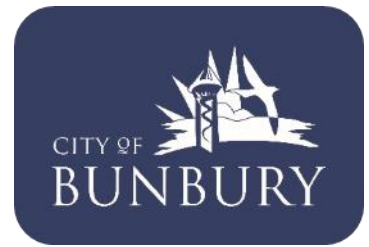


Local Planning Policy 1.2

Special Control Area - Development Areas



Date reviewed: -
Date adopted: - 29 November 2022
Date commenced: -

1 Preliminary

- 1.1 **Citation:** This local planning policy is prepared in accordance with Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations').
- 1.2 **Policy Area:** This local planning policy applies to the area covered by the City of Bunbury Local Planning Scheme ('the Scheme').
- 1.3 **Policy Application:** The provisions of this local planning policy apply to lands designated within a Special Control Area – Development Area (SCA-DA) as depicted upon the Scheme map.

2 Purpose

- 2.1 To promote and support orderly and proper development outcomes within each SCA-DA.

3 Objectives

- 3.1. To guide the preparation of development plans and supporting technical investigations by articulating the City's land use aspirations for each SCA-DA.
- 3.2 To clarify the City's expectations in requiring the preparation of one or more of the following:
- a structure plan - standard
 - a precinct structure plan
 - a local development plan
 - supporting technical investigations.

4 Relationship with Other Planning Instruments

- 4.1 SCA-DAs are shown on the Scheme map.
- 4.2 This local planning policy shall be applied in conjunction with relevant provisions of the Scheme including:
- (a) Part 3, Table 2, Zone Objectives
- (b) Schedule 7, Table 10 – Special Control Areas

DISCLAIMER

Whilst all care has been taken to accurately portray the current Scheme and/or policy provisions, no responsibility shall be taken for any omission or errors in this documentation. Consultation with the City of Bunbury should be made to view a legal version of this document.

5 Policy Provisions and Development Requirements

- 5.1 Guidance provided in Table 1 is to be read as part of this LPP.
- 5.2 Structure plans and local development plans are to be prepared in the form and manner stipulated by the Regulations.
- 5.3 Supporting technical investigations/plans are to be prepared to the satisfaction of the local government and to meet the requirements of relevant public authorities and service providers.
- 5.4 The nature and scope of technical investigations will be determined on an individual SCA-DA basis. The following is intended as a general guide only.

Investigations almost always required:

- Local Water Management Strategy (LWMS) and/or Local Water Management Plan (LWMP)
- Transport Impact Assessment (TIA)

Investigations frequently required:

- Acid Sulfate Soil Management Plan
- Bushfire Hazard Assessment and Management Plan
- Infrastructure and Servicing Assessment
- Noise Impact Assessment
- Integrated Open Space Plan
- Landscape Management Plan

Investigations occasionally required:

- Development Contributions (proposed arrangements)
- Environmental Impact Assessment (Wetland, Flora and Fauna Survey)
- Ethnographic and Aboriginal Heritage Report
- Geotechnical Survey

Other investigations:

- other site-specific

6 Exemptions

- 6.1 Exemptions can be considered in an accordance with Schedule 2, cl. 27(2) and cl. 56(2) of the Regulations.

7 Variations

- 7.1 Subject to the agreement of the City in consultation with relevant government agencies, where it can be demonstrated that orderly and proper planning will not be prejudiced:
- (a) some technical investigations and supporting information may be deferred for consideration at a subsequent stage of the planning process
- (b) the requirement for a local development plan or structure plan may be waived if a commensurate level of detail is included as part of a comprehensive application for development approval.

8 Meaning of Terms

The terms used in this Local Planning Policy shall have the same meaning as defined in the *Planning and Development Act 2005*, the Planning and Development (Local Planning Schemes) Regulations 2015, the Scheme or the Residential Design Codes (R-Codes).

