PERTH
SYDNEY

Our Ref: 714-100

11 October 2013

Chief Executive Officer
Shire of Capel
PO Box 369
CAPEL WA 6271

TOWN PLANNING
URBAN DESIGN AND HERITAGE

Dear Sir/Madam

LOT 200 MINNINUP ROAD, DALYELUP - PROPOSED OUTBUILDING AND ASSOCIATED HARDSTAND

TPG Town Planning, Urban Design and Heritage, on behalf of the landowner seeks approval for the proposed development of an outbuilding and associated hardstand at Lot 200 Minninup Road in Dalyellup (the subject site).

In accordance with the Shire of Capel's requirements for the lodgement of a development application, please find enclosed the following:

- Three copies of the proposed plans;
- A duly completed MRS Form 1 and Application for Planning Consent; and
- Written justification for the proposed development (below).

PROPERTY DESCRIPTION AND LCOCATION

The subject site is defined as Lot 200 Minninup Road in Dalyellup. The site is located conveniently to the future Outer Bunbury Bypass Road, is a relatively short distance to the centre of Bunbury and is in close proximity to the coast.

The particulars of the Certificate of Title are listed in the table below and shown in Appendix A.

Lot	Diagram	Volume/Folio	Street Address	Registered Proprietor
200	301790	2015/4	Lot 200 Minninup Road, Dalyellup	Southwide Pty Ltd

There are no encumbrances listed on the Certificate of Title relevant to the proposed development.

PROPOSED DEVELOPMENT

The proposed development involves the construction of two 864m^2 hay sheds as well as 5,000m^2 of associated hardstand. Landowners to the south currently have a series of horse trails throughout their land and therefore the proposed development application is intended to facilitate the extension of those horse trails within the subject site.

PLANNING MERIT

Greater Bunbury Region Scheme

Under the provisions of the Greater Bunbury Region Scheme (BGRS) the subject site is reserved for "Regional Open Space", with the adjoining Lots 2 and 6 being zoned 'Rural'.

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The Planning Group WA Pty Ltd
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FIGURE 1 – GBRS EXTRACT

Shire of Capel Town Planning Scheme No. 7

The subject site is consistent with the provisions of the GBRS as it is reserved for 'Regional Open Space' under the Shire of Capel Town Planning Scheme No. 7 (TPS7), with the adjoining Lots 2 and 6 being zoned 'Rural'.

Given that the proposed development is within land that is reserved for 'Regional Open Space' under the GBRS, it is understood that the application is required to the referred to the Western Australian Planning Commission (WAPC) for determination, with the Shire of Capel providing their recommendation to the WAPC.

CONCLUSION

The subject application is considered to provide a low intensity use of an otherwise underutilised parcel of land. As previously discussed the proposed development will allow for an extension of the existing horse trails located to the south of the subject site, which will enable the site to be utilised.

