



Local Planning Strategy

Part 1: The Strategy



CERTIFICATION FOR ADVERTISING

The Shire of Capel Local Planning Strategy certified for advertising on **19th February 2021**

Signed for and on behalf of the Western Australian Planning Commission

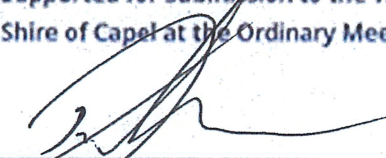


an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)

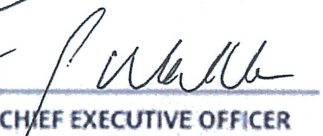
Date 19th Feb 2021

SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of the Shire of Capel at the Ordinary Meeting of Council held on **30th March 2022**



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

Date: 22/12/2022




ENDORSEMENT OF LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission on **26th July 2023**



an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)

Date 26.7.2023

A photograph of two black and white striped honeyeaters perched on a branch. The bird on the left is looking upwards, while the bird on the right is looking towards the left. They are surrounded by green leaves and a pink flower. The background is a soft, out-of-focus yellowish-brown.

Acknowledgement to Country

We wish to acknowledge the traditional custodians of the land we are meeting on, the Wadandi people. We wish to acknowledge and respect their continuing connection to the land, waters and community.

We pay our respects to all members of the Aboriginal communities and their culture; and to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.



Table of Contents

Executive Summary	6
1. Vision and Future Directions	8
2. Strategic Plan.....	9
3. Strategies and Actions	10
4. Next Steps	26



Executive Summary

The Shire of Capel's Local Planning Strategy (LPS) provides the vision and a framework for long-term planning and development in the Shire over the next 15 years. The LPS is directly based on community needs and aspirations as expressed in the Shire's Strategic Community Plan and was advertised for public comment between March 2021 and June 2021.

The LPS comprises two parts:

1. **The Strategy** sets out the Shire's vision and future directions for land use and development, with details of 42 individual strategies and actions that are required to achieve the vision over the next 15 years. The Strategic Plan depicts land use, development, environmental assets and other key issues in a visual form.
2. **Local Profile** includes the detailed information and maps, along with the identification of key issues which help to support the high-level strategies, actions and plans in Part 1.

The Strategy forms the interface between regional and local planning and provides a strategic basis and rationale for the land use and development controls in Local Planning Scheme No. 8 (Scheme 8).

The main land use planning issues for the Shire addressed in the LPS are:

- Improvement in community engagement in land use planning
- Consolidation and further growth of Dalyellup as a District Centre
- Consolidation and further growth of Capel and Boyanup town sites
- Consolidation of existing urban and rural residential communities in Gelorup, Peppermint Grove Beach, Stratham and North Boyanup
- Protection of the Shire's Aboriginal and European heritage
- Expansion of employment areas and tourism opportunities
- Protection of environmental and coastal assets
- Management of natural resources such as water and basic raw materials
- Management of rural and agricultural areas
- Protection of the community from natural hazards such as bushfire and flooding
- Protection of the community from potentially hazardous land uses
- Protection and enhancement of essential infrastructure
- Protection and enhancement of community infrastructure
- Promotion of opportunities for the Shire's youth and aged communities.

The LPS will be used as a guide to assist the Council and the Western Australian Planning Commission (WAPC) in planning decision making in relation to Scheme 8 and any proposed amendments, structure plans, subdivision applications and development proposals in the Shire.

Preliminary

This Local Planning Strategy applies to the whole of the Shire of Capel which is located in the South West Region of Western Australia.

Purpose of Local Planning Strategy

The Local Planning Strategy (the Strategy) will guide land use planning and development within the Shire for the next 15 years and provides the basis for the zoning and reservation of land in the Shire's Local Planning Scheme No.8 (Scheme 8).

All local governments are required to have a local planning strategy prepared in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).

This Strategy is made up of two parts:

Part 1 **The Strategy** provides the overall vision and future directions for

the Shire, and sets out the strategies and actions to be achieved through the framework.

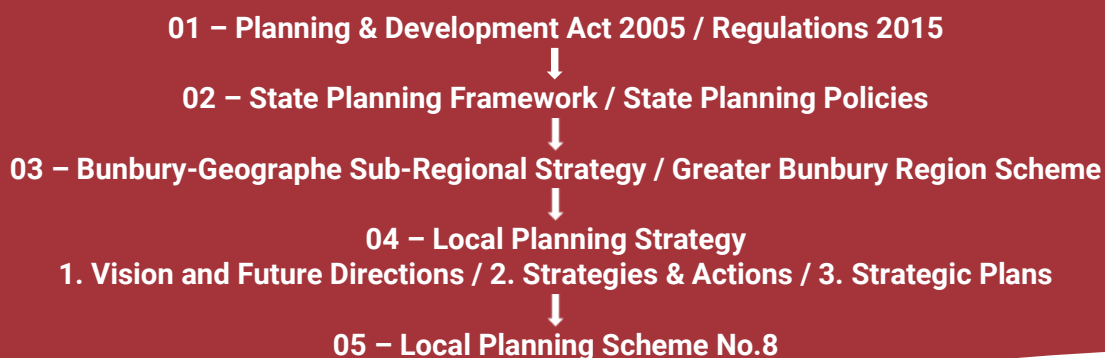
Part 2 **Local Profile** provides background information about the Shire using text and maps as well as providing the justification for the strategies and actions in Part 1.

The Strategy is consistent with existing State planning policies, the regional planning framework and local planning guidance. It is to be given due regard in the consideration of all land use and development proposals.

Relationship with Planning Framework

Figure 1.1 shows the role of the Strategy, and its components, in the context of the wider State, Regional and Local Planning Framework.

Figure 1.1 Planning Framework



1 Vision and Future Directions

1.1 Vision

The vision for the Shire of Capel as outlined in its Strategic Community Plan 2021-2031 is to create:

A future focused and resilient community that benefits from good governance, responsive services and appropriate facilities to deliver positive social, environmental and economic outcomes for everyone.



1.2 Future Directions

The following directions describe the key priority areas that provide the road map to achieving our vision:

FD1

Strengthen and enhance the well-being of our community.

FD2

Manage and protect our environment.

FD3

Foster a dynamic, diverse and strong local economy.

FD4

Deliver good leadership, governance and decision making.

FD5

Provide and maintain suitable infrastructure and facilities.

FD6

Effective communication, engagement and relationship development.