Table 1: Development Requirements

SCA-DA Number	Location ¹	Aspiration and Guidance	Development Requirements ²
DA1	Outer Harbour Part Lot 1035 Casuarina Drive and part Lot 10 Outer Harbour Road/ Casuarina Drive Bunbury	<p>Desirable outcomes as follows:</p> <ul style="list-style-type: none"> • a regionally significant marina incorporating an array of supporting infrastructure and services including pontoons and pens, refuelling points, boat storage and supplies, together with complementary (ancillary) commercial and tourism activities and car parking • a mixed use harbourside environment that embraces its high amenity oceanfront setting and complements both existing and emerging activity and development within the Marlston Waterfront and Outer Harbour precincts. <p>Supplementary information: – <i>Casuarina Vision Plan, Taylor Burrell Barnett, 2015</i></p>	<p>Precinct Structure Plan (Activity Centre setting)</p> <p>Plans/development proposals prepared in accordance with provisions of the Scheme, and adequately supported by technical investigations that may extend to the following:</p> <ul style="list-style-type: none"> – Coastal Stability and Setbacks Assessment – Environmental (Coastal/Marine) Impact Assessment
DA2	Marlston North Lot 505 Jetty Road, Bunbury	<ul style="list-style-type: none"> • an attractive and vibrant mixed use waterfront environment that responds to its high amenity setting and complements both existing and emerging activity and development within the Marlston Waterfront and Outer Harbour precincts and provides an appropriate interface to established residential properties. <p>Supplementary information: – <i>Casuarina Vision Plan, Taylor Burrell Barnett, 2015</i></p>	<p>Local Development Plan (Precinct Plan)</p> <p>Plans/development proposals prepared in accordance with provisions of the Scheme (including <i>Schedule 2, Table 5 – Restricted Uses Table, R.U.1</i>), and adequately supported by technical investigations that may extend to the following:</p> <ul style="list-style-type: none"> – Coastal Stability and Setbacks Assessment – Environmental (Coastal/Marine) Impact Assessment
DA3	Koombana North Precinct Part Holman Street and environs, including Lots 1, 16, 43, 44 and 45 Holman Street, Bunbury	<ul style="list-style-type: none"> • an attractive and vibrant mixed use waterfront environment that responds to its high amenity oceanfront setting and complements both existing and emerging activity and development within the Marlston Waterfront precinct <p>Supplementary information: – <i>Koombana North Structure Plan 2013</i></p>	<p>Precinct Structure Plan (Activity Centre setting)</p> <p>Subdivision, development, land use, urban design and infrastructure arrangements are to be generally consistent with the approved structure plan (as amended/updated), and in accordance with provisions of the Scheme (including <i>Schedule 2, Table 5 – Restricted Uses Table, R.U.4</i>).</p>
DA4	Back Beach Central	<ul style="list-style-type: none"> • an attractive and vibrant mixed use, lifestyle and/or tourism 	<p>Precinct Structure Plan (Residential/Mixed Use setting)</p>

