

Ocean Hill
NORTH LAKE



Lakelands North (Ocean Hill) Structure Plan

Lot 101 Mandurah Road, Lakelands

APRIL 2021

**WAPC Approval Extended 5 February 2025
Revised Expiry Date 29 March 2036**

Lakelands North (Ocean Hill) Structure Plan.

Lot 101 Mandurah Road, Lakelands

FEBRUARY 2016 (AS AMENDED APRIL 2021)

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6	WAPC Schedule of Modifications (Approved LSP)	TV	JH	24.02.2016
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7b	Structure Plan Amendment 1 (Re-format)	MT	JH	26.05.2020
8	WAPC Schedule of Modifications	TV	JH	16.04.2021

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Dear Sir/Madam

**EXTENSION OF APPROVAL PERIOD - LAKELANDS NORTH (OCEAN HILL) STRUCTURE PLAN
WAPC REFERENCE: SPN/0688M-1**

Pursuant to Clause 28 (2), Part 4, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, the Western Australian Planning Commission on 05 February 2025, approved an extension of the approval period for the Lakelands North (Ocean Hill) Structure Plan for a further period of ten years, expiring on 29 March 2036.

Based on the reasonings of the State Administrative Tribunal decision for *RICHARDSON and CITY OF SWAN* [2022] WASAT 17, the expiration date of a structure plan approved after 19 October 2015 is calculated from the date that the decision was communicated/distributed to the applicant. Therefore, the abovementioned structure plans original expiry date was 29 March 2016, and the approved extension period has been calculated from this date.

A copy of the current approved structure plan is attached to this emailed correspondence.

Yours sincerely

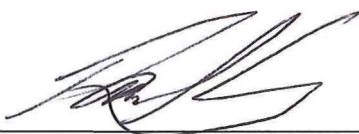


Ms Sam Boucher
Secretary
Western Australian Planning Commission
06 February 2025

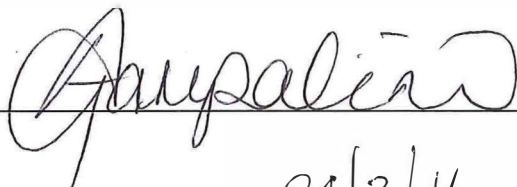
This structure plan is prepared under the provisions of the City of Mandurah Town Planning Scheme No.3

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: 24 March 2016

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

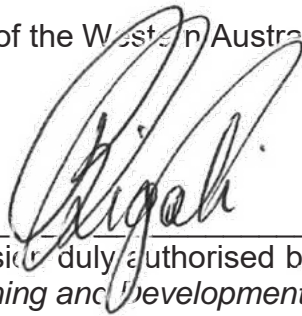
24/3/16

Date

Date of Expiry: 29 March 2036

IT IS CERTIFIED THAT AMENDMENT NO. 1 TO THE LAKELANDS
NORTH (OCEAN HILL) STRUCTURE PLAN WAS APPROVED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON: **16 JUNE 2021**

Signed for and on behalf of the Western Australian Planning Commission

A handwritten signature in black ink, appearing to read 'Rigali', is written over a horizontal line. The signature is stylized and cursive.

an officer of the Commission duly authorised by the Commission pursuant
to Section 16 of *the Planning and Development Act 2005* for that purpose.

Table of Modifications.

Modification	Description	Endorsed by City	Endorsed by WAPC
1	Introduction of base coding of R25 (in lieu of R30) and a density range of R25 - R80 based on revised locational and performance criteria. Re-alignment of Primary Road network and adjacent residential and public open space cells pursuant to WAPC Subdivision Approval 158359, issued November 2019 (Estate Stages 5 - 7).	Standard	16 June 2021

Table of Density Plans.

Modification	Description	Endorsed by City
1	WAPC 153039 for Ocean Hill Estate (Stage 1 - 4)	March 2016
2	WAPC 154930 for Ocean Hill Estate (Stage 5 - 9)	June 2017
3	WAPC 158359 for Ocean Hill Estate (Stage 5 - 7) <i>NB. Supersedes portion of Density Plan No. 2</i>	November 2019

Executive Summary.

The *Lakelands North (Ocean Hill) Structure Plan* has been prepared to guide the subdivision and development of some 120 hectares of land on Lot 101 Mandurah Road, Lakelands, within the City of Mandurah municipality.

CP Land Pty Ltd is the sole owner of the subject land.

The Structure Plan has been prepared on behalf of CP Land Pty Ltd by the following specialist consultant team:

- Satterley – Project Management
- CDP – Urban Design and Town Planning
- JDSi Consulting Engineers – Engineering
- Emerge Associates – Environment, Landscaping, Hydrology
- Bushfire Safety Consulting – Bushfire Management
- Lloyd George Acoustics – Noise Management
- GTA Consultants – Traffic and Transport Analysis
- McMullan Nolan Group (MNG) – Surveying

Purpose

This Structure Plan provides an overarching planning framework to guide and facilitate the development of 120 hectares of land at Lot 101 Mandurah Road, for urban purposes.

The Structure Plan provides for an integrated and coordinated approach to an appropriate mix of residential land uses and infrastructure, necessary to create a strong and vibrant community in the Peel Region.

The Structure Plan has been submitted for approval by the Western Australian Planning Commission.

