



12.2 Development Services
Directorate

APPENDICES

ORDINARY COUNCIL MEETING

TO BE HELD

22nd July 2026
Commencing at 5:00pm

AT

ADMINISTRATION CENTRE EATON
1 Council Drive - EATON

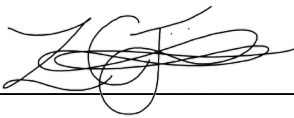
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~ Large Print
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Upon request.

Endorsement Page

IT IS CERTIFIED THAT AMENDMENT NO. 4 TO THE GARDEN OF EATON LOCAL
STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN
AUSTRALIAN PLANNING COMMISSION ON:

11 December 2025

Signed for and on behalf of the Western Australian Planning Commission

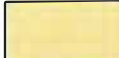
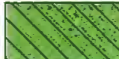


an officer of the Commission duly authorised by the Commission pursuant to section 24 of the
Planning and Development Act 2005 for that purpose.

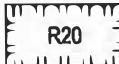
Table of Amendments

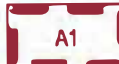
Amendment No.	Summary	WAPC Endorsement Date
1	Plan annotations, additional uses and commercial area.	May 2008
2	Commercial area modified to mixed business.	December 2009
3	Minor R-code changes.	July 2014
4	Revised residential densities and public open space in north western extent of structure plan area.	December 2025

The following land use classifications to have the same land use control as the zoning provisions under Shire of Dardanup Local Town Planning Scheme No. 3

	RESIDENTIAL		SCHOOL
	RECREATION		MIXED BUSINESS

Residential Density and other additional provisions

 R CODES  PATHWAY SYSTEM

 ADDITIONAL USES

- A1**
- Short stay residential
 - Up to 500m² NLA floorspace may be used for the commercial purposes, including and limited to restaurants, eating houses, offices, professional offices and/or shops. Shops shall not occupy more than 200m² NLA of the 500m² NLA (maximum) commercial floor area.

- A2**
- Short stay residential
 - Up to 500m² NLA floorspace may be used for the commercial purposes, including and limited to restaurants, eating houses, offices, professional offices and/or shops. Shops shall not occupy more than 200m² NLA of the 500m² NLA (maximum) commercial floor area.

Planning Policy Statements.

1. Maximum retail floor space is limited to 1000m² Net Lettable Area (NLA) on a total lot area of 5000m²;
2. The retail site is to be developed as the main focus of the Local Centre and be developed for other uses which serve the community;
3. In addition to the retail site, the Local Centre can consist of a maximum 2000m² lot for community related non-retail uses (i.e. Childcare centre or similar). A minor increase in lot area can be supported, subject to justification.
4. Detailed Area Plans contained in the Report are indicative plans and do not form part of the Structure Plan and are subject to a separate planning process for the plans to be used to guide subdivision and development.
5. No green-title, survey strata or strata subdivision of the A1 and A2 cells will be supported until a Detailed Area Plan has been adopted by the Shire of Dardanup and endorsed by the Western Australian Planning Commission. The Detailed Area Plan is also to include the adjoining public open space and foreshore reserve and the appropriate provision of public parking.

Treatments along the eastern boundary of the site, adjoining the Australind Bypass are to be suitably addressed at the subdivision stage. In particular, a suitable vegetated buffer and noise attenuation measures are required to be provided by the subdivider.

The width of the vegetated buffer is to be determined on-site and should be designed in a manner that appropriate residential amenity and creates an attractive entry/departure feature for the Bunbury area.

The Local Structure Plan shows a framework for future subdivision and development. Detailed planning will be undertaken at subdivision and development stages

This Structure Plan is to be read in conjunction with the accompanying Report for the East Millbridge and Southbank Precincts.

Chief Executive Officer

Date

GARDEN OF EATON LOCAL STRUCTURE PLAN

WELLINGTON LOCATION 49
FOR ARDROSS ESTATES PTY LTD

Figure 3

MGA Town Planners May 2014 1965/2014/May2014 Structure Plan/A3 GEamended

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

Date 29/7/2014
Delegated under s.16 of the
Planning & Development Act 2005

SEE FOLLOWING PAGE
FOR STRUCTURE PLAN
AMENDMENT
APPROVED DECEMBER
2025

Council will require the submission of a suitable geotechnical report prior to development approvals for group housing on the isthmus to ensure that the land is capable of accommodating development.

