

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 of R40 averaged across the existing combined site area of 2.2444 hectares.

RESIDENTIAL DESIGN CODES/DESIGN GUIDELINES

All requirements of the R-Codes under an R40 coding apply unless otherwise varied by Design Guidelines. Design Guidelines shall be prepared and approved by Council for the two storey terrace homes, two storey and four storey apartments prior to any Development Application/Subdivision. The Design Guidelines for the two storey terrace homes and apartments (Notations 1 & 5) shall also address the interface with the Heritage Buildings to the satisfaction of the Heritage Council.

PERMITTED USES WITHIN THE HERITAGE BUILDINGS

Uses permitted on the site are to be in accordance with the "Canal" zone. The Council may also permit the following as AA uses:

- Arts & crafts display
- Cultural use
- Health Studio
- Office
- Reception Centre
- Restaurant
- Service Premises
- Small Bar
- Wine House

PLAN NOTES

- 1 Two storey terrace homes with garages fronting the proposed right of way (ROW)
- 2 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
- 3 Parking for future use of heritage buildings. Number of bays to be provided to the satisfaction of the City of Mandurah
- 4 New cul-de-sac head to existing Apollo Place
- 5 Two storey apartments over sub-basement parking
- 6 Four storey apartments over sub-basement parking (subject to Council's height policy)
- 7 Private jetties to be constructed and allocated in consultation with the Council
- 8 Public jetty to be constructed in consultation with the Council
- 9 Existing significant heritage trees (including olive trees & Norfolk Pine to be retained)
- 10 Existing pedestrian access way provided within road reserve

MANAGEMENT PLANS

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



PLAN No: 763-38d
SCALE (A3): NTS

DATE: OCTOBER 2009



HAMES SHARLEY