

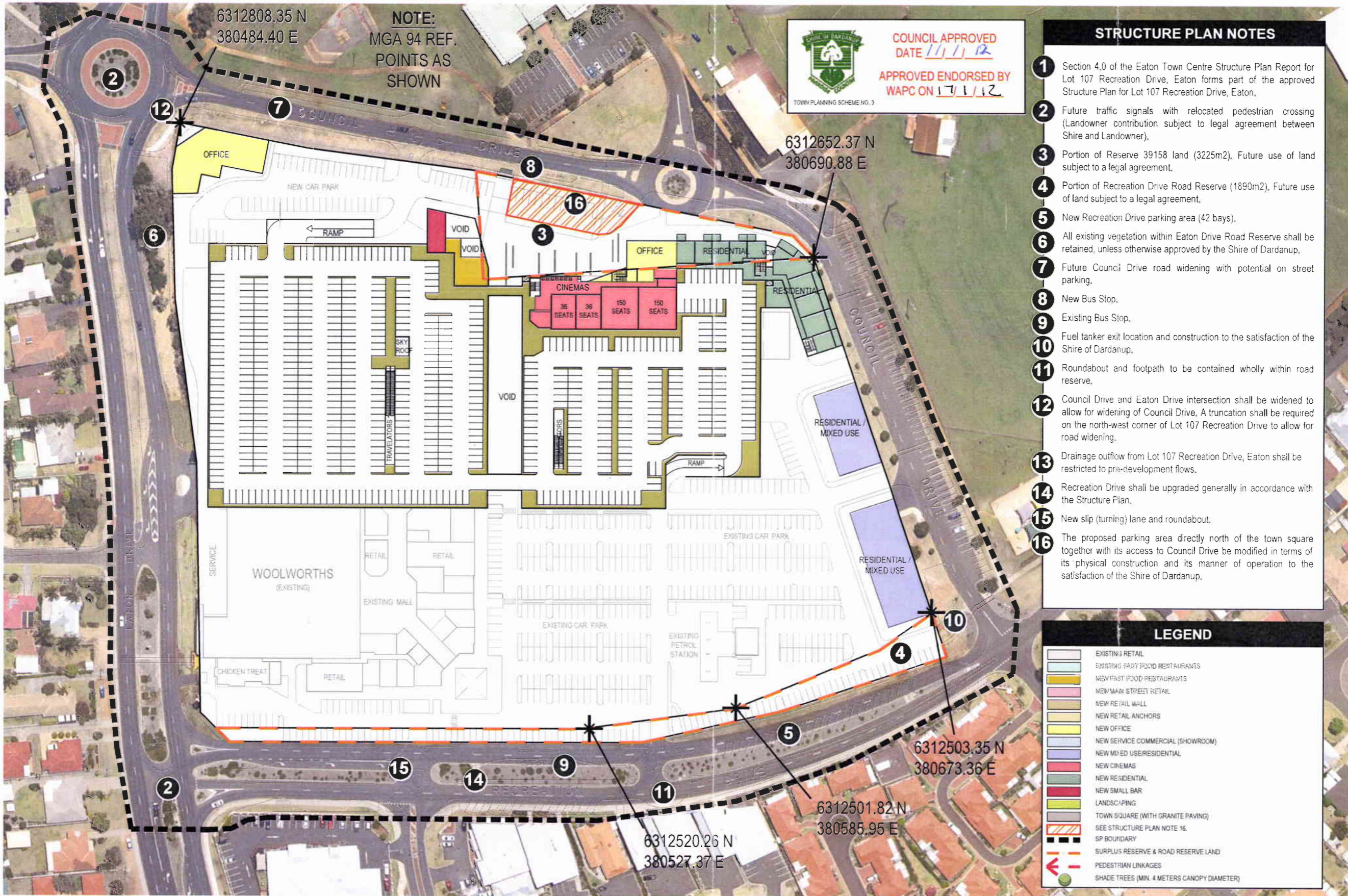
FIGURE 3A: LOCAL STRUCTURE PLAN MAP GROUND FLOOR

LOT 107 CORNER OF RECREATION DRIVE AND EATON DRIVE EATON, WA

SCALE 1:1,500 @ A3
 DATE 5 January 2012
 FILE 120105 1562 Structure Plan.dwg
 REVISION -



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COUNCIL APPROVED
DATE 1/1/12
APPROVED ENDORSED BY
WAPC ON 17/1/12

TOWN PLANNING SCHEME NO. 3

STRUCTURE PLAN NOTES

- 1 Section 4.0 of the Eaton Town Centre Structure Plan Report for Lot 107 Recreation Drive, Eaton forms part of the approved Structure Plan for Lot 107 Recreation Drive, Eaton.
- 2 Future traffic signals with relocated pedestrian crossing (Landowner contribution subject to legal agreement between Shire and Landowner).
- 3 Portion of Reserve 39158 land (3225m²). Future use of land subject to a legal agreement.
- 4 Portion of Recreation Drive Road Reserve (1890m²). Future use of land subject to a legal agreement.
- 5 New Recreation Drive parking area (42 bays).
- 6 All existing vegetation within Eaton Drive Road Reserve shall be retained, unless otherwise approved by the Shire of Dardanup.
- 7 Future Council Drive road widening with potential on street parking.
- 8 New Bus Stop.
- 9 Existing Bus Stop.
- 10 Fuel tanker exit location and construction to the satisfaction of the Shire of Dardanup.
- 11 Roundabout and footpath to be contained wholly within road reserve.
- 12 Council Drive and Eaton Drive intersection shall be widened to allow for widening of Council Drive. A truncation shall be required on the north-west corner of Lot 107 Recreation Drive to allow for road widening.
- 13 Drainage outflow from Lot 107 Recreation Drive, Eaton shall be restricted to pre-development flows.
- 14 Recreation Drive shall be upgraded generally in accordance with the Structure Plan.
- 15 New slip (turning) lane and roundabout.
- 16 The proposed parking area directly north of the town square together with its access to Council Drive be modified in terms of its physical construction and its manner of operation to the satisfaction of the Shire of Dardanup.

LEGEND

- EXISTING RETAIL
- EXISTING FAST FOOD RESTAURANTS
- NEW FAST FOOD RESTAURANTS
- NEW MAIN STREET RETAIL
- NEW RETAIL WALL
- NEW RETAIL ANCHORS
- NEW OFFICE
- NEW SERVICE COMMERCIAL (SHOWROOM)
- NEW MID USE/RESIDENTIAL
- NEW CINEMAS
- NEW RESIDENTIAL
- NEW SMALL BAR
- LANDSCAPING
- TOWN SQUARE (WITH GRANITE PAVING)
- SEE STRUCTURE PLAN NOTE 16.
- SP BOUNDARY
- SURPLUS RESERVE & ROAD RESERVE LAND
- PEDESTRIAN LINKAGES
- SHADE TREES (MIN. 4 METERS CANOPY DIAMETER)

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FIGURE 3B: LOCAL STRUCTURE PLAN MAP UPPER FLOOR

LOT 107 CORNER OF RECREATION DRIVE AND EATON DRIVE EATON, WA

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