Design Approach

The design approach has been a rigorous multidisciplinary process with continuous reflection upon the purpose of the Structure Plan and improving project outcomes. Design principles and considerations which have informed the design approach include:

- Public open space allocation, including retention of quality remnant vegetation and community creation;
- Urban structure and place making;
- Movement systems and connectivity;
- Leading and innovative built form; and
- Landform and environment.

Project Overview

The Structure Plan will create a framework for the future urban subdivision development of an anticipated 1,920+ dwellings, which will ultimately house a new community in the vicinity of 5,376+ people within a variety of lot product and dwelling types. The Structure Plan will also provide land for the purposes of a Primary School and part contribution to a High School and District Playing Field.

Item	Data	LSP Reference
Total Structure Plan Area	120.21 ha	
Area of each land use proposed:		
<ul style="list-style-type: none"> Residential (Nett) Roads Public Open Space Primary School High School (portion of) Mandurah Landscape Buffer 	67.32 ha 34.39 ha 12.79 ha 3.5 ha 1.5 ha 0.71 ha	Part 2 Section 4.3 <i>Land Composition</i>
Estimated Lot Yield	1,881+ lots	
Estimated Dwelling Yield	1,920+ dwellings	
Estimated Residential Density	-16 dwellings/gross urban zone ¹ -28 dwellings/site hectare ²	Part 2 Section 4.4 <i>Dwelling Forecast</i>
Estimated Population	5,376+ people	
Number of High Schools	1 (part contribution)	Part 2 Section 4.2.4 <i>Education & District Playing Fields</i>
Number of Primary Schools	1	
Estimated Number and % of Public Open Space:		
<ul style="list-style-type: none"> Regional Open Space District Open Space 	0 ha 1 park @ 4.43 ha (35%) ³	
Estimated area and number:		
<ul style="list-style-type: none"> Neighbourhood Parks Local Parks 	9 parks @ 7.74ha (60%) 3 parks @ 0.62 ha (5%)	Part 2 Section 4.8 <i>Public Open Space</i>
Estimated number and area of natural area and biodiversity assets	0 ha ⁴	

Footnotes:

1. 'Gross urban zone' refers to the definition under WAPC's *Directions 2031* and supporting documents.
2. 'Residential site hectare' refers to the definition under Element 1 of WAPC's *Liveable Neighbourhoods*.
3. District Playing Fields are incorporated in the Structure Plan design, thus, such areas are allocated within the 10% POS contribution.
4. All natural areas (remnant vegetation) are retained within designated Public Open Space areas.

Abbreviations.

AAMGL	Average Annual Maximum Groundwater Level
AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment Conservation Council
ASS	Acid Sulfate Soils
AS	Australian Standard
BGL	Below Ground Level
BMP	Bushfire Management Plan
BRA	Bio-Retention Areas
CBD	Central Business District
CCW	Conservation Category Wetland
DEC	Department of Environment and Conservation
DIA	Department of Indigenous Affairs
DPaW	Department of Parks and Wildlife
DoP	Department of Planning
DoW	Department of Water
DWMS	District Water Management Strategy
DSP	Mandurah North District Structure Plan
EPA	Environmental Protection Authority
FSA	Flood Storage Areas
Ha	Hectare
LILLO	Left-in /Left-Out Road Intersection
LDP	Local Development Plan
LWMS	Local Water Management Strategy
MGL	Maximum Groundwater Level
MRWA	Main Roads Western Australia
NCA	Neighbourhood Connector A
NCB	Neighbourhood Connector B
OMSRS	Draft Outer Metropolitan Perth & Peel Sub Regional Structure Plan
POS	Public Open Space
PRS	Peel Region Scheme
PTA	Public Transport Authority
RMD Codes	Residential Medium Density Codes
TPS 3	City of Mandurah Town Planning Scheme No. 3
UWMP	Urban Water Management Plan
WAPC	Western Australian Planning Commission
WSUD	Water Sensitive Urban Design

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Technical Appendices

Appendix 1: Certificate of Title

Appendix 2: Environmental Assessment and Management Strategy (Emerge Associates)

Includes Sub-Consultants:

- Transportation Noise Assessment (Lloyd George Acoustics)
- Bushfire Management Plan (Bushfire Safety Consulting)

Appendix 3: Transport Assessment (GTA Consultants)

Appendix 4: Local Water Management Strategy (Emerge Associates)

Appendix 5: Engineering Servicing Report (JDSi)

Plans

Plan 1: Lakelands North (Ocean Hill) Structure Plan (amended 2021)

Figures

Figure 1: Location Plan

Figure 2: Peel Region Scheme Zoning

Figure 3: City of Mandurah TPS3 Zoning

Figure 4: Outer Metropolitan Perth & Peel Sub-Regional Strategy

Figure 5: Mandurah North District Structure Plan

Figure 6: Mandurah Structure Plan (Extract)

Figure 7: Orthophoto

Figure 8: District Context Plan

Figure 9: Site Analysis

Figure 10: Lakelands School & Recreation Master Plan

Figure 11: Master Plan (amended 2021)

Figure 12: Education Precinct Concept

Figure 13: Density Clusters

Figure 14: Road Hierarchy

Figure 15: Road Cross-Sections

Figure 16: Road Cross-Sections

Figure 17: Road Cross-Sections

Figure 18: Road Cross-Sections

Figure 19: Preferred Bus Routes

Figure 20: Indicative Path Network

Figure 21: Public Open Space Plan (amended 2021)

Figure 22: Landscape Master Plan

Figure 23: Street Tree Master Plan

Figure 24: LWMS Cross-Sections – Swales

Figure 25: LWMS Cross-Sections – POS

Figure 26: Railway and Road Interface Cross-Sections

Figure 27: Staging Plan

DISCLAIMER - FIGURES

LSP Plan 1 and Figures 11 (Master Plan) and 21 (Public Open Space Plan) have been updated to correspond to Amendment 1 to the Structure Plan (April 2021).