Local Planning Policy 5.x: Special Control Area – Development Areas

SCA-DA Number	Location ¹	Aspiration and Guidance	Development Requirements ²
	<p>Precinct North Lots 66 and 76 Ocean Drive, Bunbury</p>	<p>oriented urban environment, with integrated development that captures opportunities afforded by the close proximity to the Regional Centre and the high amenity coastal setting</p> <p>Supplementary information:</p> <ul style="list-style-type: none"> – Back Beach Tourism – General Structure Plan 2015 – Back Beach Tourism Detailed Structure Plan Northern & Southern Precincts 2015 – Back Beach Tourism Central Precinct North Structure Plan 2016 	<p>Subdivision, development, land use, urban design and infrastructure arrangements are to be generally consistent with the approved structure plan (as amended/updated), and in accordance with provisions of the Scheme (including <i>Schedule 2, Table 5 – Restricted Uses Table, R.U.7</i>).</p>
<p>DA5</p>	<p>Back Beach Precinct North and South Lots 1, 2 and Lot 497 Ocean Drive, Bunbury</p>	<ul style="list-style-type: none"> • an attractive and vibrant mixed use, lifestyle and/or tourism oriented urban environment, with integrated development that captures opportunities afforded by the close proximity to the Regional Centre and the high amenity coastal setting <p>Supplementary information:</p> <ul style="list-style-type: none"> – Back Beach Tourism General Structure Plan 2015 – Back Beach Tourism Detailed Structure Plan Northern & Southern Precincts 2015 – Back Beach Tourism Central Precinct South Structure Plan 2016 	<p>Precinct Structure Plan (Residential/Mixed Use setting)</p> <p>Subdivision, development, land use, urban design and infrastructure arrangements are to be generally consistent with the approved structure plan (as amended/updated), and in accordance with provisions of the Scheme (including <i>Schedule 2, Table 5 – Restricted Uses Table, R.U.7</i>).</p>
<p>DA6</p>	<p>‘The Punchbowl’ Lots 211 and 501 Holywell Street, South Bunbury</p>	<ul style="list-style-type: none"> • attractive mixed use, lifestyle and/or tourism-oriented development that is responsive to the topography of the site and captures opportunities afforded by the high amenity oceanfront setting 	<p>Local Development Plan (Precinct Plan)</p> <p>Plans/development proposals prepared in accordance with provisions of the Scheme (including <i>Schedule 3, Table 6 – Additional Site and Development Requirements Table</i>), and adequately supported by technical investigations that may extend to the following:</p> <ul style="list-style-type: none"> – Five Mile Brook Flood Management Plan
<p>DA7</p>	<p>Holywell/Jarvis Lots 1, 4, 13, 18 and 19 Holywell Street, and Lots 20 and 180 Jarvis Street, South Bunbury</p>	<ul style="list-style-type: none"> • contemporary residential infill (and/or aged care/lifestyle village) as an integrated development that captures opportunities afforded by the high amenity setting • provides an appropriate interface with the Five Mile Brook (as a riparian and open space corridor) and surrounding 	<p>Local Development Plan (Precinct Plan)</p> <p>Development generally consistent with the approved local development plan (as amended/updated), in accordance with provisions of the Scheme, and adequately supported by technical investigations that may extend to the following:</p>

Local Planning Policy 5.x: Special Control Area – Development Areas

SCA-DA Number	Location ¹	Aspiration and Guidance	Development Requirements ²
		residential properties Supplementary information: – <i>Holywell and Jarvis Street Local Development Plan December 2019</i>	– Five Mile Brook Flood Management Plan
DA8	Plaza Street Lots 442, 443 and 444 Plaza Street, and Lot 103 Spencer Street, South Bunbury	<ul style="list-style-type: none"> • an attractive and vibrant mixed use streetscape comprising medium density residential infill development, which provides an appropriate interface to surrounding residential properties • embraces the locational opportunities afforded by the site's close proximity to a neighbourhood centre, mixed use activity corridor 	Local Development Plan (Precinct Plan) Plan/development proposals in accordance with provisions of the Scheme, and adequately supported by technical investigations that may extend to the following: <ul style="list-style-type: none"> – Buffer/impact mitigation requirements (Water Treatment Plant)
DA9	Francis Street Lot 554 Francis Street, South Bunbury	<ul style="list-style-type: none"> • an attractive residential/mixed use infill development that provides an appropriate interface to both the Regional Open Space parkland and the surrounding residential properties • embraces the locational opportunities afforded by the site's close proximity to a neighbourhood centre and mixed use activity corridor 	Local Development Plan (Precinct Plan) Plan/development proposals in accordance with provisions of the Scheme, and adequately supported by technical investigations.
DA10	Koombana Drive Lot 1881 Koombana Drive, Bunbury	<ul style="list-style-type: none"> • an attractive, integrated, tourism oriented, low-impact built environment, that is responsive to the topography of the site, exploits opportunities afforded by the high amenity oceanfront setting and the site's close proximity to Dolphin Discovery Centre • provides an appropriate interface with surrounding Regional Open Space and Public Open Space reserves 	Local Development Plan (Precinct Plan) Plan/development proposals in accordance with provisions of the Scheme, and adequately supported by technical investigations that may extend to the following: <ul style="list-style-type: none"> – Heritage (Shipwrecks) Site Investigation and Management Plan³ – Contaminated Site Investigation and Management Plan
DA11	Blair Street Lots 82, 83, 84, 85 86 and 87 Blair Street, South	<ul style="list-style-type: none"> • an attractive and vibrant mixed use streetscape environment that responds to its setting along a service commercial corridor and provides an appropriate interface with adjacent 	Local Development Plan (Precinct Plan) Plan/development proposals prepared in accordance with provisions of the Scheme, and adequately supported by

