



LEGEND

- EXISTING CADASTRE
- - - EXISTING EASEMENT
- LOCAL DEVELOPMENT BOUNDARY (PRECINCT E)
- PROPOSED CADASTRE
- - - PROPOSED EASEMENT
- FUTURE CADASTRE
- RESIDENTIAL
- PUBLIC OPEN SPACE
- INDICATIVE ON-STREET PARKING LOCATION (SUBJECT TO DETAILED DESIGN AND APPROVALS)
- BAL CONTOUR

BUSHFIRE
 Bushfire Attack Level (BAL) ratings for individual lots are in accordance with certified BAL compliance reporting. Construction Standards in accordance with AS3959-2018 will apply for relevant lots. BAL requirements may be subject to change should there be any change in designated bushfire prone area status.

▲ BAL 12.5

R CODE VARIATIONS
 The General site requirements Table 1, Boundary setbacks Table 2a and 2b and maximum building heights Table 3 of the Residential Design Codes, apply R40 Code requirements to all lots within this Local Development Plan except as follows:

- 10.5m and 10.6m wide lots**
 Clause 5.2.2 Garage width of the Residential Design Codes 2015 is varied for all lots that are 10.5m and 10.6m wide as follows:
- Garages may occupy up to 60% of the frontage at the setback line as viewed from the street.
 - Where up to 60% of the frontage is taken up by a garage, the dwelling must have a defined entry point visible, facing and directly accessible from the street. The design must also allow for surveillance of the street, and of pedestrian and vehicular approaches to the dwelling from inside.
 - A dwelling on these lots may extend the full width of the lot, built boundary to boundary across the front of the lot. The length of wall along either side boundary must conform with Tables 2a and 2b, and Figure series 3 and 4 of the Residential Design Codes.

Two Storey Development
 Two storey development is encouraged for lots fronting Wicklow Boulevard

SHIRE OF CAPEL
ADOPTED PURSUANT TO DELEGATION 166

Date: 19/11/2021

[Signature]
MANAGER PLANNING SERVICES

