



**Plan Legend**

- Town Centre  
(Land Uses as per Commercial Zone)
- R-AC3  
(Subject to Detailed Area Plans)
- R60  
Residential R60
- R40  
Residential R40
- R30  
Residential R30
- R25  
Residential R25
- R20  
Residential R20
- R10  
Residential R10
- Regional Open Space
- Public Open Space
- School Site / Community Site
- Town Centre Open Spaces / Town Square  
(Indicative Locations)
- Railway Station Parking  
(Subject to Detailed Design)
- \* Sites / Street Block Subject to Detailed Area Plan
- TP Tree Preservation Area  
(Refer to Clause 6.5 of TPS3)
- Traffic Signals (Existing and Proposed)
- Town Centre 'Main Street'
- Town Centre 'Access Street'
- Town Centre Vehicle Accessway
- Town Centre Pedestrian Accessway
- Perth to Mandurah Railway
- ODP Boundary

**Plan Notes**

- 1 Lot layout is indicative only and subject to detailed subdivision design.
- 2 Town Centre is to be designed based on Mixed Use / Main Street retail development outcomes. Details shown on ODP are indicative only and subject to detailed design. An Activity Centre Structure Plan is required to provide development standards for the Town Centre.
- 3 Neighbourhood Centre(s) to be subject to Detailed Area Plan which shall set out development standards designed to achieve contemporary built form outcomes.
- 4 Developer Contribution required for pedestrian crossing linking Lakelands to Madora Bay. The type of crossing (overpass, level or underpass) is to be determined as part of the Lakelands Town Centre application for approval.
- 5 Development of high school and district recreation as per Master Plan including sharing of ovals between school site and general community.
- 6 The location and design of the intersections of the Town Centre Main Street with Lake Valley Drive and Banksiadale Gate will be determined by a traffic assessment, on the advice of Main Roads WA (MRWA) either prior to a development application or subdivision application being determined within the town centre, whichever occurs first.
- 7 The location and design of the proposed left turn in from Mandurah Road into the Town Centre is subject to the approval of MRWA. MRWA has advised that this access will only be supported after the completion of the Lake Valley Drive and Banksiadale Gate intersections with Mandurah Road.
- 8 The recommendations and requirements of the Acoustic Report prepared to support the development on Lot 2021 Mandurah Road should be implemented as a condition of subdivision and development approval.
- 9 Lots identified by the Acoustic Report as requiring quiet house design will likely require Local Development Plans as a condition of subdivision approval.
- 10 A memorial should be placed on the title of Lots abutting Lot 50 Mandurah Road to notify purchasers of the proximity to the 24 hour service station and advising that approval was granted in July 2016 to redevelop the 24 hour service station

**PROPOSED MODIFICATION TO INCLUDE LOT 2021 MANDURAH ROAD, LAKELANDS - SEPT 2016**

Amendment 1 to Lakelands West Outline Development Plan has been approved by the Western Australian Planning Commission on 18 October 2016.  
Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to section 10 of the Planning and Development Act 2005