All other report figures and Technical Appendices correspond to the 2016 approved LSP as they generally reflect the design objectives and intent of the LSP, inclusive of any Amendments.

Part One - Implementation

LAKELANDS NORTH (OCEAN HILL)
STRUCTURE PLAN



Part One - Implementation

LAKELANDS NORTH (OCEAN HILL) STRUCTURE PLAN

1. Structure Plan Area

This Structure Plan shall apply to Lot 101 Mandurah Road, Lakelands being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan (**Plan 1**).

The Structure Plan is identified as the Lakelands North (Ocean Hill) Structure Plan.

2. Operation

This Structure Plan comes into effect on the date it is approved by the Western Australian Planning Commission (WAPC).

The Structure Plan is to be given due regard when considering development of subdivision applications.

3. Staging

The development of the Structure Plan area will be implemented in multiple stages. The staging plan is indicative as timing, location and composition of the future stages will be dependent on market demand.

The staging will commence in the southern portion of the estate, namely the south-central and south-eastern portions for Display Village, Sales Office and 'first release' residential purposes. The development will move northwards and westwards before completion in the north-eastern portion of the site.

The provision of traffic signalisation with Mandurah Road, engineering infrastructure and primary internal road network will also need to be staged to suit development demand and/or suitable access at an early stage. A detailed program for this will be prepared as part of ongoing detailed planning and design of service infrastructure.

The Coastal Lakes College high school opened at the beginning of 2019. Development of the primary school is subject to local demand, namely in excess of 1,000 residential lots.

4. Subdivision & Development Requirements

4.1 Land Use Permissibility

- a) Land use permissibility within the structure plan area is to be in accordance with the corresponding zone or reserve under the City of Mandurah Town Planning Scheme (the 'Scheme').

4.2 Hazards & Separation Distances

- a) Residential lots identified within the Bushfire Prone Area as designated under the Department of Fire and Emergency Services Mapping of Bushfire Prone Areas will require a Bushfire Attack Level assessment to be undertaken at subdivision stage.
- b) A Detailed Noise Management Plan is to be prepared and implemented in accordance with State Planning Policy 5.4 Road and Rail Noise and the associated implementation guidelines for lots identified as affected by noise in the Lot 101 Mandurah Road Structure Plan Transportation Noise Assessment.

4.3 Public Open Space

- a) The Structure Plan (**Plan 1**) nominates a provisional area of 11.94ha as creditable Public Open Space. The proposed Public Open Space meets the minimum 10% requirement as outlined in Part Two of this report.
- b) An updated Public Open Space schedule is to be provided at the time of subdivision for determination by the WAPC upon advice of the City of Mandurah.

4.4 Density Plans

- a) A residential density code plan is to be submitted to the WAPC at the time of subdivision, unless exempt from this requirement by clause 4.4(d) of this structure plan. This plan is to identify the residential density code applicable to each proposed lot, in accordance with the locational criteria set out below.
- b) The residential density code plan is to include a summary of the proposed dwelling yield and demonstrate how the density target, as specified in section 4.5, is progressively being achieved.
- c) The WAPC is to determine the residential density code plan together with the related subdivision application. If approved, the residential density code plan will then form part of the Structure Plan and shall be used to assess and determine any future application for development approval.
- d) A residential density code plan is not required if the purpose of the subdivision application is to:
 - i. amalgamate lots;
 - ii. create a lot or lots for the purposes of facilitating the provision of access, services or infrastructure;
 - iii. create a lot or lots which cannot be developed for residential purposes; or
 - iv. create residential lots in accordance with a previously approved residential density code plan.
- e) As each stage of subdivision is finalised and a deposited plan depicting the lot(s) is submitted to the WAPC for its endorsement, a consolidated residential density code plan is to be prepared and forwarded to the local government and WAPC, and this shall supersede each previous residential density code plan(s).

4.5 Residential Density Targets

- a) The subdivision of land zoned urban in the Peel Region Scheme should aim to achieve a density of 15 dwellings per hectare.

4.6 Locational Criteria

- a) The allocation of a specific residential density code to a lot shall be consistent with the residential density range identified on the structure plan map and the following locational criteria:

Density Code	Locational Criteria
R25 (R-MD)	The base residential density code shall be R25 unless an R40, R60 or R80 residential density code is applied in accordance with the locational criteria set out below.
R30 (R-MD)	Lots already titled with a R30 density coding, prior to the endorsement of this Structure Plan - Amendment 1, shall retain a base code of R30.

