DALYELLUP BEACH: STAGES 13C, D & E - LDP PROVISIONS

Local Development Plan
Dalyellup Beach Stages 13C & 13D

R-Codes
This Local Development Plan (LDP) applies the R20 and R30 Residential Design Code (R-Code) provisions to the subject lots as identified in the plan.
State Planning Policy 7.3 Residential Design Codes, the deemed provisions of the Planning and Development Act 2005 and the Shire of Capel Planning Scheme apply as if the the Residential Zone R20 and R30 under the Shire of Capel Scheme were applied, except as follows:
1. The R30 front setback requirement set out in Table 1 of the R-Codes also applies to identified R20 lots in this plan. This allows a minimum front setback of 4 metres on these lots, noting bushfire requirements may require a greater setback.

Bushfire
This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.
Bushfire Attack Level (BAL) ratings for individual lots are to be in accordance with certified BAL compliance reporting.
Construction Standards in accordance with AS3959-2018 will apply to relevant lots. BAL requirements may be subject to change should there be any change in designated bushfire prone area status.
Asset Protection Zone (APZ) setbacks are required for lots as depicted on the plan. Construction of Class 1, 2, 3 and associated 10a buildings is prohibited within the Asset Protection Zone (APZ) setback area to ensure this type of development is avoided in areas of BAL-40/FZ.

LEGEND

- ▪▪▪ SUBJECT LAND
- R20 LOTS
- R30 LOTS
- ✳ 4m FRONT SETBACK
- ▨ ASSET PROTECTION ZONES

SHIRE OF CAPEL
ADOPTED PURSUANT TO DELEGATION 166

File Ref PA65/2022
Date 11 August 2022

MANAGER PLANNING SERVICES

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LOCAL DEVELOPMENT PLAN
DALYELLUP STAGE 13C & 13D
LOTS 9106, 9108, 9109, 9532 & 9533, DALYELLUP.

Plan No: 13-00001-LDP-001

Date:	4.07.2022
Rev:	B
Scale:	A1 @1:750, A3 @ 1:1 500
Co-ords:	MGA 50, GDA 94
Aerial:	03.05.2021

This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.