The future directions of the Strategy will support the Shire to develop and function in a sustainable manner that considers the economic, environmental and social benefits of growth and development.

2 Strategic Plan

The Strategic Plan for the Shire of Capel shows the key elements of the Local Planning Strategy in a visual form and provides a broad overview of land use, development, the environment, infrastructure and other key planning issues.

It is made up of the following plans:

SP1 – Shire of Capel Strategic Plan

SP2 – Boyanup Townsite and surrounds

SP3 – Capel Townsite and surrounds

SP4 – Dalyellup / Gelorup

SP5 – Peppermint Grove Beach.

The Strategic Plan will be used by the Shire and the Western Australian Planning Commission (WAPC) to guide future land use and development decisions.

The Strategic Plan should not be seen as definitive in terms of appropriate land uses, but as indicative of the strategies and actions set out in this Strategy. The Strategic Plan is not the zoning map for the Shire, which is contained within Scheme 8.

The key elements of the Strategic Plan are set out below:

- **Rural Residential** - showing existing and future rural residential areas.
 - **Community and heritage** – showing key community facilities and heritage sites.
 - **Commercial** – including the district centre of Dalyellup and Boyanup and Capel town centres.
 - **Industry** – including areas of light and general industry.
 - **Tourism** – including existing and future tourist accommodation and facilities.
 - **Conservation areas** including managed areas such as National Parks, State Forest and Regional Open Space.
 - Areas of **natural resources** such as sand, gravel, basalt and titanium-zircon mineral sands.
 - Areas where **environmental protection** is required, such as bushfire and flood prone areas and wastewater treatment plant buffer areas.
 - **Rural areas** including Priority Agricultural Land and facilities.
 - Main **transport** elements including existing and proposed State and regional road network, railway reserves and strategic walking / cycling trails.
 - Key **infrastructure** elements such as water supply and treatment, energy, telecommunications and education.
 - **Recreation** areas including public open space and sports facilities.
- The main **Settlements** consisting of the towns of Boyanup and Capel, the suburb of Dalyellup, and other communities (Gelorup, Peppermint Grove Beach, Stratham and North Boyanup).
 - **Residential** – showing existing and future urban residential areas.

3 Strategies and Actions

The Vision and Future Directions of the Local Planning Strategy, along with the Strategic Plan, will be implemented through a number of specific Strategies and Actions.

These Strategies and Actions are derived from the analysis of the State, Regional and Local issues in Part 2 - Local Profile. They directly relate to the Key Issues identified in the Local Profile.

These Strategies and Actions have been expressed broadly as required elements of the Local Planning Framework, that relate to key planning matters such as housing supply, amenity, economic growth and environmental protection as well as statutory planning tools such as

reserves, zones, special control areas or subdivision/development control provisions in Scheme 8. They can also refer to other planning tools such as Local Planning Policies, the Development Contribution Plan or Structure Plans through which Strategies and Actions may be implemented.

Most of the Actions are theme-based in that they are general in nature and address matters that are not limited to a particular site or sub-area although a number are 'precinct-based' actions that apply to specific sites or sub-areas where development or change is planned.

Figure 1.2 Local Planning Strategy

VISION						
Future Directions:	FD1: Community	FD2: Environment	FD3: Economy	FD4: Leadership	FD5: Infrastructure	FD6: Communication
Key Issues:	KI1-KI6	KI7-KI19	KI20-KI27	KI28-KI29	KI30-KI40	KI41-KI42
Strategies:	ST1-ST6	ST7-ST19	ST20-ST27	ST28-ST29	ST30-ST40	ST41-ST42
Actions:	AC1-AC6	AC7-AC19	AC20-AC27	AC28-AC29	AC30-AC40	AC41-AC42
STRATEGIC PLANS SP1 – SP5						

3.1 Community

In order to meet the needs and aspirations of the residents of the Shire, the LPS seeks to consolidate the current settlement framework with infill development and managed change proposed for the urban areas of Boyanup, Capel, Dalyellup, Gelorup and Peppermint Grove Beach.

In addition, the LPS seeks to manage the urban expansion of Boyanup East, Capel East and South East and

Dalyellup South for the benefit of existing and future residents.

The rural living opportunities available in Gelorup, Stratham and North and East Boyanup will be protected. No further rural residential areas are identified or supported in the LPS.

The LPS also seeks to recognise and protect its places of aboriginal and European heritage significance.

Strategy	Action	Strategic Plan
ST1: To consolidate existing urban residential areas through appropriate residential coding and the promotion of higher densities around commercial centres	AC1: Review existing urban residential zones and density coding in Boyanup, Capel, Dalyellup, Gelorup and Peppermint Grove Beach and update to reflect relevant townsite strategies and structure plans	SP1; SP2; SP3; SP4; SP5
ST2: To identify residential growth precincts in Boyanup, Capel and Dalyellup	AC2: Identify land in Boyanup East, around Capel and in Dalyellup South as Urban Development Zones in Scheme 8	SP2; SP3; SP4
ST3: To ensure residential growth is managed effectively in terms of amenity and infrastructure impacts	AC3: Produce implementation strategy for growth precincts detailing staging and links to Development Contribution Plan	SP2; SP3; SP4
ST4: To manage future subdivision and development within rural residential communities in Gelorup, Stratham and North Boyanup	AC4: Identify as rural residential zones in Scheme 8 and include appropriate subdivision and development requirements	SP1; SP4
ST5: To recognise and protect the Shire's places of Aboriginal heritage	AC5: Identify Aboriginal heritage places in the Strategic Plan	SP1
ST6: To protect the Shire's existing heritage assets and encourage sensitive reuse	AC6: Establish and maintain a heritage list and include provisions to encourage appropriate use and development of heritage properties in Scheme 8; Promote establishment of rail heritage precinct in Boyanup	SP1; SP2; SP3

3.2 Environment

The LPS seeks to ensure that the Shire's natural resources – such as soil, water, rivers, wetlands, coastline, minerals, basic raw materials and biodiversity are managed in a sustainable way that does not degrade the environment or reduce the quality of life within the Shire.

The LPS recognises that the predominant land use in the Shire of Capel is rural and seeks to provide for a broad range of rural pursuits and complementary non-agricultural uses that are compatible with the capability of the land and which retain the rural character and amenity of the area.

In addition, most of the land around Capel is identified as Priority Agricultural Land which is of comparatively greater significance for food production purposes.

The LPS seeks to protect communities from both natural hazards such as bushfire and flooding and artificial hazards associated with intensive farming, mining or industrial activities.