Local Planning Policy 5.x: Special Control Area – Development Areas

SCA-DA Number	Location ¹	Aspiration and Guidance	Development Requirements ²
	Bunbury	residential properties	technical investigations.
DA12	Ward/Doris Lots 73, 74, 75, 76, 77, 78, 79 and 80 Ward Street, and Lot 81 Blair Street, South Bunbury	<ul style="list-style-type: none"> an attractive and vibrant mixed use streetscape environment that responds to its setting along a service commercial corridor and provides an appropriate interface with adjacent residential properties <p>Supplementary information: – <i>Local Development Plan Lots 73 to 81 Ward Street 2015</i></p>	Local Development Plan (Precinct Plan) Development proposals generally in accordance with the approved local development plan (as amended/updated) and requirements of the Scheme (including <i>Schedule 3, Table 6 – Additional Site and Development Requirements Table</i>).
DA13	Ward/Forrest Lots 69, 70, 71, 72, 4686, 4687, 4688 and 4689 Ward Street, Lot 94 Doris Street, Lot 100 Blair Street, and Lot 201 Forrest Ave, South Bunbury	<ul style="list-style-type: none"> an integrated node of bulky goods showrooming and commercial services accessed by an efficient, legible and safe pedestrian and vehicular movement network that adequately caters for employee and visitor parking and provides suitable servicing, loading and unloading arrangements 	Local Development Plan (Precinct Plan) Plan/development proposals prepared in accordance with provisions of the Scheme, and adequately supported by technical investigations.
DA14	Bunning Boulevard Lot 100 Bunning Boulevard, East Bunbury	<ul style="list-style-type: none"> an attractive pedestrian friendly local activity centre and mixed use precinct that is accessed by an efficient, legible and safe pedestrian and vehicular movement network contributes to the streetscape and provides a sympathetic interface to surrounding residential properties 	Local Development Plan (Precinct Plan) Plan/development proposals prepared in accordance with provisions of the Scheme (including <i>Schedule 1, Table 4 – Additional Uses Table</i> , and <i>Schedule 3, Table 6 – Additional Site and Development Requirements Table</i>), and adequately supported by technical investigations.
DA15	Glen Iris Gateway Lot 18 Forrest Highway, Lots 17, 30 and 31 Vittoria Road, Glen Iris	<ul style="list-style-type: none"> an attractive integrated node of bulky goods showrooming and commercial services forming part of a gateway precinct to Glen Iris – Moorlands and the city, which is accessed by an efficient, legible and safe pedestrian and vehicular movement network that adequately caters for employee and visitor parking and provides suitable servicing, loading and unloading arrangements <p>Supplementary information:</p>	Local Development Plan (Precinct Plan) Plan/development proposals prepared in accordance with provisions of Scheme, (including <i>Schedule 3, Table 6 – Additional Site and Development Requirements Table</i>) and adequately supported by technical investigations.