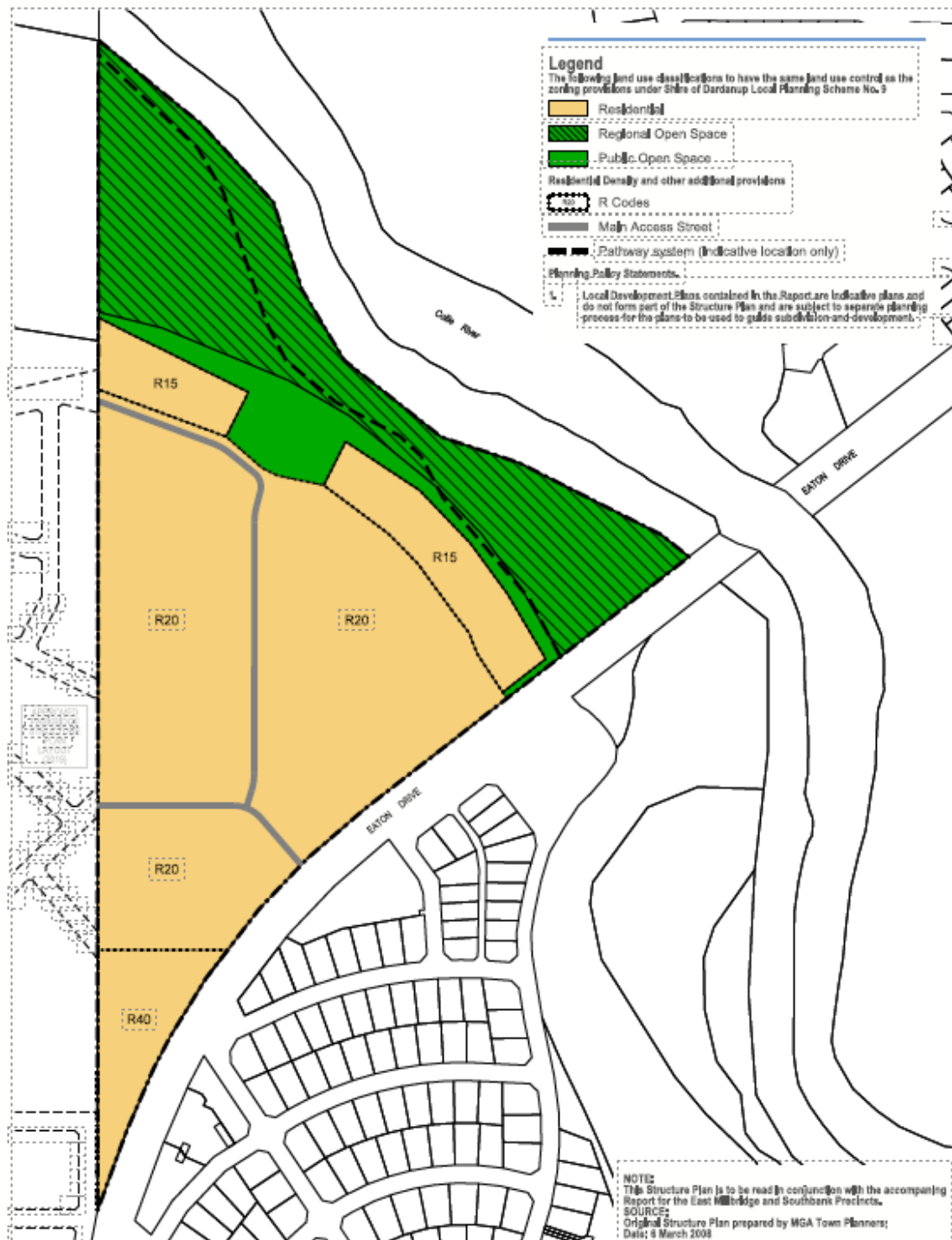
Council will require the submission of a suitable acoustic assessment prior to development approvals being issued for the lots adjoining the emergency access to ensure that the lots will not be adversely impacted by the break in the bund wall.

Emergency Access

BYPASS

AUSTRALIND

20m Buffer



GARDEN OF EATON AGREED STRUCTURE PLAN 27 MODIFICATION SOUTHBANK@eaton, MILLBRIDGE



scale:
1:4500@A4
plans
1:1000@A2/A3
date:
23/03/2025

Taylor Burrell Barnett Town Planning & Design
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p: (08) 9228 4216

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RISK ASSESSMENT TOOL								
OVERALL RISK EVENT: <i>Garden of Eaton Structure Plan Road Naming</i>								
RISK THEME PROFILE: 3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory) Choose an item. Choose an item. Choose an item.								
RISK ASSESSMENT CONTEXT: Operational								
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
SERVICE INTERRUPTION	Unable to locate property if it has no road name	Moderate (3)	Likely (4)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
LEGAL AND COMPLIANCE	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
REPUTATIONAL	Risk of criticism in the media for not naming road	Minor (2)	Almost Certain (5)	Moderate (5 - 11)	Not required.	Not required.	Not required.	Not required.
ENVIRONMENT	(Brief Explanation of the 'Environment' risk event) Or: No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
PROPERTY	(Brief Explanation of the 'Environment' risk event) Or: No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.



FREEHOLD SUBDIVISION

STAGES 6, 7 & 8

PARKRIDGE ESTATE
Lot 9010 on DP428930, EATON

Date | 18/06/26
Drawn | NB
Checked | KS
Base Data | Landgate Oct25
Projection | MGA2020 Z50

Plan No. | 22294-38
Rev. | I

Scale: 1:1500 @A3

Harley Dykstra

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

PERTH - PEEL 9495 1947 SOUTH WEST 9792 6000 GREAT SOUTHERN 9844 5100

info@harleydykstra.com.au www.harleydykstra.com.au





RISK ASSESSMENT TOOL								
OVERALL RISK EVENT: Parkridge Estate Structure Plan Stage 5 and 6 Road Naming RISK THEME PROFILE: 3 - Failure to Fulfil Compliance Requirements (Statutory, Regulatory) RISK ASSESSMENT CONTEXT: Operational								
CONSEQUENCE CATEGORY	RISK EVENT	PRIOR TO TREATMENT OR CONTROL			RISK ACTION PLAN (Treatment or controls proposed)	AFTER TREATMENT OR CONTROL		
		CONSEQUENCE	LIKELIHOOD	INHERENT RISK RATING		CONSEQUENCE	LIKELIHOOD	RESIDUAL RISK RATING
HEALTH	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
FINANCIAL IMPACT	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.
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PROPERTY	No risk event identified for this category.	Not Required - No Risk Identified	N/A	N/A	Not required.	Not required.	Not required.	Not required.