Density Code	Locational Criteria
R40 (R-MD)	An R40 residential density code may only be applied where a lot is: <ul style="list-style-type: none"> i. provided at the end of a street block and with rear laneway access; and/or ii. located within 100 metres (walking distance) of public open space and key distributor roads.
R60 (R-MD)	An R60 residential density code may only be applied where a lot is: <ul style="list-style-type: none"> i. located at the end of a street block and with rear laneway access; and ii. located abutting or adjacent to (that is, separated by no more than a constructed and dedicated public road), public open space; or iii. located abutting a key public transport node or route.
R80	An R80 residential code may only be applied where a lot is: <ul style="list-style-type: none"> i. contiguous with R80 lots with a combined minimum area of 800m²; and ii. located at the end of a street block with direct frontage to two intersecting roads, and/or with rear laneway access; and iii. located adjacent to (that is, separated by no more than a constructed and dedicated public road) public open space; or iv. located abutting a key public transport node or route.

5. Local Development Plans

- a) The WAPC may require, as a condition of subdivision approval, that a local development plan(s) be prepared in accordance with Part 6 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, prior to the creation or development of lots:
- i. of irregular shape or less than 260m² in area;
 - ii. affected by road or rail noise exceeding the targets set out in *State Planning Policy 5.4: Road and Rail Noise* and the associated implementation guidelines;
 - iii. where vehicular access is obtained from a rear laneway or right of way or is otherwise constrained;
 - iv. abutting areas of public open space; and/or
 - v. intended to accommodate grouped or multiple dwellings.
- b) Local development plans are to address the following matters, as required:
- i. street and boundary setbacks;
 - ii. dwelling orientation;
 - iii. uniform fencing requirements;
 - iv. open space requirements;
 - v. garage setbacks and width;
 - vi. vehicular and pedestrian access;
 - vii. parking requirements;
 - viii. overshadowing;
 - ix. visual privacy;
 - x. quiet house design and/or construction requirements; and
 - xi. any variations to the residential design codes which may be required.

6. Other Requirements

6.1 Notifications on Title

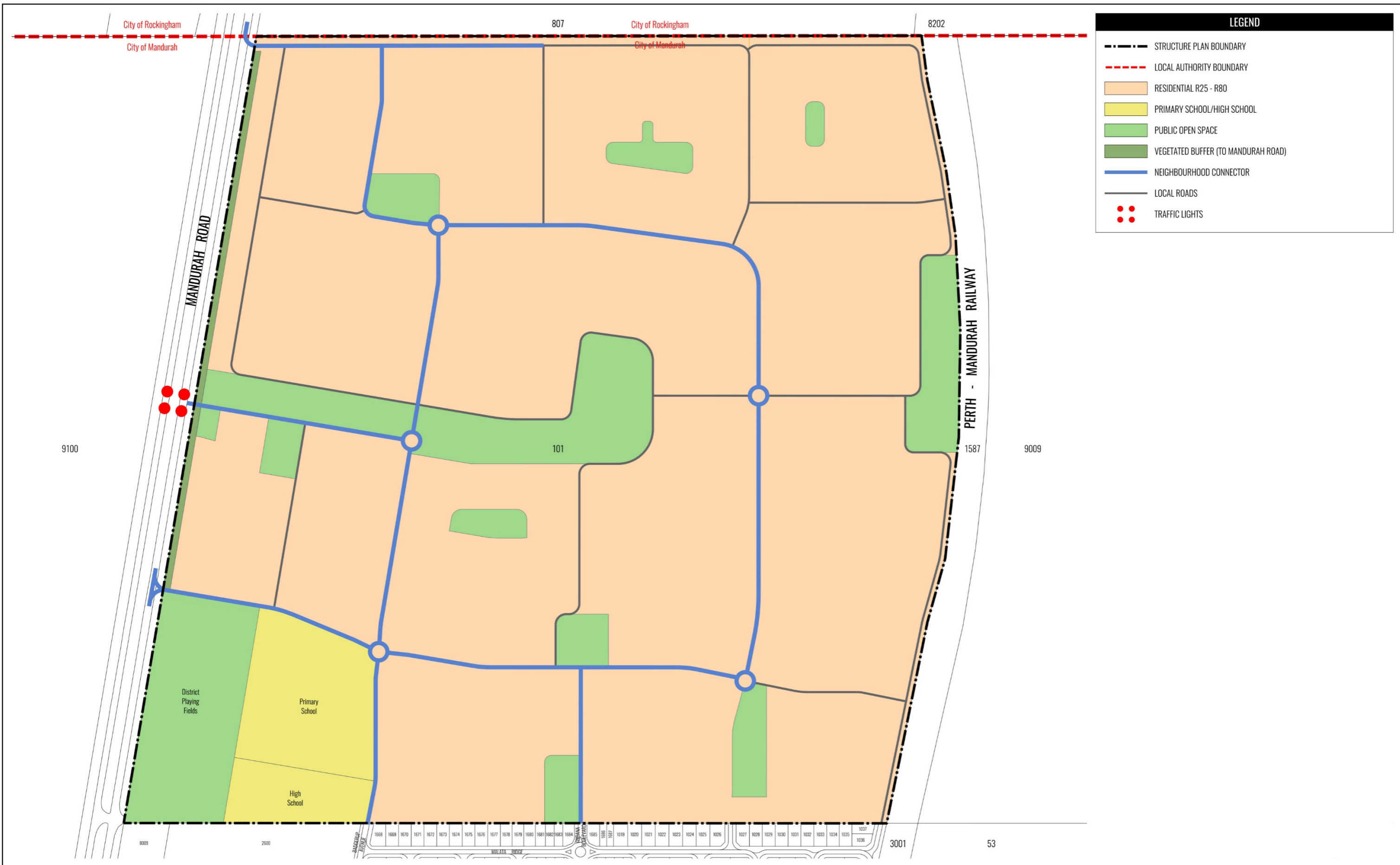
- a) Notifications are to be placed on titles of all affected lots to advise of:
- i. that the lot is located near a transport corridor and higher construction standards may be required to reduce transport noise to acceptable levels in accordance with *State Planning Policy 5.4 Road and Rail Noise*;
 - ii. that the lot is located within an area which has been declared bushfire prone and may be subject to a bushfire management plan and additional construction requirements may apply in accordance with *Australian Standard AS3959: Construction of buildings in bushfire prone areas* (as amended).

