



Note: This Left IN / Left OUT is a modification to the Local Structure Plan.

ADOPTED PURSUANT TO DELEGATION 208

[Signature] Date 21/10/2014

Acting Director Planning & Development Services
SHIRE OF CAPEL

LEGEND

- DAP Boundary (Precinct E and Part D)
- R40
- R60
- Public Open Space
- Temporary Additional Land Use: Display Housing Village
- Temporary Additional Land Use: Sales Office and Car Park. To be subject to a single composite Development Application
- No vehicular access with embayed parking to be provided in the road reserve by the subdivider
- Left IN / Left OUT intersection
- Preferred garage location
- Uniform fencing to the specifications of the Shire

R-CODE VARIATIONS
Unless otherwise varied by this Detailed Area Plan, the provisions and requirements of the R Codes for the R60 and R40 codings apply within Precincts D and E.

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 Dalzellup East Local Structure Plan, the Dalzellup District Centre Outline Development Plan and the Shire of Capel Town Planning Scheme No 7.

VEHICLE ACCESS RESTRICTION
1. Vehicle access restrictions are indicated by a red line on the Plan.

PRIVATE OPEN SPACE/SITE COVER

2. The following concessions apply to residential lots less than 550m² in area:
 - For R40 Coded lots the minimum open space required is 35% of site.
 - For R60 Coded lots the minimum open space required is 25% of site
3. Both of these concessions are 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.)
5. Permanent cover up to a maximum of two thirds of the outdoor living area is permitted.

SETBACKS
6. Setbacks apply as per the requirements of the R Codes except that:

- The minimum building setback to a laneway is 1.0m.
- The minimum garage/carport front setback to all R40 lots is 4.5m

BOUNDARY WALLS
7. 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:

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

Note:
• Height to be measured from Natural Ground Level.
• For dwellings with a pitched roof, the height of walls 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.

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

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