



POLICY NO:-
CP097 - EATON COMMERCIAL CENTRE DESIGN

GOVERNANCE INFORMATION			
Procedure Link:	NA	Administrative Policy Link:	NA

ADMINISTRATION INFORMATION					
History:			OCM: 24/11/99 Res: 641/99	Synopsis:	Policy created. 24/11/1999
	1	DEV22	OCM: 10/05/12 Res:	Synopsis:	Reviewed Policy Adopted
Version:	2	CP097	SCM 26/07/18 Res: 251-18	Synopsis:	Reviewed and Adopted by Council

1. RESPONSIBLE DIRECTORATE

Engineering & Development Services

2. PURPOSE OR OBJECTIVE

This Local Planning Policy has been adopted by the Shire of Dardanup pursuant to the provisions of Part VIII of Town Planning Scheme No. 3.

The Eaton Commercial Centre is zoned "Mixed Business" under TPS3, in which a number of different commercial uses can be permitted.

In order to achieve a level of consistency of development throughout the Commercial Centre, it is necessary to apply the design guidelines contained in Appendix 1 to:

- Achieve a high standard of development within the Eaton Commercial Centre.
- Promote the consistent application of setbacks, site coverage, plot ratio and landscaped areas for all development in the precinct.
- Accommodate a range of service commercial, wholesaling, showroom, trade services, professional services, offices, retail and community uses which, by virtue of their scale and character, operational or land requirements, are generally not appropriate in the Business – Commercial or Industry zones.

3. POLICY

In considering an application for Development Approval, Council shall be satisfied that the following matters in addition to those contained in TPS3 and the Regulations are met and may impose appropriate conditions on any approval:

- a) That the development demonstrates compliance with the development standards contained in the Eaton Commercial Centre Design Guidelines in Appendix 1.
- b) In considering a proposed variation to any of the provisions of the Eaton Commercial Centre Design Guidelines, the Shire will undertake consultation with adjoining landowners where appropriate and ensure development is consistent with the objectives of the policy.

This policy applies to land within the area bounded by Eaton Drive, Recreation Drive, Blue Wren Drive and Lot 139 (1) Recreation Drive, Eaton and will be applied when assessing Applications for Development Approval.

4. APPENDICES

Link: [Appendix 1 - Eaton Commercial Centre Design Guidelines.pdf](#)