



## Development Requirements

1. Development of Lots 272 and 273 Eaton Drive, Eaton for an Additional Use listed under Appendix IV - A19 (A19) of the Shire of Dardanup Town Planning Scheme No. 3 (TPS3) will be subject to receiving Development Approval from the Shire.
2. Development shall be generally in accordance with this Local Development Plan (LDP).
3. Carparking bay locations and quantity indicated by this LDP are indicative only and will be finally determined through the Development Approval process and will be dependent on the land use proposed.
4. An Application for Development Approval for an A19 use under TPS3 shall address the following:
  - a) Carparking spaces to be provided within each lot boundary in accordance with Appendix IIA - 'Carparking' and Appendix VI - 'Carparking Layouts' of TPS3;
  - b) Provision for all vehicles to exit the site in forward gear;
  - c) A minimum of one (1) disabled carparking space being provided for each premises and designed in accordance with AS2890.6-2009; and
  - d) Landscaping of the front verge and non-trafficable areas as per this LDP.
5. A Development Approval granted for an A19 use on Lot 272 Eaton Drive, Eaton shall be conditioned with the following requirement:
 

*'An easement shall be registered on the Certificate of Title of the subject Lot over the entire accessway for the purpose of 'Reciprocal Right of Access' to the benefit of Lot 273 Eaton Drive, Eaton prior to occupation and/or use of the proposed development. The location and dimensions of the easement shall be to the satisfaction of the Shire.'*
6. Development Approval for an A19 use on Lot 273 Eaton Drive, Eaton shall not be granted until such time that an easement for the 'Reciprocal Right of Access' has been registered on the Certificate of Title of Lot 272 Eaton Drive, Eaton.
7. A Development Approval granted for an A19 use on Lot 273 Eaton Drive, Eaton shall be conditioned with the following requirement:
 

*'The existing crossover and accessway shall be removed with the verge and front setback area reinstated and landscaped as per the Local Development Plan prior to occupation and/or use of the proposed development. All vehicular access to Lot 273 shall be via the Reciprocal Right of Access' easement over Lot 272 Eaton Drive, Eaton at all times.'*
8. The 'Reciprocal Right of Access' shall not be used by a person for the purpose of accessing the rear of Lot 273 Eaton Drive, Eaton until such time that Development Approval has been granted for an A19 use on Lot 273 Eaton Drive, Eaton.
9. All costs associated with the creation of the 'Reciprocal Right of Access' easement and the construction, use and maintenance of the portion of accessway that is subjected to the easement shall be borne by the landowners.

### APPROVAL

This LDP has been approved by the Shire of Dardanup under Sch. 2, Pt. 4, cl. 48 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

Signature

18/5/2016

Date

AMENDMENT DESCRIPTION	DRAWN	CHECK	APPR	DATE
A INITIAL DRAWING	S.S.	J.W.	L.B.	26.02.16
B REVISED DRAWING TO SUIT ORIGINAL PROPOSAL	S.S.	J.W.	L.B.	05.04.16
C ADD DIMENSIONS, EASEMENT AND LANDSCAPING	S.S.	J.W.	L.B.	21.04.16



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DESIGNED	S.STUBBS	SCALE	1:100
DRAWN	S.STUBBS	DATUM	
DRAWN DATE	26/02/2016	SURVEYED	
AUTHORISED	L.BOTICA	CCAD JOB	

DRAWING TITLE  
 LOCAL DEVELOPMENT PLAN  
 EATON DRIVE LOT 272 & 273  
 PROPOSED CAR PARKING AND ACCESS

SHIRE OF DARDANUP  
 DRAWING NO  
 SOD 013-16  
 SHEET  
 1 of 1  
 REV  
 C

0m 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 ORIGINAL SIZE A1