



SUTTON FARM OUTLINE DEVELOPMENT PLAN

The subject site is to be developed in accordance with the approved Sutton farm outline development plan to a maximum density averaged over the total site of residential R40.

PLAN NOTES

- ① 2 storey terrace homes with garages off new row
- ② 2 storey apartments with sub-basement parking
- ③ Central open space will incorporate an easement in gross to allow public access to the site. Existing farm machinery and interpretive signage will be placed around the open space with linking pathways
- ④ Parking for future homestead/ barn use, number of bays to be provided to the satisfaction of the City of Mandurah
- ⑤ New cul-de-sac head to existing road
- ⑥ Two storey apartments over sub-basement parking
- ⑦ Four storey apartments over sub-basement parking
- ⑧ Private jetties to be constructed & allocated in consultation with the council
- ⑨ Public jetty to be constructed
- ⑩ Existing significant heritage trees (including olive trees & Norfolk pine) to be retained
- ⑪ Existing pedestrian access way provided within road reserve
- ⑫ Existing barn retained
- ⑬ Existing homestead retained
- ⑭ Existing single men's quarters retained

PERMITTED USES WITHIN THE HERITAGE BUILDINGS

- Arts & crafts display
- Bed & breakfast
- Accommodation
- Chalets, holiday flats, cabins
- Civic use
- Consulting room
- Cultural use
- Dwelling
- Health studio
- Home occupation
- Reception centre
- Restaurant
- Service premises
- Small bar
- Wine house

Prior to determination of any development application, and in consultation with the Heritage Council of Western Australia, the applicants shall submit the following management plans to the specification and satisfaction of the City of Mandurah:

- Public Open Space Management
- Landscape Plan
- Heritage Agreement for Sutton Farm
- Public Art/ Heritage Interpretation Strategy
- Jetties and Moorings Management
- Public Access Management and Easements in Gross for public access

SUTTON HERITAGE PRECINCT MANDURAH (Lot 502-6 & Lot 6 Apollo Place, Halls Head)

OUTLINE DEVELOPMENT PLAN

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SCALE: N.T.S.

APRIL 2008

