

This structure plan is prepared under the provisions of the City of Mandurah Town Planning Scheme No. 3.

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

22 November 2013

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

Amendment No.	Amendment summary	WAPC endorsed date
1	-	-
2	Amend coding density in various areas and adjusted R-Code boundary	22-February-2019



ODP REQUIREMENTS

- ① The extension of Cervantes Drive is to be treated in a manner which encourages vehicles to move at a slow speed.
- ② Egret Point is to be upgraded and/or constructed to a uniform standard from Leisure Way to its connection with the Bridgewater North local road network. This may include undertaking earthworks and constructing a two-lane road, dual use pathway, pedestrian crossings, drainage infrastructure, installing kerbing and street lighting and relocating service infrastructure. These works may be required as a condition of subdivision approval, if granted.

Any works within the Primary Regional Roads reservation are to be undertaken to the specification of Main Roads WA.
- ③ The existing Osprey nest is to be relocated in consultation with the City of Mandurah.
- ④ Indicative location of informal launch facility for 'non powered craft' and associated carparking to be agreed in accordance with the Foreshore Management Plan.
- ⑤ The existing toilet block is to be relocated in consultation with the City of Mandurah.
- ⑥ The preparation and implementation of the following management plans may be a requirement of subdivision approval, if granted:
 - a noise management plan;
 - a foreshore management plan;
 - an acid sulphate soils management plan;
 - an urban water management plan;
 - an environmental management plan, which addresses fauna management and relocation and vegetation retention, protection and management.
- ⑦ Development of the Bridgewater North estate is subject to approval under the *Environment Protection and Biodiversity Conservation Act 1999*.
- ⑧ Detailed area plans are to be prepared, in consultation with the City of Mandurah, for the following:
 - (a) all lots with rear-laneway access;
 - (b) all lots abutting public open space; and/or
 - (c) all lots located adjacent to Mandurah Road.
- ⑨ The Council may request the proponent make a voluntary contribution toward the cost of modifying the intersection of Old Coast Road and Sticks Boulevard, if it is deemed appropriate.
- ⑩ Public Open Space designation indicates primary function but does not preclude other incidental uses such as recreation, footpaths, drainage etc.

LEGEND

— ODP Boundary

ZONING & CODING

- R25** Low Density Residential
(maximum building height of 2 storeys applies unless otherwise nominated on plan)
- R30** Medium Density Residential
(maximum building height of 2 storeys applies unless otherwise nominated on plan)
- R40** Medium Density Residential
(maximum building height of 3 storeys applies unless otherwise nominated on plan)
- R60** High Density Residential
(maximum building height of 3 storeys applies unless otherwise nominated on plan)

(2) Maximum Building Height

Public Open Space - Recreation

Public Open Space - Conservation & Foreshore

* Possible Cafe / Corner store

Indicative shared path/regional path location

Standard through road connection

Pedestrian access to/in surrounding areas