APPENDIX B
PROPOSED PLANS

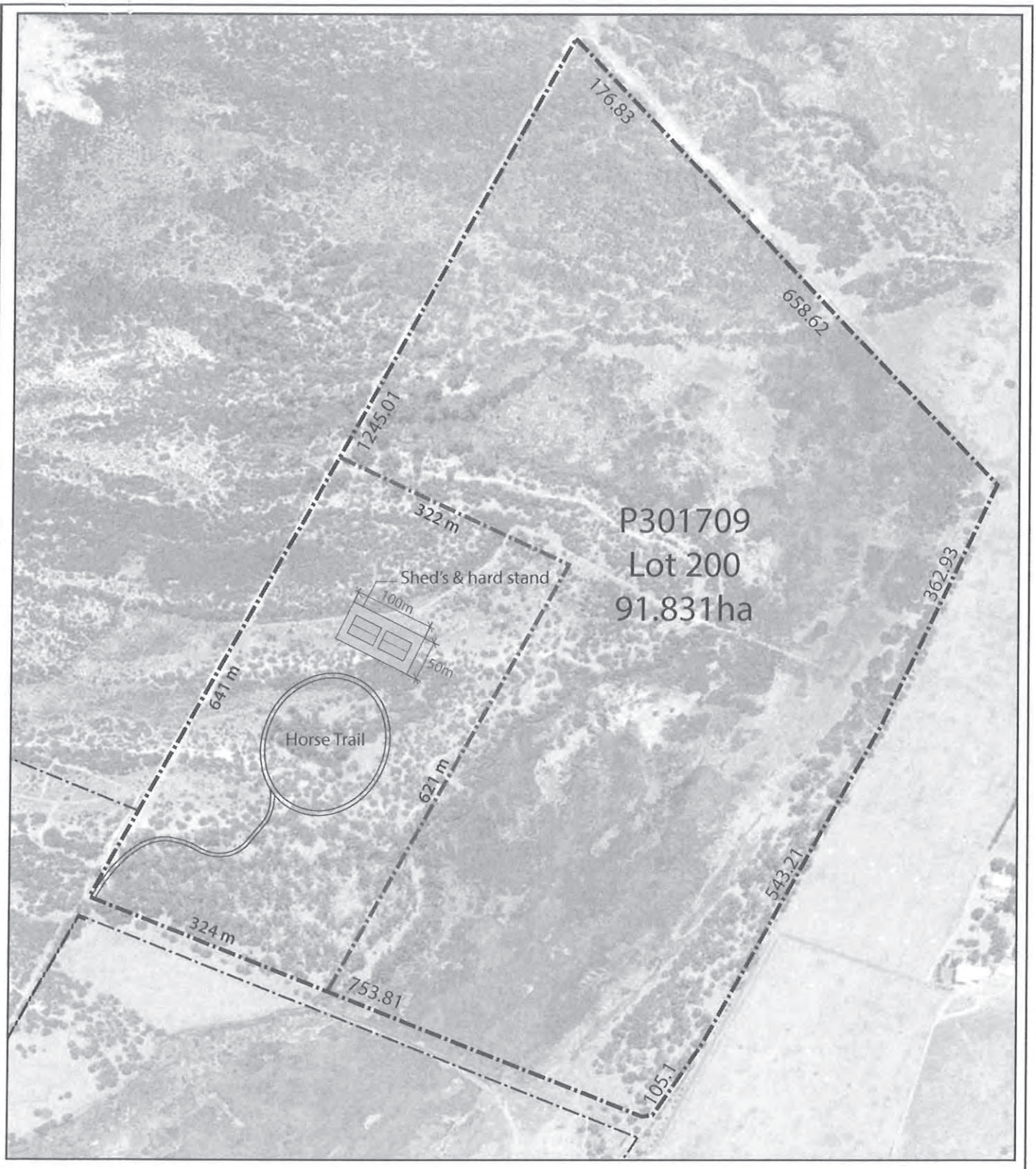


Figure 1
SITE PLAN
LOT 2, 4, 200 MINNINUP ROAD, DALYELLUP

Date: 4TH OCTOBER 2013 Designer: CH

Scale: NTS @ A4 Drawn: TW

Drawing No. 714-100 Site plan with detail.ai

TOWN PLANNING AND URBAN DESIGN

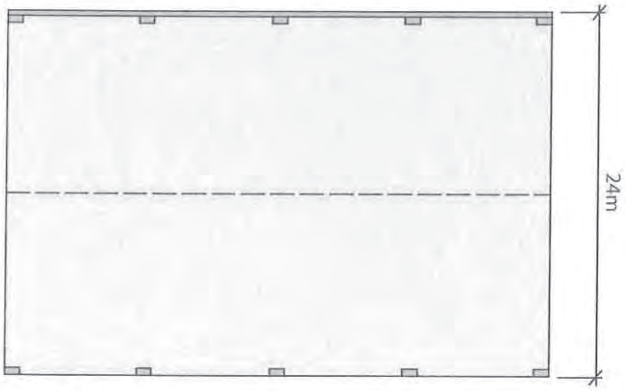
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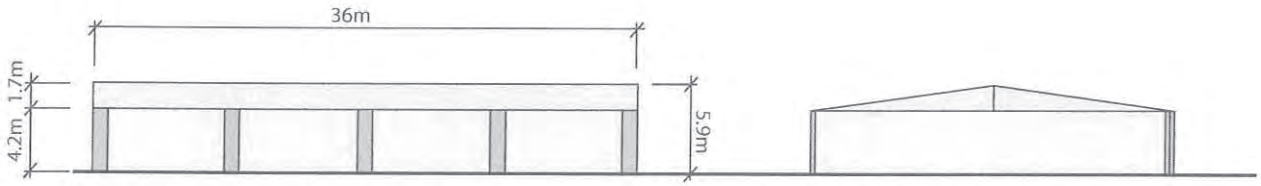
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PLAN



SIDE ELEVATION

FRONT ELEVATION

SCALE 1:500

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Figure 2

SHED DETAIL

LOT 2, 4, 200 MINNINUP ROAD, DALYELLUP

Date: 4TH OCTOBER 2013 Designer: CH

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