6.2 Developer Contributions

- a) The proposed development is not encompassed by a Development Contributions Plan area.

6.3 Miscellaneous

Additional Information	Approval Stage	Approval/Consultation Required
Density Plans	Subdivision application	WAPC City of Mandurah
Public Open Space	Subdivision application	WAPC City of Mandurah
Detailed Noise Management Plan	Subdivision application/condition of subdivision for identified lots; or Development application for identified lots	City of Mandurah Main Roads Western Australia Dept. Water and Environmental Regulation
Bushfire Attack Level Assessment	Subdivision application/condition of subdivision for identified lots; or Development application for identified lots	City of Mandurah Dept. Fire and Emergency Services



LEGEND

- STRUCTURE PLAN BOUNDARY
- LOCAL AUTHORITY BOUNDARY
- RESIDENTIAL R25 - R80
- PRIMARY SCHOOL/HIGH SCHOOL
- PUBLIC OPEN SPACE
- VEGETATED BUFFER (TO MANDURAH ROAD)
- NEIGHBOURHOOD CONNECTOR
- LOCAL ROADS
- TRAFFIC LIGHTS

Lakelands North (Ocean Hill) Structure Plan (As Amended)

Plan 1

NORTH

Scale: 1:5000 @ A3

PLAN: CPLDH-2-001	REVISION: A
DATE: 12/04/2021	DRAWN: JP
PROJECTION: PCG 94	PLANNER: TV
DATUM: AHD	CHECK: JH



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LEGEND

- SUBJECT SITE
- RESIDENTIAL R25 - R80
- PRIMARY SCHOOL/HIGH SCHOOL
- PUBLIC OPEN SPACE
- GREEN LINK
- HIGHER ORDER ROAD
- LOWER ORDER ROAD
- TRAFFIC LIGHTS

MASTER PLAN (AS AMENDED)

Figure 11

Scale: 1:5000 @ A3

PLN: C/01/5/08 RVSOR: 9
 DAT: 13/04/2021 DRAWN: P
 PROJECION: ICG 14 PLANNED: T1
 DASH: H01 CHECK: JF



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PUBLIC OPEN SPACE SUMMARY		Area (ha)
Site Area		120.21
Deductions		
	Drainage 1:1yr (Uncredited):	0.8501
	Primary School:	3.5000
	High School:	1.5000
	Mandurah Road Landscape Buffer:	0.7101
	Total Deductions:	6.5602
Gross Subdivisible Area		113.6541
POS Requirement 10%		11.3654
	Maximum Restricted Open Space (2%):	2.2731
	Minimum Unrestricted Open Space (8%):	9.0923

DRAINAGE PROVISION & CREDITABLE OPEN SPACE BREAKDOWN					
POS Area	Land Area (Ha)	Non Credit	Restricted Open Space	Unrestricted Open Space	Total Credit Open Space
		<1.1 Year (Ha)	>1.1 - 1.5 Year (Ha)	Above 1.5 (Ha)	Combined (Ha)
A	0.5574	0.0356	0.0429	0.4789	0.5218
B	0.5066	0.1509	0.1281	0.2276	0.3557
C	0.1687	0.0000	0.0000	0.1687	0.1687
D	1.4566	0.0834	0.1193	1.2539	1.3732
E	1.0040	0.0550	0.1055	0.8435	0.9490
F	2.4167	0.1523	0.2234	2.0410	2.2644
G	0.0557	0.0000	0.0000	0.0557	0.0557
H	0.2851	0.0245	0.0443	0.2163	0.2606
I	0.3215	0.0669	0.0641	0.1905	0.2546
J	0.4302	0.0893	0.1425	0.1984	0.3409
K	4.4303	0.0834	0.1148	4.2321	4.3469
L	0.3687	0.0110	0.0176	0.3401	0.3577
M	0.6769	0.0790	0.1217	0.4762	0.5979
N	0.1117	0.0188	0.0361	0.0568	0.0929
Total:	12.790	0.850	1.160	10.780	11.940
10% Provisional Surplus:					0.5746

LEGEND

- SUBJECT SITE
- PUBLIC OPEN SPACE
- PUBLIC OPEN SPACE REFERENCE
- RESIDENTIAL R25-B0
- GREEN LINK
- HIGHER ORDER ROAD
- LOWER ORDER ROAD