In addition, the LPS seeks to promote measures to reduce the impact of development on climate change and promote greater resilience within communities to the effects associated with climate change such as sea level rise and water supply.

Strategy	Action	Strategic Plan
ST7: To protect areas of environmental significance within the Shire	AC7: Identify areas and corridors of environmental significance in the LPS and through the identification of regional and local reserves and Regional Ecological Linkages Special Control Area in Scheme 8	SP1; SP2; SP3; SP4; SP5
ST8: To protect significant trees and other vegetation within the Shire	AC8: Introduce a supplemental provision to the Deemed Provisions in Scheme 8 to establish a register of significant trees for protection of significant trees	SP1; SP2; SP3; SP4; SP5
ST9: To protect and manage land adjacent to waterways and wetlands to improve water quality, biodiversity and land capability	AC9: Identify land along waterways and wetlands as a Regional Ecological Linkages Special Control Area with associated provisions to manage development and vegetation clearing / rehabilitation	SP1; SP2; SP3
ST10: To ensure protection for and good management of water resources, including public drinking water	AC10: Identify public drinking water source areas and wellhead protection zones around drinking water bores within a Special Control Area in Scheme 8	SP1; SP3; SP4

Strategy	Action	Strategic Plan
ST11: To protect deposits of strategic minerals and basic raw materials from incompatible land uses and sterilization by development encroachment	AC11: Identify land with strategic mineral and basic raw materials deposits within a Special Control Area in Scheme 8 with associated provisions in accordance with the GBRs Strategic Minerals and Basic Raw Materials Policy	SP1; SP2; SP3; SP4
ST12: To manage coastal areas	AC12: Identify land along the coast to be reserved as Regional and Public Open Space in Scheme 8 and undertake Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) study to inform future review of LPS	SP1; SP4; SP5
ST13: To protect areas of Priority Agricultural land in the Shire for food production	AC13: Identify land to be zoned for Priority Agriculture in Scheme 8 with appropriate provisions to manage land uses and promote food production, in line with GBRs Priority Agricultural Land Policy	SP1; SP3; SP5
ST14: To restrict further rural subdivision and manage rural land for a range of agriculture, rural pursuits and compatible uses	AC14: Identify land to be zoned Rural in Scheme 8 with appropriate provisions to manage land use and development, including supplemental provisions to enable certain types of ancillary agricultural development to be exempt from the need for development approval. Only support subdivision of rural land in accordance with State planning framework	SP1; SP2
ST15: To protect existing and proposed communities from the threat of bushfire	AC15: Consider bushfire hazard in the planning of new and infill development, in accordance with the Bushfire Hazard Level Assessment, relevant Bushfire Management Plans and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas	SP1; SP2; SP3; SP4; SP5
ST16: To protect existing and proposed communities from flooding from the Capel and Preston Rivers	AC16: Identify Flood-Prone Land Special Control Areas in Scheme 8 with appropriate provisions to manage development and flooding as informed by the GBRs Floodplain Management Policy	SP2; SP3

Strategy	Action	Strategic Plan
ST17: To protect sensitive land uses from the effects of intensive farming, mining and industrial activities	AC17: Identify special control areas in Scheme 8 with appropriate provisions to manage/control sensitive land uses and development within the SCAs in proximity to intensive agriculture, mining, extractive industries and industrial activities	SP1; SP2; SP3; SP4; SP5
ST18: To reduce the impact of existing and proposed development on global climate change	AC18: Identify opportunities for the use of land within the Shire for renewable energy facilities through the addition of an appropriate land use in the Zoning Table in Scheme 8. Promote energy and water efficient design through the production of a Local Planning Policy	SP1
ST19: To promote establishment and development of Kaatijinup Biodiversity Park	AC19: Work with stakeholders to restore habitat for native wildlife and create eco-tourism destination, by appropriately identifying a zoning/reservation in Scheme 8	SP1



3.3 Economy

The LPS seeks to promote opportunities for investment and employment through completing the District Centre in Dalyellup and supporting the regeneration of the existing town centres of Boyanup and Capel, in line with the adopted townsite strategies.

The LPS also seeks to consolidate existing and establish new local centres in Dalyellup and Gelorup.

The LPS seeks to protect the Capel Light Industrial Area as well as promote its expansion and the establishment of an enterprise park in Boyanup.

Finally, the LPS seeks to support the tourist industry in the Shire through provision of short-stay accommodation and diversification of rural businesses.

The LPS seeks to protect the existing holiday park at Peppermint Grove Beach and proposed tourist facilities at Dalyellup.

Strategy	Action	Strategic Plan
ST20: To develop Dalyellup as a District Centre serving a sub-regional catchment	AC20: Identify land within Dalyellup as a District Centre Zone in Scheme 8 and include relevant development requirements in line with Greater Bunbury Activity Centres Policy and draft State Planning Policy 4.2 - Activity Centres. Review existing Dalyellup District Centre Outline Development Plan	SP4
ST21: To consolidate and expand the town centres of Boyanup and Capel	AC21: Identify land within Boyanup and Capel Town Centres as Commercial Zone in Scheme 8, in line with relevant townsite strategies	SP2; SP3
ST22: To promote mixed-use areas adjoining existing district and town centres	AC22: Identify land adjoining Dalyellup District Centre and Boyanup and Capel Town Centres as Mixed-Use Residential Zone in Scheme 8, in line with relevant activity centre plan and townsite strategies	SP2; SP3; SP4
ST23: To consolidate existing and promote new local centres in Dalyellup, Gelorup and Peppermint Grove Beach	AC23: Identify land within Dalyellup Beach, Gelorup and Peppermint Grove Beach as a Commercial Zone in Scheme 8, in line with relevant structure plans, activity centre plans and land use strategies	SP4; SP5

Strategy	Action	Strategic Plan
ST24: To promote creation of Boyanup Enterprise Park and expansion of Capel Light Industrial Area	AC24: Identify land within the existing Capel LIA as Light Industry Zone in Scheme 8 and identify land for the creation of the Boyanup Enterprise Park and expansion of Capel LIA as Future Industrial land in the LPS, in line with respective townsite strategies, to support future rezoning	SP2; SP3
ST25: To support development of Peppermint Grove Beach Holiday Park and Dalyellup tourist facilities	AC25: Identify land at Lot 105, 48 Peppermint Grove Beach Road in Scheme 8. Identify land at Dalyellup Beach for tourist facilities in LPS	SP5
ST26: To support incidental commercial operations within residential properties	AC26: Identify appropriate land use permissibility in Zoning Table and produce a Local Planning Policy to manage home occupation, home business or holiday accommodation uses within residential properties	SP1
ST27: To support tourism and rural diversification in the Shire	AC27: Identify appropriate land uses and definitions in Scheme 8 with most uses being a 'D' or 'A' use in the Rural Zone	SP1

3.4 Leadership

The essence of integrity in the planning process is that the community understands why and how planning decisions are made.

