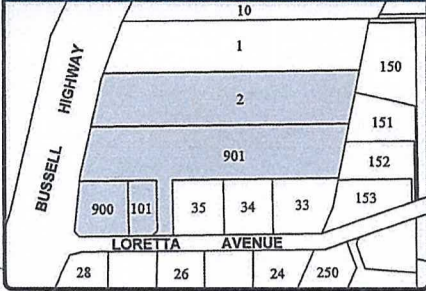


LOCAL STRUCTURE PLAN NOTES
- to be considered in conjunction with the provisions under Appendix 4

- Land use, subdivision and development is to be generally in accordance with this Local Structure Plan adopted by Council and endorsed by the Western Australia planning commission.
- While the total Local Centre area amounts to 1171m² NLA, the maximum floor areas shall apply to the following land uses:
- Liquor Store: 830m² NLA
- Take away Food Outlet and Restaurant: 141m² NLA
- Convenience Store: 200m² NLA
- Preparation of a detailed Landscape Plan for the whole Local Structure Plan area shall be undertaken to the satisfaction of the Shire of Capel prior to any development approvals being issued. The Landscape Plan shall provide detail on landscaping areas & comprise a variety of native shrub & mature tree species as shown on the Local Structure Plan with the intent of minimising visual impact of the site when viewed from Bussell Highway & surrounding properties.
- Ensure that crossovers provide appropriate turning paths for all traffic including caravans and trailers.
- The required road reserve widening for Bussell Highway is to be ceded free of cost and the access to the Bussell Highway including left turn slip lane and intersection modifications at Loretta Avenue are required to be designed and constructed to the specifications and satisfaction of Main Roads at the full cost of the proponent for the Stage 2 development.
- Fuel tanker egress to be confirmed to the eastern exit road using suitable signage and geometric design and such measures to also encourage service vehicles, caravans, boat trailers and general traffic to utilise the same route.
- Western side connecting road to be designed to discourage use as an exit road while still maintaining speed control and ability to cater for commercial vehicles, caravans and trailers.
- Details to address pedestrian safety and access in accordance with an approved traffic management plan to be identified on the development plans for each development stage.
- Details relating to the connection to deep sewer shall be provided at each development stage for both stages 2 & 3.

EXISTING LOT LINES



STAGE 1

- PARTICULARS:**
- AMALGAMATION OF LAND
 - CREATION OF LOTS A, B, AND BALANCE LOTS 2 & 3
 - CONSTRUCTION OF ACCESS FROM LORETTA AVENUE AND ROAD A -
 - CONSTRUCTION OF ROAD A

STAGE 2

- PARTICULARS:**
- CONVENIENCE STORE
 - NEW ACCESS POINT FROM HIGHWAY
 - ALL CARPARKING AND ACCESS WITHIN PROPOSED LOT A.
 - LANDSCAPING
 - CONSTRUCTION OF DUAL USE PATH ALONG ROAD "A", LORETTA AVE AND BUSSELL HIGHWAY
 - PROVISION OF POWER SUB STATION IF REQUIRED
 - CONSTRUCTION OF ONE-WAY ACCESS TO LORETTA AVE IMMEDIATELY WEST OF LOT B
 - FENCING AND LANDSCAPING ON THE FRONT BOUNDARIES OF THE RESIDENTIAL LOTS TO THE SOUTH
 - CEDING OF BUSSELL HIGHWAY ROAD WIDENING PRIOR TO COMMENCEMENT OF CONVENIENCE STORE DEVELOPMENT

