

VALE STAGE 19F



SCALE 1:500

MNG Ref: 91900lip-1300a Date: 02/05/2022

All dimensions and areas are subject to survey. The particulars on this brochure are supplied for information only and shall not be taken as a representation in any respect on the part of the Vendor or its agent. Authorities should be consulted when services are contained within lot boundaries as building restrictions may apply. All retaining walls and associated easements are shown exaggerated for clarity.

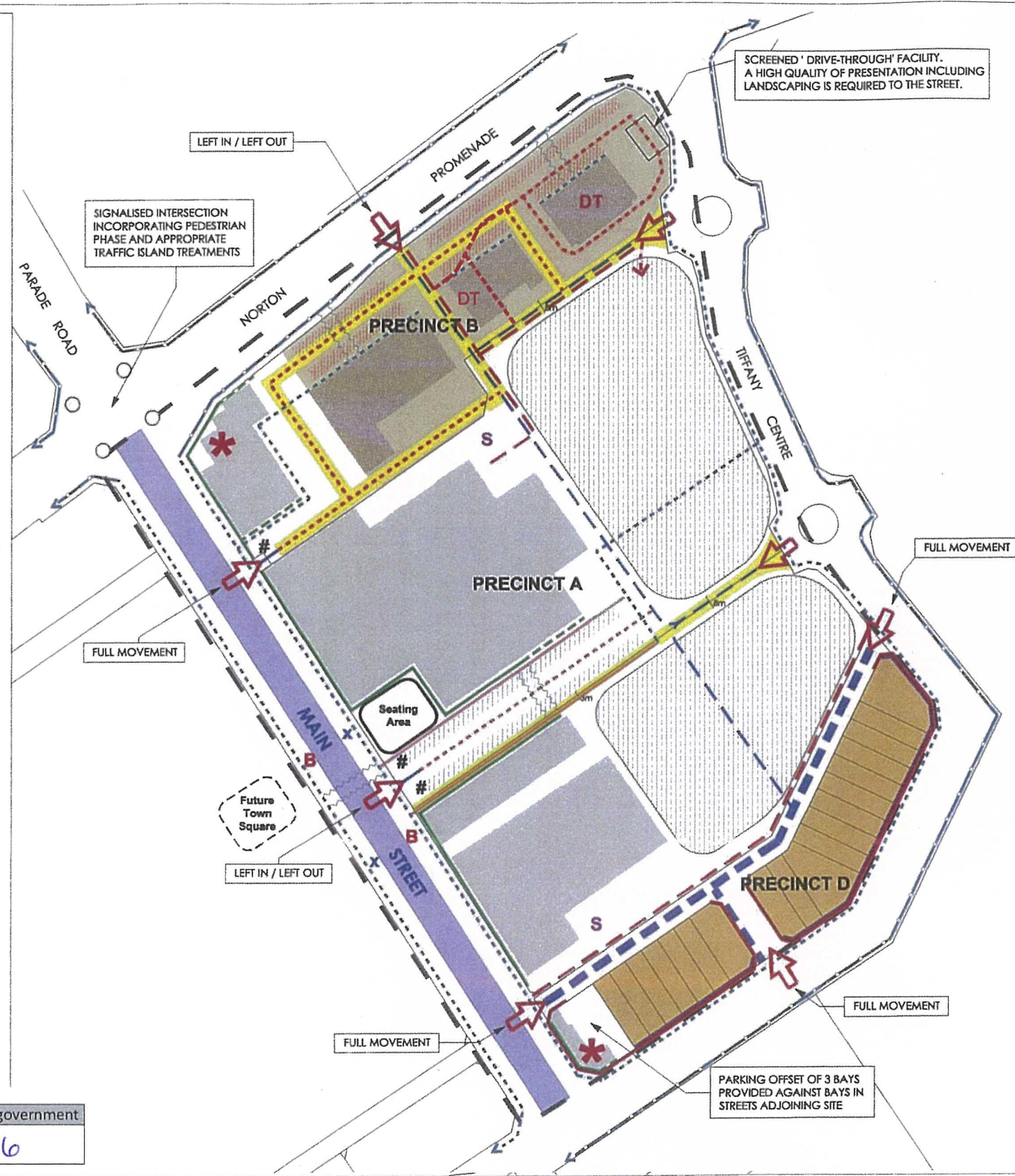
LEGEND

- WATER
- WATER METER
- VALVE / HYDRANT
- SEWER / MANHOLE
- DRAINAGE
- ACCESS RESTRICTION

- POWER DOME - MINI PILLAR
- POWER DOME - UNIVERSAL PILLAR
- STREETLIGHT
- PADMOUNT SITE
- RETAINING WALL & HEIGHT
- DRAINAGE HOUSING CONNECTION /MANHOLE
- TOP OF KERB HIEGHT
- SPOT LEVEL
- PAD LEVEL
- ROAD LEVEL
- NBN CONNECTION
- FIBRE DISTRIBUTION HUB