In order to meet the needs and aspirations of the residents of the Shire, the LPS includes provisions to encourage greater transparency in decision making and in the operation of the planning function of the Shire.

Strategy	Action	Strategic Plan
ST28: To ensure that the reasons for a planning decision are clear and easily understood	AC28: Require all strategic and statutory planning decisions made by the Council to include the reasons for the decision	N/A
ST29: To ensure the operation of the planning service is open and transparent	AC29: Publish regular lists of current planning proposals in the Shire and provide regular monitoring reports on the Shire's planning service	N/A

3.5 Infrastructure

The Shire has a wide range of infrastructure such as roads, footpaths, railways, power, sewer, wastewater treatment plants and telecommunications along with community infrastructure such as schools, emergency services and cemeteries that are essential for sustainable functioning of communities.

The LPS seeks to ensure that residents and visitors are able to access extensive, attractive and usable open space that provide opportunities for a range of formal and informal recreational activities.

The LPS recognizes that these spaces are at the core of many communities in the Shire and supports future growth and improvements to existing and proposed facilities. This essential infrastructure needs to be identified and protected through the use of Reserves in Scheme 8 and any potential adverse effects managed carefully.

Strategy	Action	Strategic Plan
ST30: To protect existing and proposed road and railway network in the Shire	AC30: Identify Primary, District and Local Distributor Roads, Local Roads and Railways as Reserves in Scheme 8. Include future road links such as the Bunbury Outer Ring Road as Regional Reserves in Scheme 8	SP1; SP2; SP3; SP4; SP5
ST31: To promote improvements to safety and access of Bussell Highway through the Shire, including the provision of a new intersection for Capel Townsite	AC31: Identify future road links and promote safety improvements on Bussell Highway	SP1; SP3; SP4
ST32: To promote the creation of a strategic cycle link through the Shire of Capel linking Bunbury and Busselton along with connections to local townsites	AC32: Identify key elements and upgrade infrastructure to enable creation of strategic cycle link	SP1; SP4; SP5

Strategy	Action	Strategic Plan
ST33: To protect existing and proposed public infrastructure such as power, water, communications and community facilities	AC33: Identify key utility and community infrastructure facilities as Reserves in Scheme 8	SP1; SP2; SP3; SP4; SP5
ST34: To protect residents and users from potential adverse impacts from essential infrastructure	AC34: Identify land adjoining highways, railways, wastewater treatment plants and other essential infrastructure as Special Control Areas in Scheme 8 with appropriate provisions to manage any adverse effects such as noise or pollutants, in accordance with the State planning framework	SP1; SP2; SP3; SP4; SP5
ST35: To ensure new development contributes a fair share towards community facilities and infrastructure	AC35: Identify Development Contribution Special Control Areas for Capel and Dalyellup in Scheme 8 in line with the Shire's Development Contribution Plan (DCP)	SP3; SP4
ST36: To protect and enhance the sport and recreation grounds in Boyanup, Capel and Dalyellup and plan for future provision	AC36: Identify land within Boyanup, Capel and Dalyellup for public open space and recreation and develop long term strategy for the supply of water for green space irrigation	SP1; SP2; SP3; SP4; SP5
ST37: To protect areas of informal recreation and open space within the Shire	AC37: Identify land as Regional Open Space and Public Open Space reserves in Scheme 8	SP1; SP2; SP3; SP4; SP5
ST38: To provide appropriate spaces for youth activity and engagement	AC38: Identify multi-purpose youth facilities and recreational spaces within Dalyellup District Centre	SP3; SP4
ST39: To provide precincts within residential areas for senior living and residential care to enable people to age-in-place	AC39: Identify specific locations for aged person dwellings and/or associated care facilities	SP2; SP3; SP4
ST40: To promote universal accessibility and to allow people from all abilities access and use of essential infrastructure	AC40: Include specific provisions in Local Planning Policies to ensure universal accessibility in new development	N/A