Local Planning Policy 5.x: Special Control Area – Development Areas

SCA-DA Number	Location ¹	Aspiration and Guidance	Development Requirements ²
		<ul style="list-style-type: none"> – <i>Glen Iris Structure Plan 2010</i> – <i>Glen Iris District Structure Plan 2022 (pending)</i> 	
DA16	Glen Iris Neighbourhood Centre Lots 120, 121 and 33 Vittoria Road, Glen Iris	<ul style="list-style-type: none"> • an attractive pedestrian friendly neighbourhood activity centre and mixed use precinct servicing Glen Iris - Moorlands that is accessed by an efficient, legible and safe pedestrian and vehicular movement network • a built form that supports an active frontage, contributes to the streetscape, and maintains a sympathetic interface with adjacent properties Supplementary information: <ul style="list-style-type: none"> – <i>Glen Iris Structure Plan 2010</i> – <i>Glen Iris District Structure Plan 2022 (pending)</i> 	Local Development Plan (Precinct Plan) Plan/development proposals prepared in accordance with provisions of Scheme, and adequately supported by technical investigations.
DA17	Vittoria/Jeffrey Lot 2 Jeffrey Road, Lot 3 Vittoria Road, Glen Iris	<ul style="list-style-type: none"> • an attractive, pedestrian friendly mixed use and medium/higher density residential development that addresses Vittoria Road and appropriately interfaces with a neighbourhood centre Supplementary information: <ul style="list-style-type: none"> – <i>Glen Iris Structure Plan 2010</i> – <i>Glen Iris District Structure Plan 2022 (pending)</i> 	Local Development Plan (Precinct Plan) Plan/development proposals prepared in accordance with provisions of Scheme, and adequately supported by technical investigations.
DA18	Vittoria Road Lots 5, 6, 500 and 501 Vittoria Road, Glen Iris	<ul style="list-style-type: none"> • contemporary medium/higher density residential development that addresses Vittoria Road Supplementary information: <ul style="list-style-type: none"> – <i>Glen Iris Structure Plan 2010</i> – <i>Glen Iris District Structure Plan 2022 (pending)</i> 	Local Development Plan (Precinct Plan) Plan/development proposals prepared in accordance with provisions of Scheme, and adequately supported by technical investigations.
DA19	Vittoria/Caladenia Lots 7, 9, 10, and 11 Vittoria Road, Lot 12 Jeffrey Road, Lot 49 Pituri Close and Lot 50 Caladenia	<ul style="list-style-type: none"> • mixed use development with satisfactory internal and external road connections across all lots and a built form that appropriately transitions the interface between Vittoria Road and existing residential lots Supplementary information:	Local Development Plan (Precinct Plan) Plan/development proposals generally consistent with approved structure plans (as amended/updated), in accordance with provisions of the Scheme, and adequately supported by technical investigations.

Local Planning Policy 5.x: Special Control Area – Development Areas

SCA-DA Number	Location ¹	Aspiration and Guidance	Development Requirements ²
	Way, Glen Iris	<ul style="list-style-type: none"> – <i>Glen Iris Structure Plan 2010</i> – <i>Glen Iris District Structure Plan 2022 (pending)</i> 	
DA20	Port Buffer Lots 415 and 45 Johnston Road, Lots 101, 205, 12, 17, 25 and 52 Forrest Highway, Lot 26 and part Lots 4, 5, 6, 7, 8, 9, 25 and 26 Newton Road, part Lot 61 Estuary Drive, Vittoria	<ul style="list-style-type: none"> • development appropriate to setting having regard to future Inner Harbour port expansion plans, Primary Regional Road reserve and Preston River floodplain management strategies Supplementary information: <ul style="list-style-type: none"> – <i>Port of Bunbury Master Plan 2022</i> – <i>Glen Iris District Structure Plan 2022 (pending)</i> 	Standard Structure Plan Plan/development proposals prepared in accordance with provisions of Scheme, and adequately supported by technical investigations.
DA21	Sanctuary Resort Lots 39, 40, 41 and 42 Old Coast Road, Pelican Point	<ul style="list-style-type: none"> • an attractive and integrated lifestyle and tourism-oriented resort with development that responds to and reinforces the site’s high amenity and golf course setting 	Local Development Plan Plan/development proposals prepared in accordance with provisions of the Scheme (including <i>Schedule 2, Table 5 – Restricted Uses Table, R.U.6</i>), and adequately supported by technical investigations.
DA22	Temple Road Lot 44 and part Lot 200 Temple Road and Lot 101 Giorgi Road, Picton	<ul style="list-style-type: none"> • generally medium scale or low impact (ideally port oriented) industrial manufacturing, transportation and storage land uses that are suitably buffered from sensitive land uses (if any) • development that retains and respects the ecological and landscape values of bushland areas Supplementary information: <ul style="list-style-type: none"> – <i>Preston Industrial Park North District Structure Plan 2009</i> 	Standard Structure Plan Plan/development proposals, adequately supported by technical investigations, that are generally consistent with the approved district structure plan (as amended/updated) and in accordance with provisions of the Scheme.
DA23	The Stables Canter Circuit (former Lots 224 and 226 Spencer Street), South Bunbury	<ul style="list-style-type: none"> • contemporary residential infill that provides amenity to residents, allows for appropriate vehicle movement/access and maintains a satisfactory interface with surrounding properties Supplementary information:	Local Development Plan Development proposals to be generally consistent with the approved local development plan (as amended/updated) and in accordance with provisions of the Scheme.

