

STRUCTURE PLAN

Lot 9000 Edith Cowan Avenue

Eaton

This structure plan is prepared under the provisions of the Shire of Dardanup Local Planning Scheme No. 3.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

21 September 2017

Signed for and on behalf of the Western Australian Planning Commission:



an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:



Witness

21 September 2017

Date

21 September 2027 Date of Expiry

- LEGEND**
- - - SUBJECT LAND
 - EXISTING DUAL USE PATH
 - BETHAME ESPRIT
 - LANDSCAPE BUFFER
 - CONVENTIONAL LOTS
 - PROPOSED DUAL USE PATH

SUBDIVISION AND DEVELOPMENT REQUIREMENTS

1. New pedestrian crossing with Edith Cowan Avenue to link to existing shared path to be constructed by The Bethamie Group, and shall comprise of:

- Resurfaced and road widening
- New lighting
- Lighting review in priority to the new crossing. Any new lighting required to be to Australian Standards.

2. Land to be filled and retained to the satisfaction of the Shire of Dardanup.

3. Construct dual use paths, as shown on Structure Plan.

4. Contributions to construction of the proposed Collie River bridge and Edith Drive (Dietrich Untermyer) and administrative costs in accordance with the scheme requirements.

5. In relation to Lot 1004 Edith Cowan Avenue, Eaton, Clause 5.1.81 of Shire of Dardanup Local Planning Scheme No. 3 does not allow for the development of the highway to be screened by a Landscape Buffer area on Lot 1004 and a Landscape Buffer reserve, which is vested under Section 152 of the Planning and Development Act for such purposes to the south of the highway. The applicant proposes to amend the Planning and Development Act to allow for the establishment of a Landscape Buffer area on Lot 1004 and a Landscape Buffer reserve, which is vested under Section 152 of the Planning and Development Act for such purposes to the south of the highway. The applicant proposes to amend the Planning and Development Act to allow for the establishment of a Landscape Buffer area on Lot 1004 and a Landscape Buffer reserve, which is vested under Section 152 of the Planning and Development Act for such purposes to the south of the highway. The applicant proposes to amend the Planning and Development Act to allow for the establishment of a Landscape Buffer area on Lot 1004 and a Landscape Buffer reserve, which is vested under Section 152 of the Planning and Development Act for such purposes to the south of the highway.

5.1 The width, alignment and make-up of the Landscape Buffer reserve is to be consistent with that prescribed in the Landscape and Noise Management Plan. The width of the Landscape Buffer Reserve on the eastern end of Recreation Drive and Lot 52 is to be consistent with the area zoned 'Recreation' on the Scheme Map, landscaping within the Landscape Buffer Reserve is to be consistent with the Landscape and Noise Management Plan, landscaping within the Landscape Buffer Reserve is to be consistent with the Landscape and Noise Management Plan, landscaping within the Landscape Buffer Reserve is to be consistent with the Landscape and Noise Management Plan.

5.2 The Landscape and Noise Management Plan is to prescribe the detail for the establishment of a Landscape Buffer by addressing the following:

- i) Landscape buffer treatment works are to consist of a continuous earth bank, with a 2 metre wide flat top and, where appropriate, a 1.5 metre high retaining wall on the eastern side of the highway. The retaining wall is to be constructed of concrete or masonry and shall be designed to meet the requirements of the Australian Standard AS 4576-2008. The retaining wall is to be constructed of concrete or masonry and shall be designed to meet the requirements of the Australian Standard AS 4576-2008.
- ii) Support for three retention units within the prescribed Landscape Buffer area on Lot 1004 or the area zoned 'Recreation' under the local planning scheme, will be subject to a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway. The applicant is to provide a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway. The applicant is to provide a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway.
- iii) No stormwater is to be discharged from the landscaped buffer area towards the Forrest Highway and there may be a drainage easement over the lot of the road bound from the highway reserve for drainage purposes, as determined by the Shire of Dardanup.
- iv) The minimum height of the earthbank is the height required to provide effective noise attenuation as determined by the Shire of Dardanup.
- v) The earthbank is to be constructed on top of a compacted fill, which can support a light and provide a level surface for the proposed bus or ferry building sites of the subject land and the noise barrier which can be viewed from the highway. The applicant is to provide a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway. The applicant is to provide a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway.
- vi) The earthbank is to be constructed on top of a compacted fill, which can support a light and provide a level surface for the proposed bus or ferry building sites of the subject land and the noise barrier which can be viewed from the highway. The applicant is to provide a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway. The applicant is to provide a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway.

5.3 The landscape buffer treatment works, with the exception of the bus or ferry building sites, are to be completed prior to the commencement of the construction of the bus or ferry building sites. The applicant is to provide a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway. The applicant is to provide a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway.

5.4 The Landscape Buffer Reserve is to be ceded to the Crown as part of the first Deposited Plan submitted for new fillies. The applicant is to provide a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway. The applicant is to provide a visual impact analysis demonstrating that the proposed works will not result in a significant visual impact on the highway.

5.5 The subdivision steps 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

6. Access within the Bethamie Esprit Ways Lot 1004 to accommodate 12.5 m vehicles.

7. Edith Cowan Avenue and Recreation Drive frontage of Lot 1004 to be landscaped and reticulated.

8. Traffic calming measures between two roundabouts subject to detailed design.

9. POS is to be ceded to the Crown as a public recreation reserve and vested in the Shire of Dardanup.

10. POS shall not be used for drainage.

11. Ilwarrara Drive extension landscaping to be consistent with existing landscape on existing Ilwarrara Drive.

12. Drainage outfall from development to be restricted to pre-development flows.

13. Ilwarrara Drive and Edith Cowan Intersection to be upgraded to satisfaction of Council.

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STRUCTURE PLAN
 Lot 9000 Edith Cowan Avenue, Eaton
 A Bethamie Project

Plan No: 15173P-DP-01G

Date: 20.09.2017
 Rev: G
 Scale: A1 @ 1:1250, A3 @ 1:2500
 Co-ords: MGA
 Asst: N/A



This plan has been prepared for planning purposes. Assets, contours and illustrations shown are subject to survey.