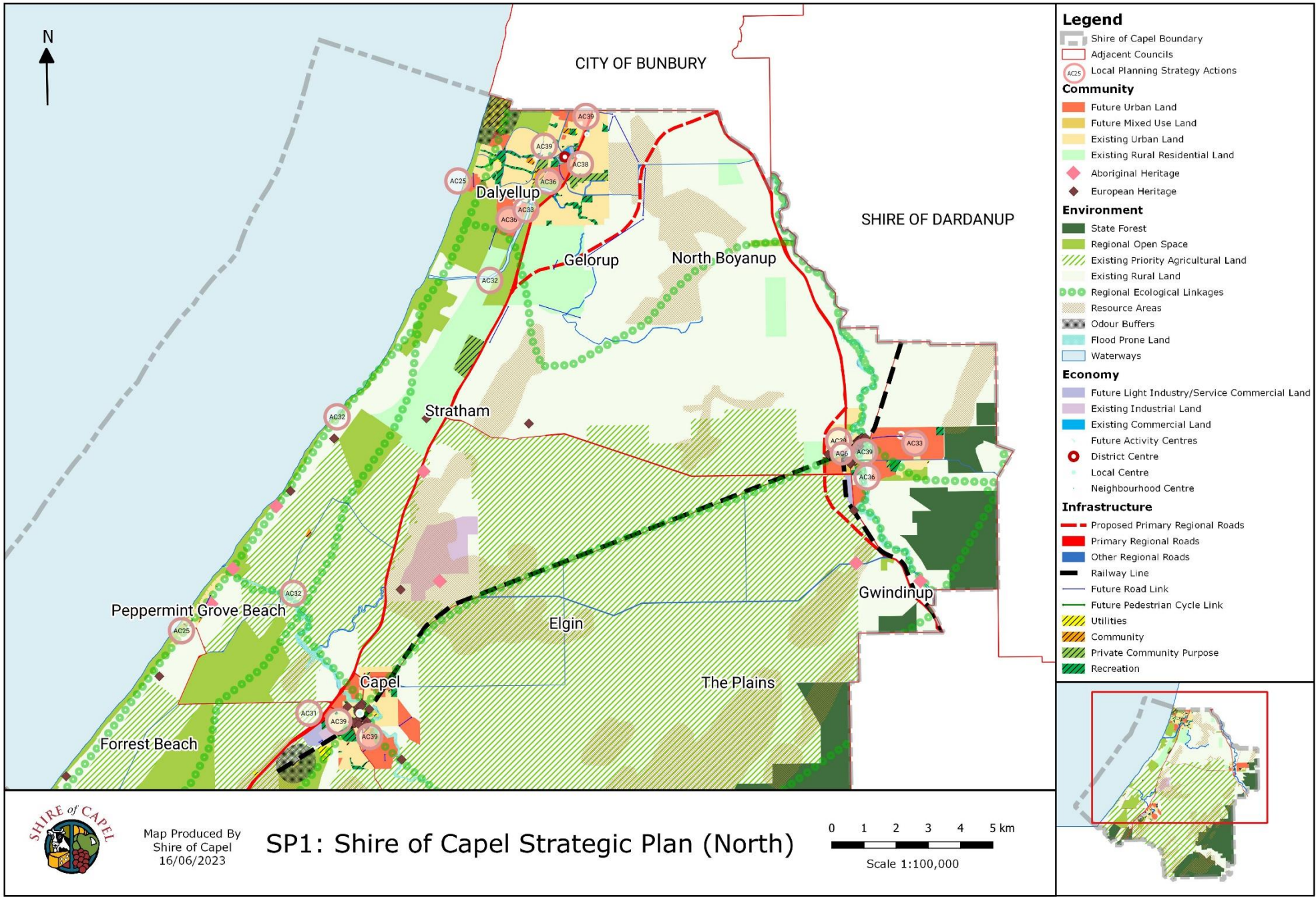
3.6 Communication

The essence of integrity in the planning process is that the community has a say in the making of strategies and plans, and therefore understands why and how planning decisions are made.

To meet the needs and aspirations of the residents of the Shire, the LPS includes provisions to encourage community collaboration on strategic and spatial plans.

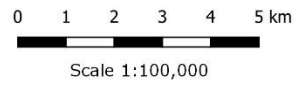


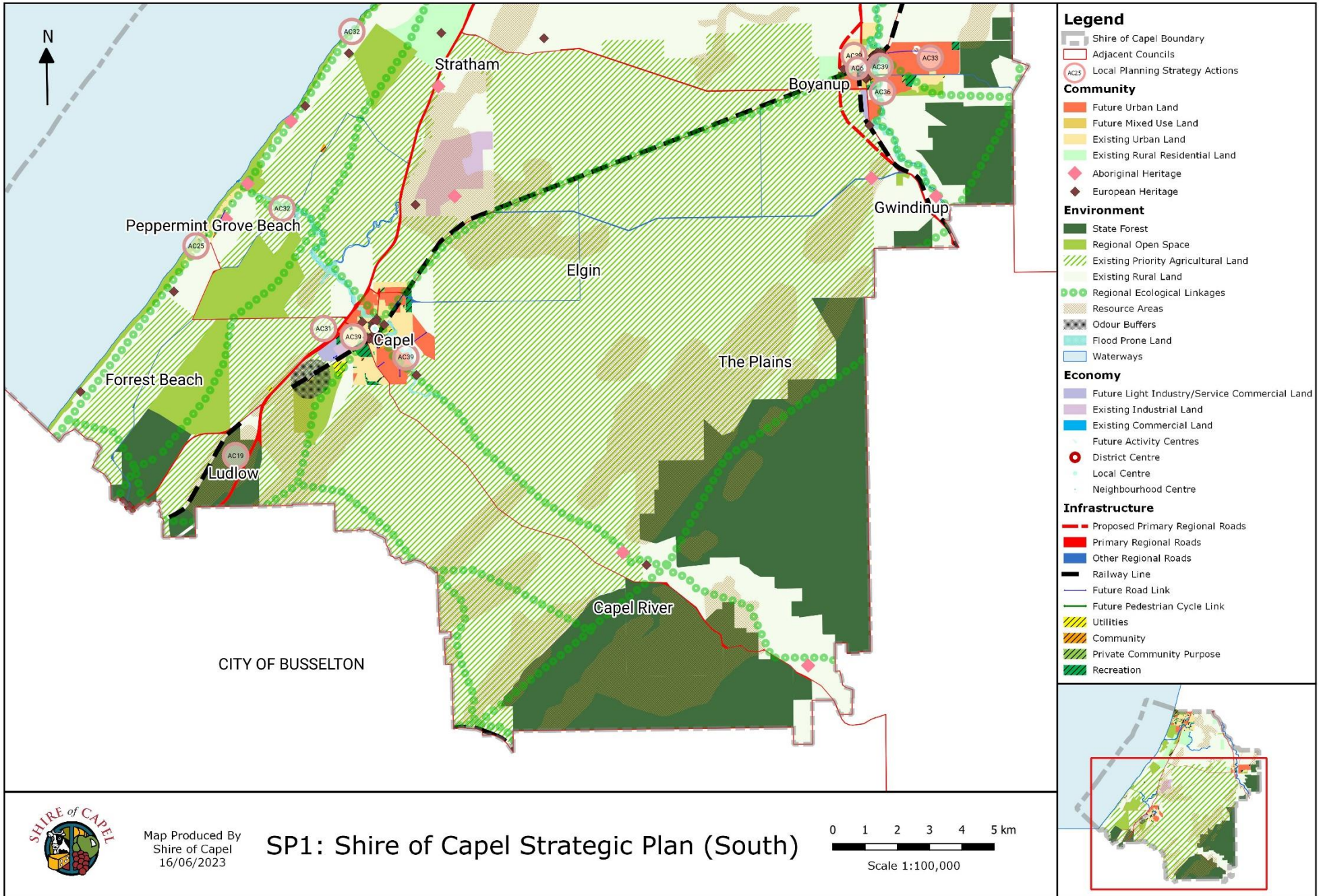
Strategy	Action	Strategic Plan
ST41: To promote greater participation of all communities in the strategic land use planning of the Shire	AC41: Seek to collaborate with the community on future reviews of the Shire's Local Planning Strategy and Local Planning Scheme and on Complex Scheme Amendments	N/A
ST42: To promote greater participation of all communities in the spatial planning of the Shire	AC42: Seek to collaborate with landowners and the community in the production of new Local Structure Plans and/or Precinct Plans	N/A



Map Produced By
Shire of Capel
16/06/2023

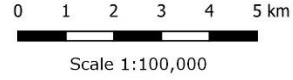
SP1: Shire of Capel Strategic Plan (North)