PUBLIC OPEN SPACE (AS AMENDED)
Figure 21

Scale 1:5000 @ A3

PLAN 01/20 1/2016 REVISION A
DATE 25/05/2020 DRAWN JF
PROJECTION FZ 54 PLANNER TV
DRAFTER AND CHECKER

CDP
Town Planning & Urban Design

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LEGEND

- SUBJECT SITE
- PUBLIC OPEN SPACE
- D PUBLIC OPEN SPACE REFERENCE
- RESIDENTIAL R25
- RESIDENTIAL R30
- RESIDENTIAL R40
- RESIDENTIAL R60

Note - The City of Mandurah's Local Planning Policy No. 1 – R-Codes Clause 5 makes provisions for the application of RMD Codes to apply in Structure Plans. The Lakelands North (Ocean Hill) Structure Plan identifies the project area to apply the City of Mandurah's LPP No.1 provisions.

RESIDENTIAL DESIGN CODES

Ocean Hill Estate
A CP Land Project



NORTH

Scale: 1:5000 @ A3

0 50 100 150m

PLAN: CPLDH-5-038
DATE: 06/05/2024
PROJECTION: PCG 94
DATUM: AHD

REVISION:
DRAWN: JP
PLANNER: CE
CHECK: JH

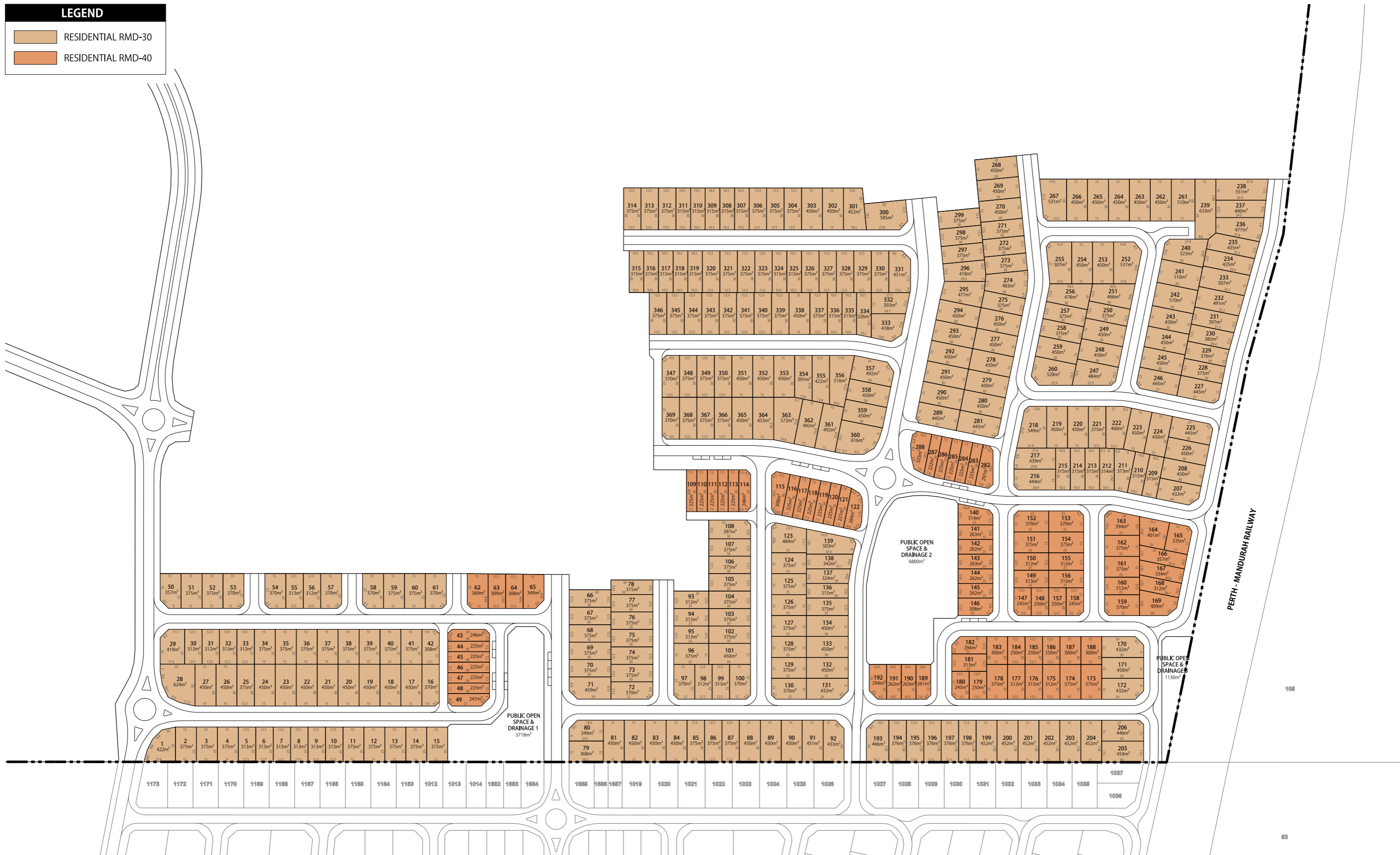


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LEGEND

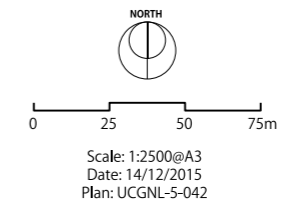
- RESIDENTIAL RMD-30
- RESIDENTIAL RMD-40