LEGEND

- LDP Boundary
- Main Street
(subject to separate comprehensive design to be agreed prior to approval of any access to Main Street)
- Pedestrian route
- Pedestrian route
(minimum 3m width with a minimum 2.5m clear of any obstacles)
- Designated pedestrian crossing
- Dual Use Path
- Easement in Gross
(to the benefit of the Local Government & public - S195-196 of Land Administration Act)
- Main car park locations
(as per 1.4.5.5 of ODP)
- Potential other car park locations
(not mandatory)
- Main internal vehicular movement route
(alignment subject to refinement at detailed design provided connections maintained) - no direct parking access allowed
- Secondary internal vehicular movement route
(alignment subject to refinement at detailed design) - direct parking access allowed
- Large service truck route
(subject to confirmation at detailed design)
- Public rear laneway - 8m reserve
(alignment subject to refinement at detailed design provided connections maintained)
- Parking bay separation
(minimum 1.5m from kerb)
- Vehicular access from public streets
(detail subject to engineering approval, no other vehicular access to the street permitted)
- Indicative building location
(notional building footprint only and subject to review at detailed design)
- Major service area locations
(to be predominantly screened from public view)
- Active Edges
(incorporating major openings, passive surveillance, primary public access to laneways)
- Optional Active Edge - surveillance required
- Disabled pick up & drop off location (covered)
(as per 1.4.5.10 of ODP)
- Bus stop location
- Drive through facility permitted in conjunction with Take-A-Way Food Outlets in nominated sites, in variation to clause 1.5.4 of the Dalyellup District Centre Outline Development Plan.
- R60
- No vehicular access
- Residential development to be in accordance with 'Quiet House Design Criteria' for Precinct D
(all glazing for bedrooms directly facing the boundaries identified on the LDP to be 6mm float glass)
- Landmark Site
(any development on a Landmark Site must pay special attention to built form and urban design to recognise the visual prominence of these sites and their key role in defining the character of the centre. Special attention should be given to street address and presence, window locations, roof form, articulation of corners, materials and colour)



PRECINCT D

R-CODE VARIATIONS
Unless otherwise varied by this Detailed Area Plan, the provisions and requirements of the R Codes for the R60 codings apply within Precinct D.

This DAP operates in conjunction with the requirements of the R Codes by applying additional controls or by varying "Deemed to Comply" requirements. Where this DAP varies any requirement of the R Codes, compliance shall be deemed to constitute "Deemed to Comply" and neighbour consultation with respect to those items is not required.

This DAP should also be read in conjunction with the development requirements of the Dalyellup East Local Structure Plan, the Dalyellup District Centre Outline Development Plan and the Shire of Capel Town Planning Scheme No 7.

VEHICLE ACCESS RESTRICTION

- Vehicle access restrictions are indicated by a red line on the Plan.

PRIVATE OPEN SPACE/SITE COVER

- The following concessions apply to residential lots less than 550m² in area;
 - For R60 Coded lots the minimum open space required is 25% of site
- The concession is subject to the provision for an outdoor living area directly accessible from an internal living area and which;
 - Has a minimum usable space of 24m²;
 - Has a minimum dimension of 4.0m;
 - Adjoins a northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots where it is demonstrated that minimum dimensions above are still satisfied.)
- Permanent cover up to a maximum of two thirds of the outdoor living area is permitted.

SETBACKS

- Setbacks apply as per the requirements of the R Codes except that the minimum building setback to a laneway is 1.0m.

BOUNDARY WALLS

- For R60 coded lots with laneway access, boundary walls are permitted to both side boundaries (excluding secondary street boundaries other than laneways), providing these are behind the minimum front setback and within the following limits;

Table 1		
Description	Max. Wall Height	Max. Wall Length
Dwelling - Single Storey	3.5m	No Limit
Dwelling - Two Storey	6.5m	12m

Notes:
* Height to be measured from Natural Ground Level.
* For dwellings with a pitched roof, the height of wall on side boundaries may be increased to the top of the ridge line where this runs parallel to the front boundary and abuts a similarly configured wall or secondary street.

- For dwellings with a pitched roof the height of walls on the side boundaries may be increased to the top of the ridgeline where the ridgeline runs generally parallel to the front boundary and abuts a similarly configured wall or the secondary street.

OVERSHADOWING

- The Overshadowing provisions of the R Codes do not apply to any R60 coded lot with access to a laneway.

Notes:

- To be read in conjunction with the Dalyellup District Centre Outline Development Plan (DDCOP) particularly Clause 1.3, 1.4, 1.5 & 1.7. In Precinct D notwithstanding any other provision of the Outline Development Plan or this DAP, development is subject to compliance with the Building Code of Australia (BCA) including equal access and fire rating requirements. Additional requirements will generally apply where non-residential floorspace exceeds 10% of the floor area of any storey and so requiring reclassification of the building under the BCA.
- 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.
- Construction of the easements in gross within Precinct B shall be in accordance with the engineering drawings approved by the Shire of Capel.
- Signage and landscaping of individual sites shall accord with the overall centre strategies required under clause 1.3.6.1 (g) of the DDCOP.
- In addition to Note 4 above, signage shall accord with the provisions of Clause 2.2.6 of the DAP text.

Amendment No.	Summary of Amendment	Date endorsed by local government
1	Inclusion of Drive Through facility on Lot 6022	15/12/2016

MODIFICATION - LOCAL DEVELOPMENT PLAN 1

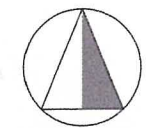
DALYELLUP DISTRICT CENTRE
PRECINCTS A, B & D (EAST)
SHIRE OF CAPEL

RECEIVED
16 DEC 2016
BY:

NOT TO SCALE
ORIGINAL PLAN SIZE: A3

JOB CODE:
LDV NOR GE

DATE:
24.11.2016



Allerding & Associates
Town Planners, Advocates
and Subdivision Designers