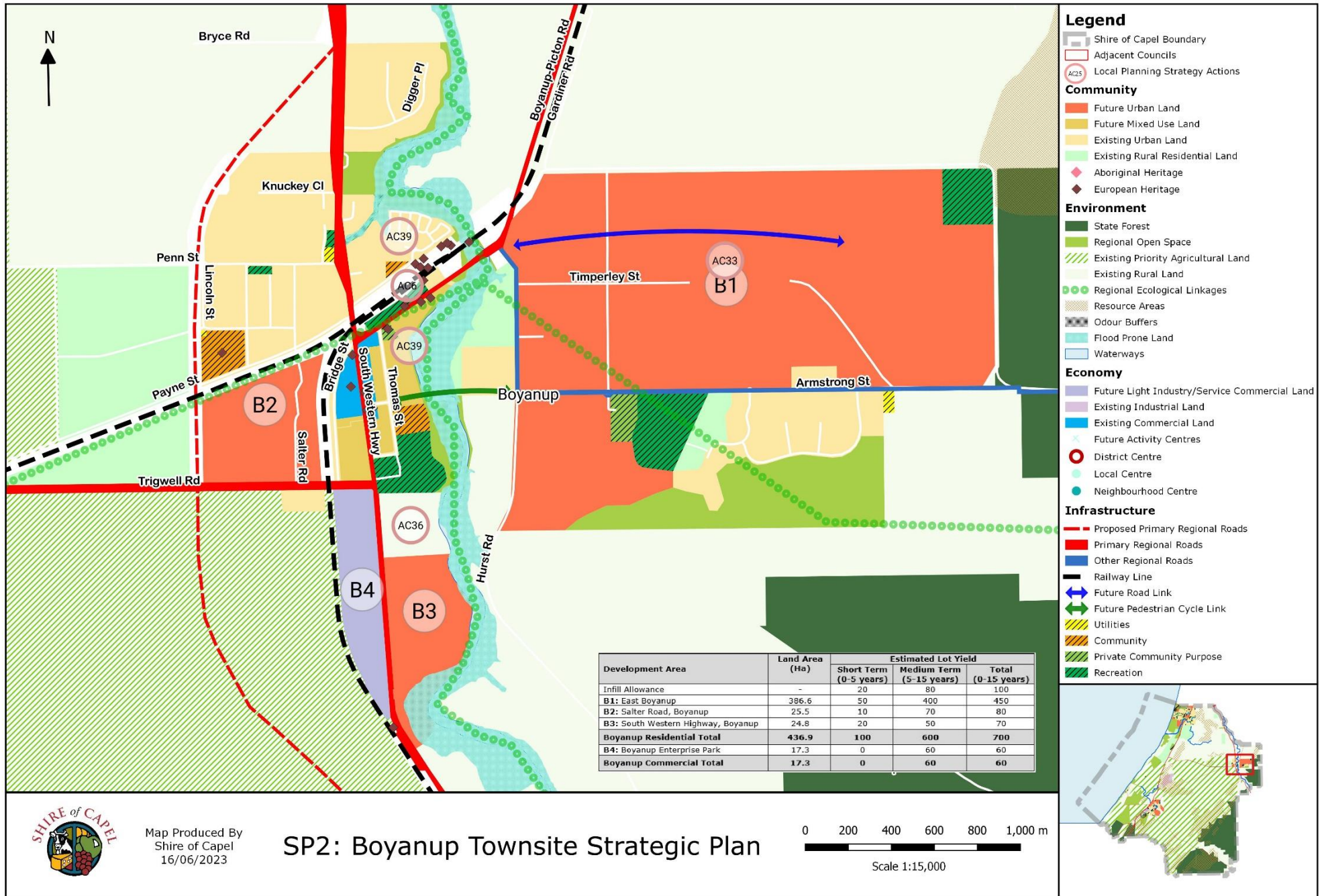




Map Produced By
Shire of Capel
16/06/2023

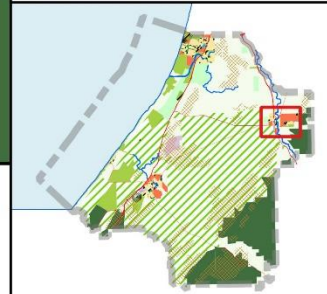
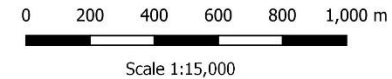
SP1: Shire of Capel Strategic Plan (South)





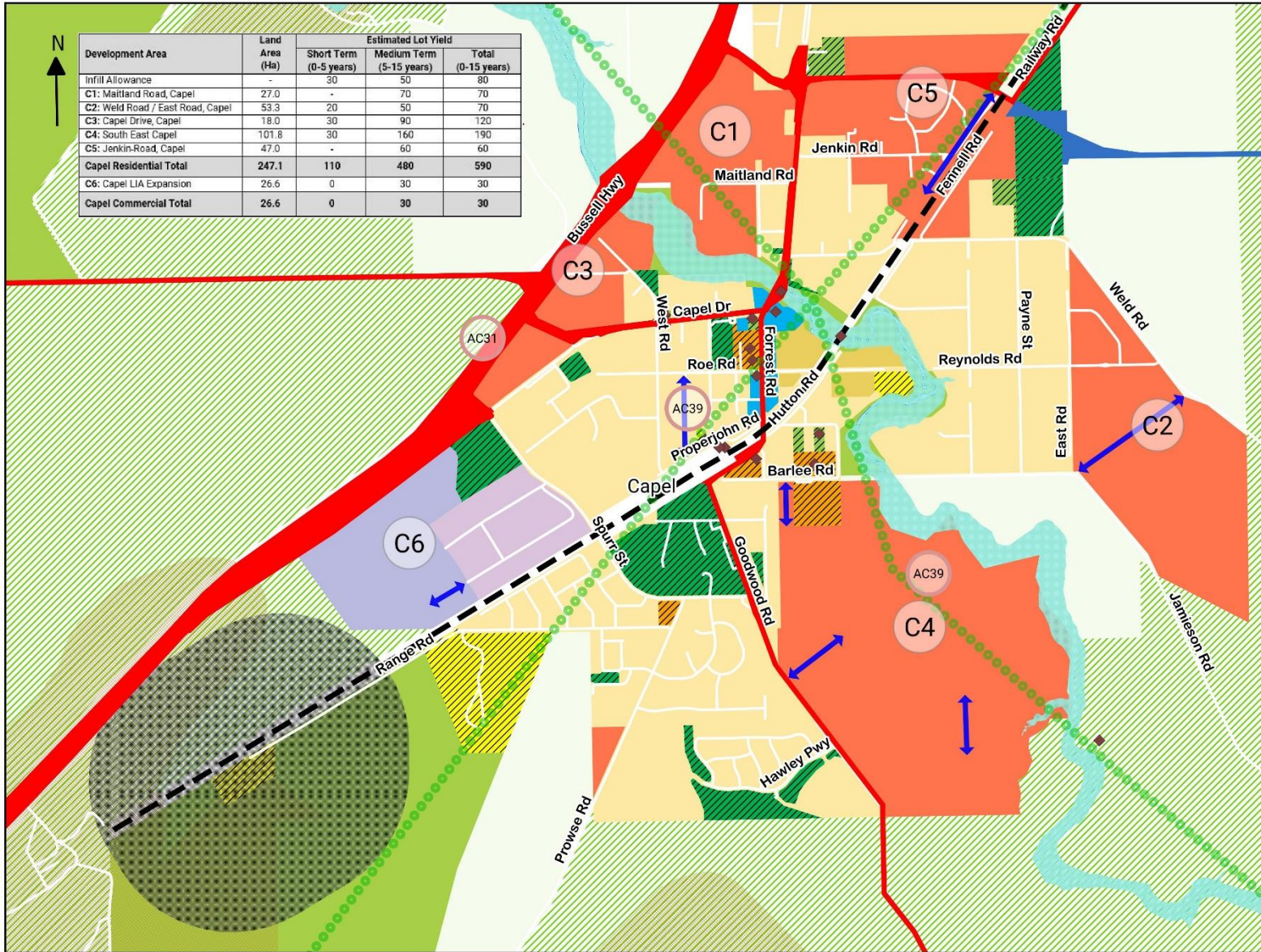
Map Produced By
Shire of Capel
16/06/2023

