential lots in Upson Road.
20. The provision of roadside parking adjacent to public open space and the western boundary of the primary school playing fields to the satisfaction of the Local Government.
21. A separate Fire Management Plan for the two 'Special Rural' (conservation) lots addressing:
 - The location of buildings via a Building Envelope Plan.
 - Building construction standards.

DEVELOPMENT

Retirement Village (Residential R40)

22. An Outline Development Plan for the Retirement Village Site addressing:
 - Staging.
 - Affordability.
 - Adaptability.
 - Sustainability.
 - Fire Management and setbacks.

Special Rural Lots (Conservation)

23. Dwellings are to comply with AS3959 building standards as recommended by the Fire Management Plan.
24. Land owners shall not clear natural vegetation or any part of the lot external to the prescribed Building Envelope except for the purpose of establishing driveways and Fire Management measures such as firebreaks, low fuel zones etc. in accordance with the Shire of Capel's Bush Fire Order or an approved Fire Management Plan.
25. Any fencing of lots is to consist of a minimum of post and 8 strand minimum, 15cm square, ring lock or hinge joint wire or similar product as specified by the Council. Cellulose fibre cement, metal sheeting or wooden pickets or similar solid fencing will not be permitted.
26. Notwithstanding the land use controls specified in Appendix 2 'Zoning Table' of the Scheme, 'Intensive – Agriculture', 'Plant Nursery (No retail)' 'Rural Pursuit' (keeping of any stock) and 'Stables' are not permitted.

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

Date: 7/10/2014
Delegated under s.16 of the
Planning & Development Act 2005

LOCAL STRUCTURE PLAN LOTS 300 & 301 BARLEE ROAD AND LOT 1 & Pt LOT 2426 GOODWOOD ROAD CAPEL (SHEET 2 OF 2)



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1:2500 @ A1 or 1:5000 @ A3			
ALL DISTANCES ARE IN METRES			
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