



# Outline Development Plans

The City of Mandurah requires that an Outline Development Plan is to contain such detail that is required to satisfy the planning requirements for an area of urban development land.

The following checklist of details should be provided and addressed in the preparation and submission of an Outline Development Plan.

## Background Report and Information

In submitting an Outline Development Plan to the City of Mandurah, have you provided the following information:

Yes No

(a) Natural and Environmental Features:

- Map showing existing landforms, topography and landscape features;  Yes  No
- Details or map showing existing significant wetlands and hydrology;  Yes  No
- A detailed flora and fauna study;  Yes  No
- A map illustrating the soil types within the area;  Yes  No
- A map or report identifying and detailing any areas containing conservation, wildlife corridors or heritage values;  Yes  No
- Any potential Acid Sulfate Soils risk  Yes  No

(b) Background and History

- Existing Ownership (including a copy of the Certificate of Title);  Yes  No
- An assessment of Aboriginal Heritage;  Yes  No
- Existing and previous land uses;  Yes  No
- Existing transportation networks, including roads and public transport;  Yes  No
- Existing infrastructure and social services provided in the area;  Yes  No

(c) Planning Context

Relationship to Regional Structure Plans and Strategies of the Western Australian Planning Commission, including:

- Draft Peel Region Scheme;  Yes  No
- Inner Peel Region Structure Plan;  Yes  No
- Coastal and Lakelands Planning Strategy;  Yes  No
- Inner Mandurah Area Strategic Land Use and Transport Study;  Yes  No
- Inner Mandurah Area Strategic Land Use and Transport Study;  Yes  No
- Relevant Statements of Planning Policy and DC Policies;  Yes  No

- (c) Planning Context (cont)  
Structure Plans and Strategies of Council, including:
- Town Planning Scheme No.3;
  - District Structure Plan;
  - Community Charter and Strategic Plan 2005-2008
  - Retail Strategy;
  - Concept Vegetation Plan;
  - Community Infrastructure Needs Study;
  - Active Reserves Study;
  - Adjacent or nearby Outline Development Plans;
  - Local Planning Policies
- (d) A recent aerial photograph of the site, accompanied with a transparent overlay of the ODP plan layout
- (e) A site analysis plan demonstrating the opportunities for and the constraints to development of the ODP area;
- (f) An indication as to how the ODP is to be integrated into the surrounding area;
- (g) Details relating to the approximate timeframe and staging of subdivision and development, including estimates of lot yield, dwellings, population and employment opportunities;
- (h) Transport and Traffic Report, providing details of traffic volumes, the proposed Road Hierarchy and possible public transport routes;
- (i) Details relating to the proposed earthworks required for the subdivision and development of the area on existing and proposed contour plans, the impacts and control of dust, land clearing and water and ground pollution during and after construction
- (j) Sustainable Development  
Demonstration as to how the proposed ODP addresses the principles of sustainable development, with respect to:
- Provision of social infrastructure;
  - Sustainable long term economic growth opportunities;
  - Integration with the natural and cultural environment;
  - Energy efficient design principles;
  - Sustainability checklist

- (k) Justification for lots less than 500m<sup>2</sup> in area, with reference to:
- Access to public transport;
  - Access to services (Community & Commercial)
  - Road system that encourages alternative modes of transport (walking and cycling)

## Outline Development Plan Content

An Outline Development Plan consists of a **plan**, at a scale of no less than 1:2500 and **guidelines**, in an appropriate report format or provided on the plan, addressing the following details:

- |  | Yes                      | No                       |
|--|--------------------------|--------------------------|
| (a) the boundary of ODP being clearly demarcated;  | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) the objectives of the development and future of the ODP area;  | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) proposed major land uses or zones, such as:  |                          |                          |
| • residential areas (including an R-Code density)  | <input type="checkbox"/> | <input type="checkbox"/> |
| • commercial sites (including hierarchy and total floor space);  | <input type="checkbox"/> | <input type="checkbox"/> |
| • mixed use sites:   | <input type="checkbox"/> | <input type="checkbox"/> |
| • industrial sites;  | <input type="checkbox"/> | <input type="checkbox"/> |
| • service commercial sites:  | <input type="checkbox"/> | <input type="checkbox"/> |
| • tourist sites;   | <input type="checkbox"/> | <input type="checkbox"/> |
| • school sites;  | <input type="checkbox"/> | <input type="checkbox"/> |
| • civic and community sites  | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) the natural features of the area to be retained;   | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) the location and provision of public open spaces (including a detailed schedule in accordance with WAPC policy): | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) the proposed transportation infrastructure, including:   |                          |                          |
| • road network and hierarchy;  | <input type="checkbox"/> | <input type="checkbox"/> |
| • road reserve widths;   | <input type="checkbox"/> | <input type="checkbox"/> |
| • traffic management measures;   | <input type="checkbox"/> | <input type="checkbox"/> |
| • the provision of public car parking embayments;  | <input type="checkbox"/> | <input type="checkbox"/> |
| • a detailed dual use path network;  | <input type="checkbox"/> | <input type="checkbox"/> |

- |     |  |   |   |
|-----|--|---|---|
| (g) | an indicative lot pattern and the location, orientation and design of major buildings or designation of building envelopes (where appropriate);  | □ | □ |
| (h) | the proposed servicing infrastructure, including details relating to:  |   |   |
|     | • stormwater drainage, which shall generally be designed in accordance with the principles of water sensitive design;  | □ | □ |
|     | • sewerage;  | □ | □ |
|     | • water supply;  | □ | □ |
|     | • other key infrastructure services  | □ | □ |
| (i) | other key aspects, including:  |   |   |
|     | • an indication as to the location of Detailed Area Plans, provision of Design Guidelines or special development control provisions;   | □ | □ |
|     | • designated Tree Preservation Areas;  | □ | □ |
|     | • any heritage places, including any places listed on Council's Municipal Inventory;   | □ | □ |
|     | • emergency waterway access points;  | □ | □ |
|     | • boat launching facilities, jetties or water related infrastructure;  | □ | □ |
| (j) | Preliminary Management Plans, including details as to the timing for the development and implementation of such management plans, (which will need to be completed and approved during the subdivision process) and may include: |   |   |
|     | • Foreshore Management Plans (Ocean and Estuary);  | □ | □ |
|     | • Drainage Management Plans'   | □ | □ |
|     | • Nutrient and Irrigation Management Plans   | □ | □ |

**Please Note:**

1. The information contained within this document has been modified as it appears in the City of Mandurah; Town Planning Scheme No 3 text, including proposed amendments to the Scheme. Before submitting an Outline Development Plan for assessment, please discuss your intentions with Development Services (Planning) on 9550 3748;
2. Notwithstanding the requirements listed above, the City of Mandurah may require additional information to be provided as appropriate for the development of the area and the proposed Outline Development Plan;
3. If in submitting an Outline Development Plan to the City of Mandurah, any of the above boxes are ticked "No", the applicant should provide a brief explanation, attached with the checklist, as to why the required information has not been provided;

The submission of an Outline Development Plan or amendment to an Outline Development Plan shall be accompanied by the appropriate assessment fee in accordance with the Town Planning (Local Government Planning Fees) Regulations 2000, where as a guide the City would normally impose the following fees:

- Outline Development Plans - New \$3500.00
- Modifications to Outline Development Plans \$1750.00

*Additional fees may be applicable if the Outline Development requires specific assessment, extensive consultation procedures, readvertising, or specialist skills to be engaged in the assessment.*

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