Local Planning Policy 5.x: Special Control Area – Development Areas

SCA-DA Number	Location ¹	Aspiration and Guidance	Development Requirements ²
		<ul style="list-style-type: none"> – <i>Local Development Plan Lots 224 & 246 Spencer Street 2018</i> 	
<p>DA24</p>	<p>Nenke Way Lots 95, 5(#104), 6, 90, 8, 9, 200, 10, 100, 14, 1,2 3, 15, 5 (#U1/126), 17, 18, 19, 104 and 120 South Western Highway; Lots 1, 2, 4, 96, 97, 98, 100 and 102 Nenke Way; Lots 1, 2, 31, 32 (and accessway) Tinacre Court, Glen Iris</p>	<ul style="list-style-type: none"> • a low density residential estate accommodating infill housing development that provides for appropriate internal local road and vehicle access arrangements, and safe and efficient connections to the regional road network <p>Supplementary information:</p> <ul style="list-style-type: none"> – <i>Structure Plan Lots 58–62 South Western Highway 2013</i> – <i>Structure Plan Lot 4 Nenke Way and Lots 5,6,8,9 and 90 South Western Highway</i> 	<p>Standard Structure Plan</p> <p>Development proposals consistent with approved structure plans (as amended/updated), in accordance with provisions of the Scheme, and adequately supported by technical investigations.</p>
<p>DA25</p>	<p>Olive Court Lot 100 and Lots 103 to 111 (inclusive) Olive Court, Glen Iris</p>	<ul style="list-style-type: none"> • an integrated industrial park catering for generally small scale and low impact industrial land uses with little or no impact / emissions occurring beyond their own site boundaries • development that retains and respects the ecological and landscape values of riparian corridors and water quality of the Preston River <p>Supplementary information:</p> <ul style="list-style-type: none"> – <i>Development Guide Plan Lot 51, 52, 120, 123 & 63 Dodson and Olive Roads 2008</i> – <i>Preston River Technology Park Precinct Plan 2009</i> 	<p>Local Development Plan</p> <p>Subdivision, development, land use, urban design and infrastructure provision are to be generally consistent with the adopted plans, in accordance with provisions of the Scheme, and adequately supported by technical investigations.</p>
<p>DA26</p>	<p>O'Connor Entrance Lots 1, 2 and part Lot 9003 O'Connor Entrance; Lot 74 Mill Street; Lots 60 and 61 Federal Street; Lot 3 and part Lots 407 and 4685 South Western Highway, Picton</p>	<ul style="list-style-type: none"> • a transport oriented light industrial precinct <p>Supplementary information:</p> <ul style="list-style-type: none"> – <i>Wimbridge Precinct Structure Plan 2015.</i> – <i>Glen Iris District Structure Plan (pending)</i> 	<p>Local Development Plan</p> <p>Plans/development proposals prepared in accordance with provisions of the Scheme, and adequately supported by technical investigations that may extend to the following:</p> <ul style="list-style-type: none"> – land use interface arrangements and environmental buffer requirements (if any)