RESIDENTIAL DESIGN CODES

Lot 101 Mandurah Road, LAKELANDS

A CP Group Project



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 E info@creativdp.com.au
 W creativdp.com.au



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LEGEND

- RESIDENTIAL RMD-30
- RESIDENTIAL RMD-60

P410574
9001
101.3753ha

BALANCE LOT
90.3573ha



RESIDENTIAL DESIGN CODES

Lot 9001 Alverstone Boulevard, LAKELANDS

A CP Land Project

NORTH

Scale: 1:1500 @ A3

0 15 30 45m

PLAN: CPOH-5-002A
DATE: 24/07/2019
PROJECTION: PCG 94
DATUM: AHD

REVISION: A
DRAWN: JP
PLANNER: CM
CHECK: JH



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LEGEND

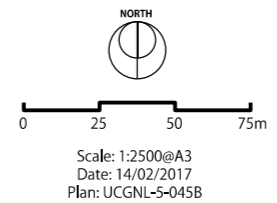
- RESIDENTIAL RMD-30
- RESIDENTIAL RMD-40
- RESIDENTIAL RMD-60



RESIDENTIAL DESIGN CODES

Stages 5-9, Lot 101 Mandurah Road, LAKELANDS

A CP Group Project



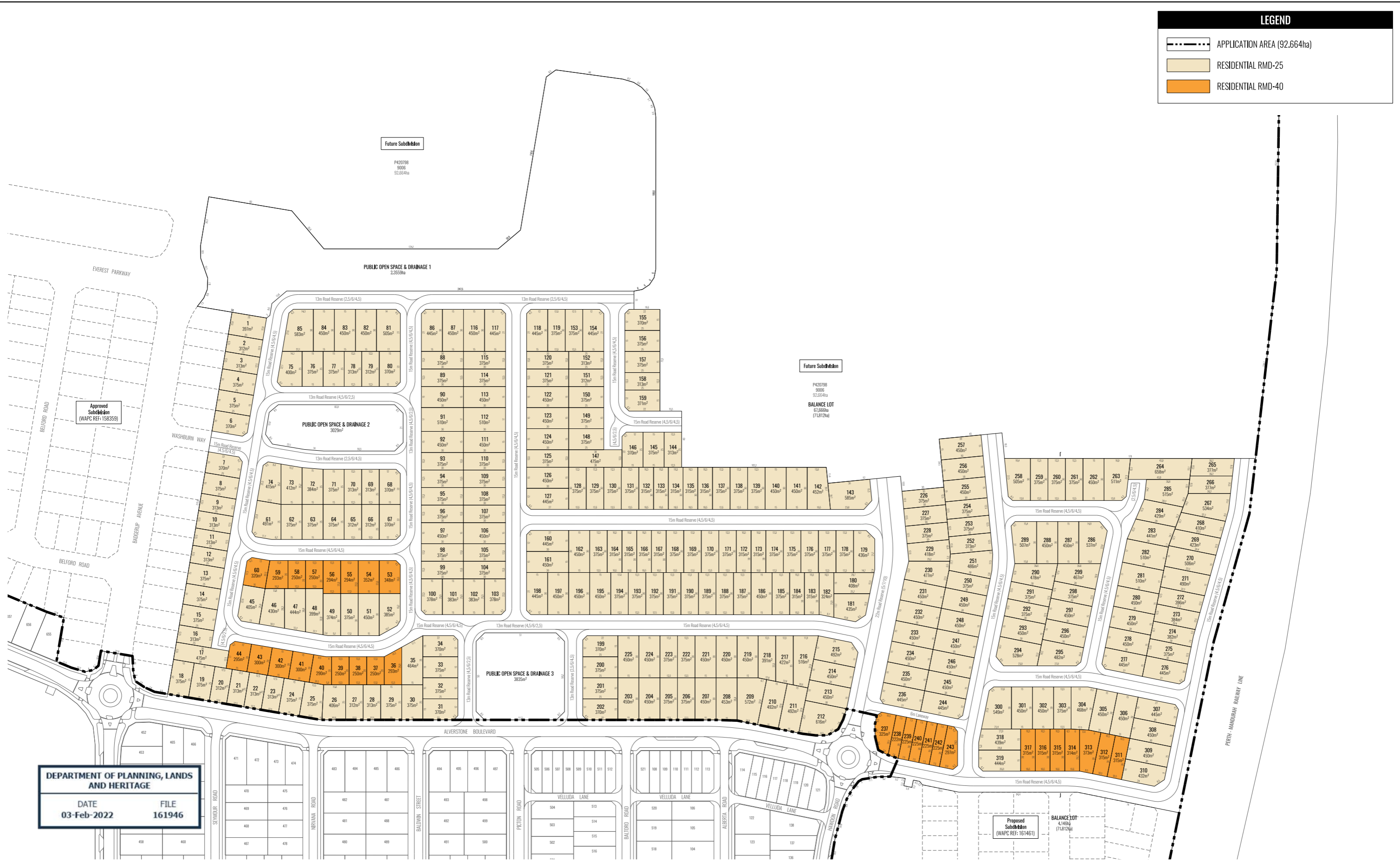
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LEGEND