SP2: Boyanup Townsite Strategic Plan





Development Area	Land Area (Ha)	Estimated Lot Yield		
		Short Term (0-5 years)	Medium Term (5-15 years)	Total (0-15 years)
Infill Allowance	-	30	50	80
C1: Maitland Road, Capel	27.0	-	70	70
C2: Weld Road / East Road, Capel	53.3	20	50	70
C3: Capel Drive, Capel	18.0	30	90	120
C4: South East Capel	101.8	30	160	190
C5: Jenkin Road, Capel	47.0	-	60	60
Capel Residential Total	247.1	110	480	590
C6: Capel LIA Expansion	26.6	0	30	30
Capel Commercial Total	26.6	0	30	30



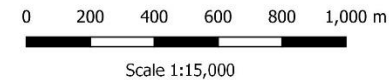
Legend

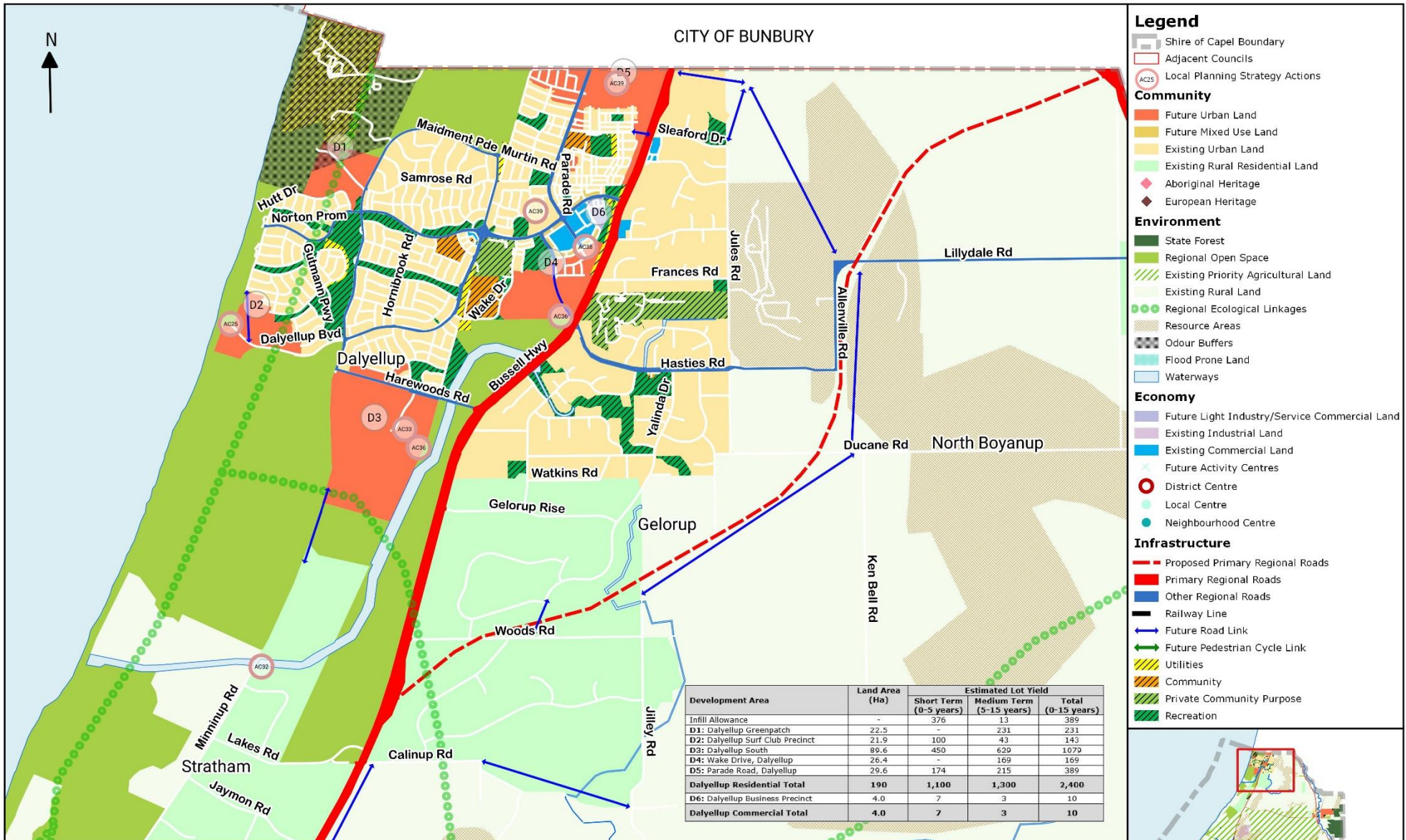
- Shire of Capel Boundary
- Adjacent Councils
- Local Planning Strategy Actions
- Community**
 - Future Urban Land
 - Future Mixed Use Land
 - Existing Urban Land
 - Existing Rural Residential Land
 - Aboriginal Heritage
 - European Heritage
- Environment**
 - State Forest
 - Regional Open Space
 - Existing Priority Agricultural Land
 - Existing Rural Land
 - Regional Ecological Linkages
 - Resource Areas
 - Odour Buffers
 - Flood Prone Land
 - Waterways
- Economy**
 - Future Light Industry/Service Commercial Land
 - Existing Industrial Land
 - Existing Commercial Land
 - Future Activity Centres
 - District Centre
 - Local Centre
 - Neighbourhood Centre
- Infrastructure**
 - Proposed Primary Regional Roads
 - Primary Regional Roads
 - Other Regional Roads
 - Railway Line
 - Future Road Link
 - Future Pedestrian Cycle Link
 - Utilities
 - Community
 - Private Community Purpose
 - Recreation