Local Planning Policy 5.x: Special Control Area – Development Areas

SCA-DA Number	Location ¹	Aspiration and Guidance	Development Requirements ²
DA27	Beddingfield Street Part Lots 1059 and 74 Beddingfield Street, Lot 3 Rawling Road, Lots 2 and 1050 South Western Highway, Davenport	<ul style="list-style-type: none"> an integrated industrial park catering for generally small scale and low impact industrial land uses with little or no impact/emissions occurring beyond their own site boundaries development that retains and respects the ecological and landscape values of riparian corridors and water quality of the Preston River Supplementary information: – <i>Lot 74 Beddingfield Street Structure Plan 2009</i>	Standard Structure Plan Plans/development proposals consistent with approved structure plans (as amended/updated), in accordance with provisions of the Scheme, and adequately supported by technical investigations.
DA28	Boyanup/Picton Lots 20, 171, 172 and 173 Boyanup-Picton Road, Picton	<ul style="list-style-type: none"> a node of generally small scale industrial manufacturing, transportation and/or storage land uses development that retains and respects the ecological and landscape values of riparian corridors and water quality of the Ferguson River Supplementary information: – <i>Structure Plan Lot 1 and 6 Boyanup-Picton Road 2009</i>	Standard Structure Plan Development proposals generally consistent with the approved structure plan (as amended/updated), in accordance with provisions of the Scheme, and adequately supported by technical investigations that may extend to the following: – Foreshore Management Plan (Ferguson River)
DA29	Boyanup/Harris Part Lots 2, 4 and 50 Boyanup-Picton Road, Lot 8, 16 and 17 and part Lots 501, 503 and 109 Harris Road, Picton	<ul style="list-style-type: none"> combining to form part of an integrated Picton Industrial Park (Southern Precinct) accommodating a range of small to larger scale industrial manufacturing, transportation and/or storage land uses development that retains and respects the ecological and landscape values of riparian corridors and water quality of the Ferguson River Supplementary information: – <i>Picton Industrial Park Southern Precinct District Structure Plan 2018</i>	Standard Structure Plan(s) Plan(s)/development proposals prepared in accordance with provisions of the Scheme, and adequately supported by technical investigations that may extend to the following: – Flood Management Plan (Ferguson River)
DA30	Willinge Drive-North Parts Lot 3 and Lot 9000 Boyanup Picton Road,	<ul style="list-style-type: none"> an integrated industrial park providing for larger scale and medium impact industrial manufacturing, transportation and storage land uses that are suitably buffered from sensitive 	Standard Structure Plan(s) Plan(s)/development proposals prepared in accordance with provisions of the Scheme, and adequately supported by