STAGE 3

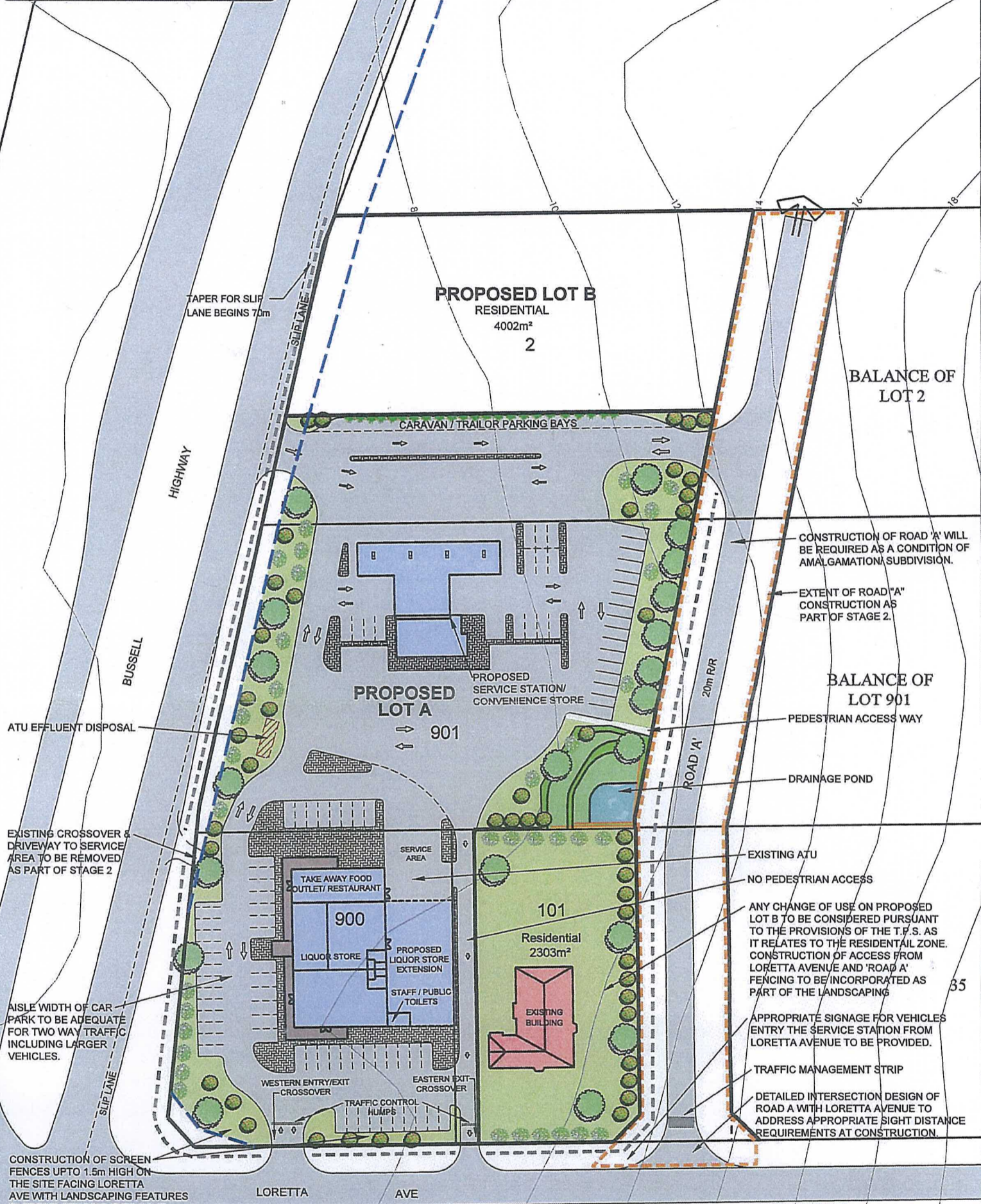
- PARTICULARS:**
- EXPANSION OF LIQUOR STORE
 - LANDSCAPING
 - FENCING TO BE INCORPORATED AS PART OF THE LANDSCAPING
 - CONNECTION OF LIQUOR STORE TO DEEP SEWER UNLESS IT IS DEMONSTRATED DEEP SEWER IS UNAVAILABLE AND THAT GEO-TECHNICAL INVESTIGATIONS AND APPROVALS FROM ALL RELEVANT AUTHORITIES DEMONSTRATE THE VIABILITY OF ON-SITE EFFLUENT DISPOSAL.

Adopted by the resolution of the Council at its Ordinary meeting held on the 20.....
(Minute No.)

Chief Executive Officer

LEGEND

- Existing Boundaries
- Proposed Lot Boundaries
- Dual Use Path
- Portion of Road "A" Construction
- Proposed Road Widening
- Commercial
- Existing Building
- Landscaping - Trees / Shrubs
- Paving
- Planter Beds / Turf



CONSTRUCTION OF SCREEN FENCES UP TO 1.5m HIGH ON THE SITE FACING LORETTA AVE WITH LANDSCAPING FEATURES IN FRONT. FENCING IS TO HAVE REGARD TO TRAFFIC SIGHT LINES AS THEY RELATE TO TRAFFIC AND PEDESTRIAN MOVEMENT WITHIN AND EXTERNAL TO THE SITE

LIMESTONE / TIMBER INFILL SCREEN FENCING DIRECTLY IN FRONT OF WESTERN ACCESS/POINT AND "ROAD A" (INCLUDING LANDSCAPING FEATURES) TO BE CONSTRUCTED ON THE FRONT BOUNDARY OF RESIDENTIAL LOTS TO THE SOUTH, SUBJECT TO THE CONSENT OF THOSE LANDOWNERS.

ENDORSED STRUCTURE PLAN
To provide a framework for future detailed planning at the subdivision and development stage.

Date 16/4/2015
Delegated under s.16 of the Planning & Development Act 2005

This Local Structure Plan has been adopted by Council in accordance with resolution dated 18 June 2014 as part of Amendment No.58 to Shire of Capel Town Planning Scheme No.7 (Minute OC0607).
Chief Executive Officer

