



PLAN NOTES

1. Retain existing Tuarts, where possible, in road reserve and incorporate pedestrian link to the beach and town centre.
2. North-South Boulevard as identified in Mandurah North Structure Plan.
3. Retain landform integrity and existing vegetation, where possible, in a north-south POS corridor.
4. Boulevard treatment to create a unique 'sense of place' and continue Public Open Space linkages.

General Notes:

5. LDP's will be prepared in consultation with the City of Mandurah for the following:
 - Laneway Lots;
 - Lots abutting POS;
 - Lots abutting Mandurah Road; and,
 - The R40 grouped housing site and lots abutting residences on Charlotte Court (having regard to and being generally in accordance with the Lot Levels Concept Plan - dated 14 January 2014).
6. Footpaths are to be provided on at least one side of all local streets in addition to the shared paths shown on the ODP, unless otherwise determined at subdivision stage.
7. As a condition of subdivision or development approval (whichever occurs first), the developer shall pay a pro-rata cost contribution towards any upgrade works required to the Mandurah Road - Madora Beach Road intersection resulting from development of the ODP area. The scope of upgrade works and costings shall be determined at the time of subdivision in consultation with Main Roads WA and the City of Mandurah
8. Prior to the subdivision of those lots adjacent to Madora Beach Road, the upgrading / realignment of Madora Beach Road (adjacent to the subdivision) shall be undertaken.

LEGEND

	Residential R20
	Residential R25
	Residential R40 (max. height 2 storeys)
	Public Open Space
	School (Private)
	Existing and Proposed traffic lights
	Neighbourhood Connector (Boulevard Treatment)
	Local Access Street (subject to potential refinement at subdivision)
	Local street requiring footpath (subject to potential refinement at subdivision)
	Indicative Dual Use Path (Shared) Location
	Controlled Fencing
	Regional Cycle Path Location

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 COUNCIL APPROVED
 DATE 27 / 1 / 2015
 APPROVED / ENDORSED BY
 WAPC ON 14 / 7 / 2015