Local Planning Policy 5.x: Special Control Area – Development Areas

SCA-DA Number	Location ¹	Aspiration and Guidance	Development Requirements ²
	Picton East	<p>land uses (if any)</p> <ul style="list-style-type: none"> development that retains and respects the ecological and landscape values of riparian corridors and water quality of the Preston and Ferguson Rivers <p>Supplementary information:</p> <ul style="list-style-type: none"> <i>Bunbury Geographe Sub Regional Strategy</i> <i>Greater Bunbury Region Scheme</i> <i>Dardanup Local Planning Scheme</i> 	<p>technical investigations that may extend to the following:</p> <ul style="list-style-type: none"> Flood Management Plan (Preston River and Ferguson River)
DA31	<p>Armstrong Way</p> <p>Lot 2 Stallard Place, Lot 110 Reynolds Way and Lots 83 to 109 Armstrong Way, Withers</p>	<ul style="list-style-type: none"> medium/higher density infill housing that compliments the evolving setting and the movement network by incorporating appropriate access and interface treatments <p>Supplementary information:</p> <ul style="list-style-type: none"> <i>Withers Local Area Plan 2016</i> <i>Central Withers Structure Plan 2020</i> 	<p>Local Development Plan(s) (Precinct Plans)</p> <p>Plan(s)/development proposals prepared in accordance with provisions of the Scheme, and adequately supported by technical investigations.</p>
DA32	<p>Willinge Drive South</p> <p>Parts Lot 104 Willinge Drive (various) and Lots 151, 419 South Western Highway, Davenport</p>	<ul style="list-style-type: none"> an industrial node comprising generally larger scale and medium impact industrial manufacturing, transportation and storage land uses that are suitably buffered from sensitive land uses (if any) development that retains and respects the ecological and landscape values of riparian corridors and water quality of the Preston River <p>Supplementary information</p> <ul style="list-style-type: none"> <i>Bunbury Geographe Sub Regional Strategy</i> <i>Greater Bunbury Region Scheme map</i> <i>Capel Local Planning Scheme</i> <i>Dardanup Local Planning Scheme</i> <i>Bunbury Geographe Airport Master Plan 2020-2040</i> 	<p>Standard Structure Plan(s)</p> <p>Plan(s)/development proposals prepared in accordance with provisions of the Scheme, and adequately supported by technical investigations that may extend to the following:</p> <ul style="list-style-type: none"> Flood Management Plan (Preston River) Consideration of proximity to Bunbury Airport
DA(33) ⁴	<p>Mervyn St</p> <p>Part Lot 108 Strickland (cnr Mervyn Street and Albert</p>	<ul style="list-style-type: none"> an attractive pedestrian friendly local activity centre servicing nearby residents and workers alike, that is accessed by an efficient, legible and safe pedestrian and vehicular movement 	<p>Local Development Plan (Precinct Plan)</p> <p>Plans/development proposals prepared in accordance with provisions of the Scheme (including <i>Schedule 3, Table 6</i> –</p>

Local Planning Policy 5.x: Special Control Area – Development Areas

SCA-DA Number	Location ¹	Aspiration and Guidance	Development Requirements ²
	Road), Bunbury	network.	<i>Additional Site and Development Requirements Table).</i>
DA(34) ⁴	Castle St	<ul style="list-style-type: none"> contemporary medium density residential development that contributes positively to an evolving streetscape 	Local Development Plan (Precinct Plan) Plans/development proposals prepared in accordance with provisions of the Scheme (including <i>Schedule 3, Table 6 – Additional Site and Development Requirements Table</i>).
DA(35) ⁴	Stallard, Rand and Wilkerson⁵ Withers	<ul style="list-style-type: none"> medium/higher density infill housing that compliments the evolving setting and the movement network by incorporating appropriate access and interface treatments Supplementary information: <ul style="list-style-type: none"> – <i>Withers Local Area Plan 2016</i> – <i>Central Withers Structure Plan 2020</i> 	Local Development Plan (Precinct Plan) Plan(s)/development proposals prepared in accordance with provisions of the Scheme, and adequately supported by technical investigations.

Notes:

- Lot numbers/street names can change from time to time. In any instance of doubt, the area included is that which falls within the SCA-DA boundary as identified on the scheme map.
- Proponents are encouraged to consult with relevant public authorities/agencies on proposals prior to preparing and lodging documentation. Requirements to be determined in consultation with the City of Bunbury and relevant government agencies that may include one or more of the following:
 - Environmental Protection Authority (EPA)
 - Department of Water and Environmental Regulation (DWER)
 - Main Roads Western Australia (MRWA)
 - Department of Planning, Lands and Heritage (DPLH)
 - Department of Biodiversity, Conservation and Attractions (DBCA)
 - Department of Primary Industry and Regional Development (DPIRD)
 - Department of Communities (DoC)
 - Department of Transport (DoT)
 - DevelopmentWA
 - Shire of Dardanup
 - Shire of Capel
- Proponents are encouraged to seek advice from the WA Museum (Department of Maritime Archaeology) on development proposals that involve ground disturbance.
- Number pending notation upon the Scheme map.
- Areas identified as H, I and J on the Central Withers Structure Plan map 2020.