Map Produced By
Shire of Capel
16/06/2023

SP3: Capel Townsite Strategic Plan





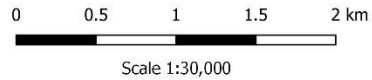
- Legend**
- Shire of Capel Boundary
 - Adjacent Councils
 - Local Planning Strategy Actions
- Community**
- Future Urban Land
 - Future Mixed Use Land
 - Existing Urban Land
 - Existing Rural Residential Land
 - Aboriginal Heritage
 - European Heritage
- Environment**
- State Forest
 - Regional Open Space
 - Existing Priority Agricultural Land
 - Existing Rural Land
 - Regional Ecological Linkages
 - Resource Areas
 - Odour Buffers
 - Flood Prone Land
 - Waterways
- Economy**
- Future Light Industry/Service Commercial Land
 - Existing Industrial Land
 - Existing Commercial Land
 - Future Activity Centres
 - District Centre
 - Local Centre
 - Neighbourhood Centre
- Infrastructure**
- Proposed Primary Regional Roads
 - Primary Regional Roads
 - Other Regional Roads
 - Railway Line
 - Future Road Link
 - Future Pedestrian Cycle Link
 - Utilities
 - Community
 - Private Community Purpose
 - Recreation

Development Area	Land Area (Ha)	Estimated Lot Yield		
		Short Term (0-5 years)	Medium Term (5-15 years)	Total (0-15 years)
Infill Allowance	-	376	13	389
D1: Dalyellup Greenpatch	22.5	-	231	231
D2: Dalyellup Surf Club Precinct	21.9	100	43	143
D3: Dalyellup South	89.6	450	629	1079
D4: Wake Drive, Dalyellup	26.4	-	169	169
D5: Parade Road, Dalyellup	29.6	174	215	389
Dalyellup Residential Total	190	1,100	1,300	2,400
D6: Dalyellup Business Precinct	4.0	7	3	10
Dalyellup Commercial Total	4.0	7	3	10



Map Produced By
Shire of Capel
16/06/2023

SP4: Dalyellup / Gelorup Strategic Plan



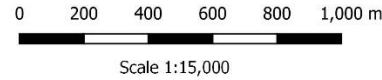


- Legend**
- Shire of Capel Boundary
 - Adjacent Councils
 - Local Planning Strategy Actions
 - Community**
 - Future Urban Land
 - Future Mixed Use Land
 - Existing Urban Land
 - Existing Rural Residential Land
 - Aboriginal Heritage
 - European Heritage
 - Environment**
 - State Forest
 - Regional Open Space
 - Existing Priority Agricultural Land
 - Existing Rural Land
 - Regional Ecological Linkages
 - Resource Areas
 - Odour Buffers
 - Flood Prone Land
 - Waterways
 - Economy**
 - Future Light Industry/Service Commercial Land
 - Existing Industrial Land
 - Existing Commercial Land
 - Future Activity Centres
 - District Centre
 - Local Centre
 - Neighbourhood Centre
 - Infrastructure**
 - Proposed Primary Regional Roads
 - Primary Regional Roads
 - Other Regional Roads
 - Railway Line
 - Future Road Link
 - Future Pedestrian Cycle Link
 - Utilities
 - Community
 - Private Community Purpose
 - Recreation



Map Produced By
Shire of Capel
16/06/2023

SP5: Peppermint Grove Beach Strategic Plan



4 Next Steps

The Local Planning Strategy sets out the local government's vision and land use expectations and will provide guidance on land use for the Shire over a 15-year period.

The Strategy identifies the specific areas within the Shire where the planning for, investment in and development of land and infrastructure are encouraged for the specified land use and development outcomes.

The local government and relevant planning agencies will give due regard to, and be guided by, the Strategy in their planning decision making processes.



Implement - Monitor - Review Local Planning Strategy

4.1 Implementation

The Local Planning Scheme is the principal statutory planning tool for implementing the Strategy and achieving the local government's aims and objectives with respect to the development of its local area. While Local Planning Schemes mainly address land use, development control and infrastructure coordination, this should be seen in the context of broader environmental, social and economic goals and objectives.

For Capel, the Local Planning Scheme is Scheme 8 which directs the Shire's 'day to day' statutory planning. Recommendations to the WAPC on structure plans or subdivision applications or decisions on development applications should be

made in accordance with Scheme 8, with due regard to other planning strategies or policies.

The LPS will also be implemented through Local Planning Policies in terms of theme or precinct specific development requirements as well as through Structure Plans, Activity Centre Plans, Local Development Plans, subdivision and development approvals as appropriate.

4.2 Monitor and review

The local government considers it is important that the Strategy remains relevant and therefore it will be regularly monitored through annual reports and reviewed at least every five years.

There is a statutory requirement to review local planning schemes every five years in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015. This is important to ensure that the provisions of the scheme are still current and that planning matters are being appropriately managed and strategic objectives are being met.

A review of the Strategy and Scheme 8 will take into account changes in development trends, community aspirations and any modifications to the State Planning Framework.

Any proposed changes will be subject to community and stakeholder consultation and approval from the Western Australian Planning Commission and state government minister (as applicable).





Endorsed by the Western Australian Planning Commission

Shire of Capel
31 Forrest Road, CAPEL, WA, 6271
T: (08) 9727 0222 F: (08) 9727 0223
E: info@capel.wa.gov.au

PO Box 369, Capel WA 6271
www.capel.wa.gov.au

