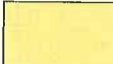





# LEGEND

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 500m<sup>2</sup> 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 200m<sup>2</sup> NLA of the 500m<sup>2</sup> NLA (maximum) commercial floor area.
- A2**
- Short stay residential
  - Up to 500m<sup>2</sup> 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 200m<sup>2</sup> NLA of the 500m<sup>2</sup> NLA (maximum) commercial floor area.

### Planning Policy Statements.

1. Maximum retail floor space is limited to 1000m<sup>2</sup> Net Lettable Area (NLA) on a total lot area of 5000m<sup>2</sup>;
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 2000m<sup>2</sup> 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 September 09 Aug09 Structure long csl/Garden Eaton

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.



### ENDORSED STRUCTURE PLAN

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

Date 17/12/2009  
Delegated under s.16 of the Planning & Development Act 2005