



- LEGEND**
- INDIGENOUS SITE
  - FORESHORE RESERVE (Subject to Foreshore Management Plan)
  - WATER MAIN
  - SEWER MAIN
  - OVERHEAD POWER LINE
  - GAS MAIN
  - LANDSCAPING STRIP TO ACHIEVE SHADE TREE POLICY REQUIREMENT
  - PROPOSED DRAINAGE BASINS
  - EMERGENCY ACCESS WAY
  - LAND LEASE AREAS TO COMPLY WITH PACKAGE A NOISE MITIGATION REQUIREMENTS
  - DEPARTMENT OF WATER APPROVED EXTENT OF DEVELOPMENT LINE
  - BUSHFIRE PRONE AREA

**LAND USE NOTES**

1. DEVELOPMENT SHALL BE GENERALLY IN ACCORDANCE WITH THE DEVELOPMENT GUIDE PLAN, IMPLEMENTATION NOTES AND DESIGN GUIDELINES ENDORSED BY THE SHIRE OF CAPEL IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN APPENDIX 4 OF THE SHIRE OF CAPEL TOWN PLANNING SCHEME NO. 7.
2. PLANNING CONSENT SHALL BE OBTAINED FOR THE PERMITTED AND DISCRETIONARY USES CONTAINED IN APPENDIX 4.
3. DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AN ADOPTED LANDSCAPE MASTER PLAN CONTAINING DETAIL RELATING TO PEDESTRIAN ACCESS AND WALKWAYS TO BE APPROVED BY THE SHIRE OF CAPEL.
4. DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF A LOCAL WATER MANAGEMENT STRATEGY APPROVED BY THE SHIRE OF CAPEL AND THE DEPARTMENT OF WATER.
5. WHERE LAND WITHIN THIS DEVELOPMENT GUIDE PLAN IS WITHIN AN IDENTIFIED FLOODPRONE AREA, ANY APPROVAL FOR THE SUBDIVISION OR DEVELOPMENT OF THAT LAND SHALL REQUIRE A NOTIFICATION TO BE REGISTERED AGAINST THE CERTIFICATE OF TITLE TO THE LAND (PURSUANT TO SECTION 165 OF THE PLANNING AND DEVELOPMENT ACT IN THE CASE OF SUBDIVISION OR SECTION 70A OF THE TRANSFER OF LAND ACT IN THE CASE OF DEVELOPMENT) ADVISING OWNERS OR PROSPECTIVE OWNERS OF THAT LAND THAT:
  - THE LAND IS WITHIN A FLOODPRONE AREA AND MAY BE SUBJECT TO FLOODING; AND
  - THE DEVELOPMENT OF ANY HABITABLE ROOM MUST HAVE A MINIMUM FLOOR LEVEL 0.5 METRES ABOVE THE ADJACENT DEPARTMENT OF WATER 100 YEAR ARI FLOOD LEVEL FOR FLOOD PROTECTION.
6. AGED PERSONS DWELLINGS AND LAND LEASE AREAS TO BE ASSESSED IN ACCORDANCE WITH THE R40 REQUIREMENTS OF THE RESIDENTIAL DESIGN CODES AND DESIGN GUIDELINES FOR THE SITE.
7. A CONTRIBUTION IS TO BE MADE TO THE SHIRE TOWARDS COMMUNITY FACILITIES TO THE SATISFACTION AND SATISFACTION OF THE SHIRE OF CAPEL.
8. INFRASTRUCTURE UPGRADES ARE TO BE UNDERTAKEN THROUGH THE PROVISION OF THE FOLLOWING TO THE SPECIFICATION AND SATISFACTION OF THE SHIRE OF CAPEL:
  - a) RESURFACING OF TURNER STREET INCLUDING UPGRADES TO THE STORMWATER INFRASTRUCTURE AT THE EASTERN END;
  - b) UPGRADE OF THE INTERSECTION OF TURNER STREET AND SOUTH WESTERN HIGHWAY IN CONSULTATION WITH MAIN ROADS WA;
  - c) UPGRADE AND PROVISION OF A DUAL USE PATH BETWEEN THE SITE AND BRIDGE STREET IN CONSULTATION WITH THE PUBLIC TRANSPORT AUTHORITY;
  - d) PROVISION OF A PEDESTRIAN PATH ALONG THE EXTENT OF TURNER STREET.
9. A FORESHORE MANAGEMENT PLAN SHALL BE PREPARED AND IMPLEMENTED TO THE SATISFACTION OF THE DEPARTMENT OF WATER AND SHIRE OF CAPEL IN CONSULTATION WITH WESTERN AUSTRALIAN PLANNING COMMISSION.
10. THE PROPOSED LIFESTYLE VILLAGE IS SITUATED IN THE VICINITY OF TRANSPORT CORRIDORS (SOUTH WESTERN HIGHWAY AND A RAILWAY RESERVE) AND MAY BE AFFECTED BY TRANSPORT NOISE.
11. BUILDINGS TO BE CONSTRUCTED ON AFFECTED LAND LEASE AREAS TO COMPLY WITH NOISE MITIGATION REQUIREMENTS IN ACCORDANCE WITH THE TRANSPORTATION NOISE ASSESSMENT REPORT.
12. ANY DEVELOPMENT WITHIN THE IDENTIFIED BUSH FIRE PRONE AREA IS TO DEMONSTRATE COMPLIANCE WITH AS3959 - CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS AND THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH A BUSHFIRE MANAGEMENT PLAN TO BE ADOPTED BY THE DEPARTMENT OF FIRE AND EMERGENCY SERVICES (DFES).
13. DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AN ADOPTED SUSTAINABILITY OUTCOMES AND IMPLEMENTATION PLAN APPROVED BY THE SHIRE OF CAPEL.
14. THE PROPONENT TO PROVIDE UNIFORM FENCING ALONG THE BOUNDARIES OF LOTS ADJACENT TO THE SOUTH WESTERN HIGHWAY TO THE SATISFACTION OF MAIN ROADS.

# DEVELOPMENT GUIDE PLAN

THE DEVELOPMENT GUIDE PLAN HAS BEEN ADOPTED IN ACCORDANCE WITH DELEGATION 147 .

*[Signature]* DATE 26/09/2018

EXECUTIVE MANAGER ENGINEERING & DEVELOPMENT SERVICES

SHIRE OF CAPEL



Postal: PO BOX 2156 Bunbury WA 6231  
 Mobile: 0448890441  
 Email: andrew@mcrobertplanning.com.au

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