



DALYELLUP DISTRICT CENTRE PRECINCT B LDP

- Notes**
- To be read in conjunction with the Dalzellup District Centre Outline Development Plan (DDCOP), particularly clause 1.3 & 1.5, and the LDP text.
 - Council shall require as a condition of approval that owners provide for unfettered movement of pedestrians and vehicles across lot boundaries on routes designated on this plan. Where subdivision is proposed, this may require the provision of Easements in Gross in accordance with Clause 1.1 of the LDP text.
 - Signage and landscaping of individual sites shall accord with the overall centre strategies required under clause 1.3.6.1(g) of the DDCOP.
- Land use**
- Land use shall be in accordance with part 1.5.4 of the Dalzellup District Centre Outline Development Plan
 - "Take away food outlet" with a drive through component may be permitted on lots abutting Norton Promenade
- Development Standards**
- Active building edge**
- Active building edges are to incorporate a minimum of 50% glazing for the ground floor, maximise opportunities for public surveillance and are to accommodate the primary public access point to tenancies
 - Active building edges should include awnings over the adjoining pedestrian routes to provide weather protection for pedestrians
 - In addition to the above requirements for active building edges, facades directly facing Norton Promenade shall be in accordance with the following:
 - Minimum façade height of 3.6m
 - The use of at least two different colours and/or materials to add visual interest and avoid monotonous facades
 - Maximum window sill height of 700mm above finished floor level
 - A well defined entry point through the use of building articulation or other design features
 - All levels above ground floor are to include windows and indentations and extrusions to break up and add interest to the facade
 - Buildings should be setback a minimum of 15.5m and a maximum of 21m from the Norton Promenade street boundary
- Other building facades**
- Building facades adjacent to internal movement routes (excluding truck service routes) and facing public streets shall be treated to avoid blank walls and enhance the quality of the streetscape through the inclusion of features such as, but not limited to:
 - Glazing that provides passive surveillance opportunities
 - Alternative colours and finishes. Colour schemes should not be bold or obtrusive
 - Intrusions and extrusions in the wall
 - Art or other graphic representations at the discretion of the Shire
 - Any other innovative treatment that the Shire deems acceptable
- Building height**
- No minimum or maximum building height applies
- Site levels**
- The site levels for the three lots fronting Norton Promenade are to be coordinated to allow for unfettered access between lots from the internal vehicle movement route

LEGEND	
	LDP BOUNDARY
	PEDESTRIAN ROUTE
	DUAL USE PATH
	MAIN CAR PARK LOCATIONS
	LARGE TRUCK SERVICE ROUTE
	MAIN INTERNAL VEHICLE MOVEMENT ROUTE
	SECONDARY INTERNAL VEHICLE MOVEMENT ROUTE
	VEHICLE ACCESS FROM PUBLIC STREETS
	ACTIVE BUILDING EDGE
	LEFT IN ONLY
	EASEMENT IN GROSS
	INDICATIVE BUILDING LOCATION
	BUILDING ORIENTATION
	MINIMUM 1.5m WIDE LANDSCAPE STRIP

**SHIRE OF CAPEL
LOCAL DEVELOPMENT PLAN
Adopted Pursuant to Delegation 166**

File Ref PA17/2023
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LOCAL DEVELOPMENT PLAN

Dalzellup District Centre

Plan No: 18-0004-LDP-5

Date: 24.01.2023
Rev: D
Scale: A3 @ 1:750
Co-ords: MGA 50, GDA 94
Aerial: 03/12/2021

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