-  APPLICATION AREA (92.664ha)
-  RESIDENTIAL RMD-25
-  RESIDENTIAL RMD-40



DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 DATE 03-Feb-2022 FILE 161946

RESIDENTIAL DESIGN CODES
 Lot 9006 Alverstone Boulevard, LAKELANDS
 A CP Land Project

NORTH
 Scale: 1:2500 @ A3
 0 25 50 75m
 PLAN: CPLDH-5-033 REVISION:
 DATE: 09/12/2021 DRAWN: JP
 PROJECTION: PCG 94 PLANNER: KG
 DATUM: AHD CHECK: JH



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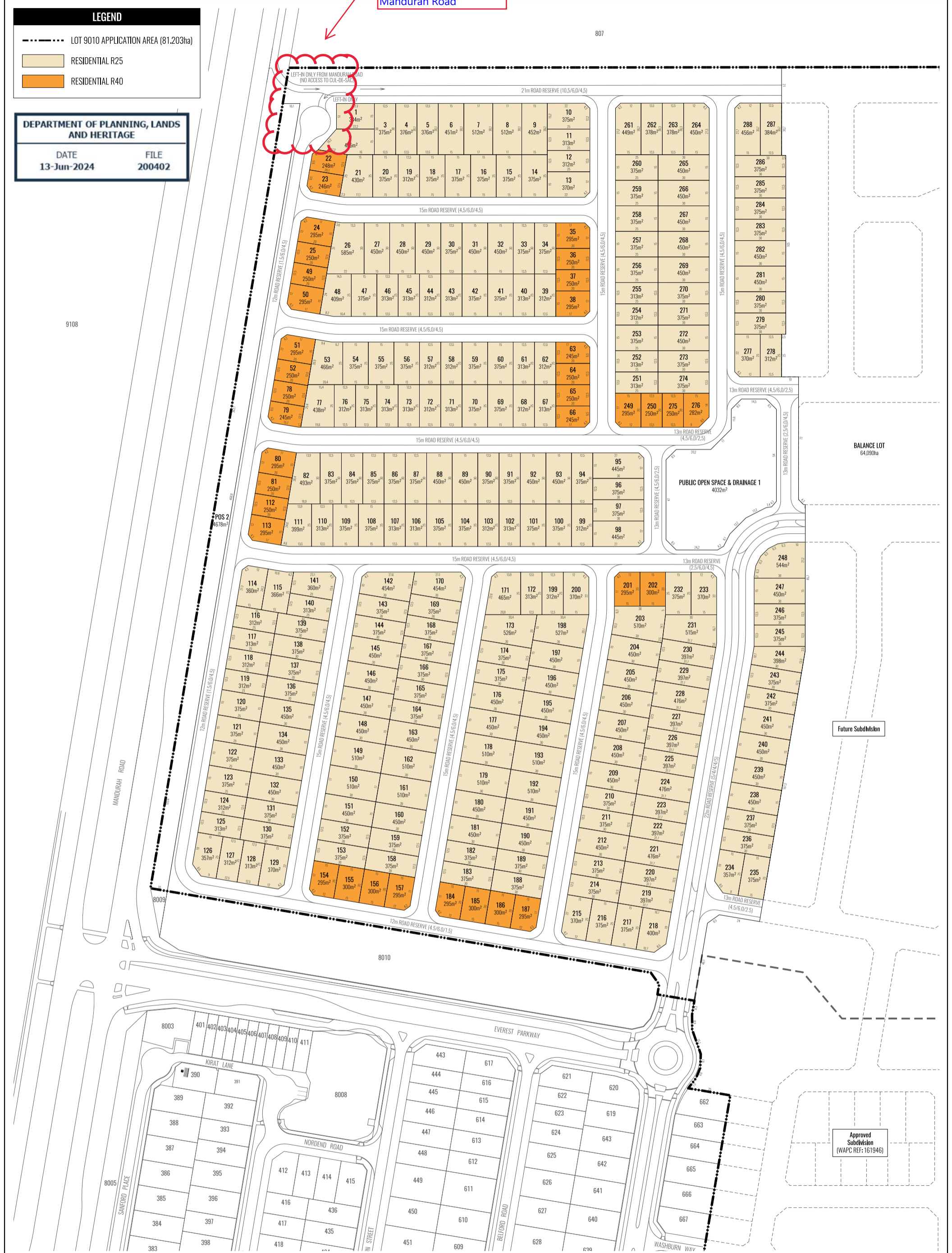
**NOTE: WAPC Approval
Removed the Left In from
Mandurah Road**

LEGEND

- LOT 9010 APPLICATION AREA (81.203ha)
- RESIDENTIAL R25
- RESIDENTIAL R40

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE: 13-Jun-2024 FILE: 200402



RESIDENTIAL DESIGN CODES

Lot 9010 Everest Parkway, LAKELANDS

A CP Land Project



NORTH

Scale: 1:2000 @ A3

0 20 40 60m

PLAN: CPLDH-5-036 REVISION:
DATE: 18/03/2024 DRAWN: JP
PROJECTION: PCG 94 PLANNER: CM
DATUM: AHD CHECK: JH



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