



**Roseland at Dardanup Structure Plan**

**Planning Policy Provisions**

1. This structure plan is prepared in accordance with Clause 3.15.7.1 of the Shire of Dardanup Town Planning Scheme No. 3 provides a framework for future detailed planning at the subdivision and development stage.
2. The Structure Plan requires a variety of residential lot sizes and densities, including medium density (R30 and R40), in conjunction with a primary residential density of R20 to be implemented as depicted on the plan.
3. Residential development shall be in accordance with the Residential Design Codes unless otherwise provided for in the Shire of Dardanup Town Planning Scheme.
4. All development to be provided with connection to reticulated water and sewerage services.
5. The local street networks depicted shall be subject to refinement and modifications at subdivision stage.
6. Road design, drainage and public open space linkages are required generally in accordance with the structure plan and the endorsed Local Water Management Strategy.
7. Detailed road and drainage design will need to be provided relating to the extension of Brett Place to the structure plan area. The drainage design will include the removal of drainage infrastructure currently located in Brett Place to be incorporated into drainage systems in the Structure Plan area.
8. Existing dwellings to be retained should have access to an internal subdivision road.
9. All lots with a density of R30 on the plan shall be subject to detailed design guidelines indicating interface with public open space, surveillance, fencing, paths, landscaping and building orientation.
10. The eastern and southern lots adjoining the drainage reserve and laneways to be oriented to face east or south respectively. Pathways to be provided as an interface between the lots and drainage reserve. Design Guidelines are required to be prepared prior to development.
11. A 'Detailed area plan' is to be prepared for the Mixed Business site to address appropriate land uses. The types of uses considered appropriate for this site are showrooms, warehouses, trade displays, hardware, farm supplies, art/craft studios and sales, plant nursery and veterinary clinic. The detailed design of site will ensure that heritage values, drainage, public open space, traffic management, parking, pedestrian linkages, and design guidelines are integrated.
12. The following shall be finalised, to the satisfaction of the Shire of Dardanup prior to subdivision approvals in the structure plan area:
  - a. Implementation of the Department of Water endorsed Local Management Strategy through the production of an Urban Water Management Plan being submitted with the applications for relevant stages of subdivision.
  - b. The key outcomes of the endorsed Shire of Dardanup Townsite expansion Sustainability Implementation Strategy to be considered in all aspects of the subdivision design and particularly in the preparation of the Urban Water Management Plan, landscaping plan and design guidelines.
  - c. Preparation of a traffic study and a paths plan in accordance with the Shire's guidelines.
  - d. The preparation of suitable landscaping plans. Any such plans are to include the use of local endemic plan species that occur within the relevant vegetation complexes and soil types in the locality.
  - e. A cost contributions schedule is to be prepared and endorsed by the Shire of Dardanup prior to the clearance of relevant subdivision that identifies necessary community facilities; public open space development, Dardanup Primary School site and infrastructure to the satisfaction of the Shire of Dardanup and the Western Australian Planning Commission and the Department of Education and Training.
  - f. The Multiple Use Corridors the location and width are subject to further assessment at the detailed design stage. Corridors are to be established to provide open space and drainage linkages, pedestrian and cycle movements.

**Dardanup South Concept Plan Notes**

1. The expansion of the Dardanup Primary School site is to form part of the costs contributions plan to ensure equitable compensation of the landowner(s) that cede the site by the payment in lieu from the Shire of Dardanup and agreed land swap by the Education Department.
2. A land swap is required to be entered into between the Department of Education and landowner of Lot 201 prior to subdivision to be confirmed by way as a memorandum of understanding signed by the Department of Education.
3. Significant stands of vegetation on the Dardanup Primary School site will be preserved and the Department for Education and Training is to take this into consideration when developing plans for the site in the future.
4. The existing dwelling on Cleary's Road may be retained and have access to an internal subdivision road.

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Signed  
**MARK L. CHESTER**  
Chief Executive Officer  
Shire of Dardanup  
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Date

# Roseland at Dardanup - Structure Plan

Pt Lot 76 Clearys Road, Lot 1 Tank Road and Lot 600 Fees Road, Dardanup

- Detailed Structure Plan - Structure Plan - 40.06ha
- Concept Planning - Dardanup South Concept Plan - 55.63ha
- Mixed Use Commercial Precinct
- R 20 Low Density Residential
- R 30 Medium Density Residential
- R 40 Medium Density Residential

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