



LOCAL DEVELOPMENT PLANNING PROVISIONS

Unless provided for below, the provisions of the Shire of Capel Town Planning Scheme No.7 (or as superseded), the Dalryellup East Local Structure Plan, the Dalryellup District Centre Outline Development Plan and the R-Codes apply. This LDP operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying "Deemed-to-Comply" requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be "Deemed-to-Comply" and neighbour consultation in respect to those items is not required.

VEHICULAR ACCESS RESTRICTIONS

1. Vehicle access restrictions are indicated by a red line on this plan.

STREET SETBACKS

2. The minimum building setback to a primary street is 3m. No average applies.
3. The minimum building setback to a secondary street is 1m.
4. The minimum carport, garage and car bay setback to a laneway is 1m to allow for adequate vehicle manoeuvring.
5. The primary street frontage for Grouped Housing lots 4847 and 4848 is Norton Promenade and dwellings adjoining the primary street frontage shall be designed with openings oriented towards the primary street.

SIDE SETBACKS

6. Boundary walls with a height of 3.5m or less are permitted to both side boundary (excluding secondary street boundaries) with no maximum length.
7. Boundary walls with a height of 3.5m and above are permitted to both side boundaries (excluding secondary street boundaries) subject to a maximum height of 7.0m and a maximum length of 50% of the boundary.
8. For any portion of a building where a side setback is proposed, the following setbacks apply:
 - 1.0m minimum setback for walls with a wall height of 3.5m or less without major openings.
 - 1.2m minimum setback for walls with a wall height of 3.5m or less with major openings.
 - Walls with a height greater than 3.5m to be setback in accordance with the R-Codes.
9. Side boundary setbacks for Grouped Housing lots 4847 and 4848 are to be in accordance with the R-Codes as indicated on the plan.

SITE COVER

10. For multiple dwellings, the plot ratio may be increased to 1.0 and the minimum open space required is 30% of the site.
11. For single houses or grouped dwellings, the minimum open space required is 25% of the site subject to an outdoor living area being provided for each dwelling:
 - For lots 4847 and 4848, located at the side or rear, and not within the primary street frontage;
 - Direct access from an internal living area;
 - A minimum useable space of 24m²;
 - A minimum dimension of 4m; and
 - Adjoins a northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots where it can be demonstrated that the minimum dimensions above and privacy are still satisfied); and
 - Permanent cover up to a maximum of two thirds of the outdoor living area is permitted.

CAR PARKING

12. With the exception of development on Grouped Housing lots 4847, 4848 and 4849, no visitor parking is required.

VISUAL PRIVACY

13. The visual privacy provisions of the R-Codes do not apply.

OVERSHADOWING

14. The solar access provisions of the R-Codes do not apply.

UTILITIES AND FACILITIES

15. For multiple dwellings, an enclosed, lockable storage area with a minimum area of 4m² is required. The 4m² total storage area may be provided as two separate areas, each with a minimum area of 2m².
16. Adequate space for the storage of bins is to be provided for each dwelling in a location that is screened from public view.

Notes

1. Bins are to be screened from public view at all times with the exception of bin collection day.
2. The Shire of Capel may issue only two bins for each residence one for recycling and one for rubbish. Dwellings with two bedrooms or less may be supplied with smaller 120 litre-sized bins to account for the reduced potential for waste generation.

ADOPTED PURSUANT TO DELEGATION 166

Manager Planning Services
SHIRE OF CAPEL

Date 14/04/2022

