



Plan Legend

- Retained Buildings
- Proposed Buildings
- Land Uses / Activities**
 - Civic Administration / Civic Meeting
 - Performing Arts, Galleries and Spaces
 - Community Use
 - Commercial / Retail
 - Tourist / Accommodation
 - Upper Level Residential Opportunities
 - Decked Parking
 - View Corridors

Plan Notes

- 1 Upgraded intersection of Mandurah Terrace and Peel Street, including smaller roundabout to slow traffic movements and improve pedestrian crossings, and Peel Street realigned centrally within road reserve to maximise on street parking
- 2 Key building providing entrance to precinct. Potential civic administration and civic meeting place; or commercial, tourism or residential development. Water features extended to town square as view corridor to Mandjar Bay.
- 3 Existing Administration Building retained as existing use; or adapted for library, education, art studios or other community uses; or potentially converted for tourist / commercial use.
- 4 Muddy Creek project expanded with additional landscape and stormwater treatment features along original water course.
- 5 New Community Centre Building to replace existing and to include art studios, possible residential apartments, decked parking and other potential commercial opportunities (3 storeys at street and public space edge; total height up to 5 storeys).
- 6 Major green space as precinct heart located in wind protected area, tree shaded promenade and location for outdoor performance and significant ceremonial gathering.
- 7 Reshaped bay with natural edge on western side and formal, boardwalk edge on eastern side to assist with pedestrian amenity and connectivity through precinct.
- 8 Landmark building providing for Peel Heritage Centre over two storeys along waterfront at termination of Bay. Other community or commercial opportunities up to 5 storeys along Mandurah Terrace vista and frontage to town square to north and east square to the south.
- 9 Key pedestrian linkage to Mandurah Ocean Marina, upgraded Ormsby Terrace as slow speed shared space street, access out of Marina parking, additional street parking, and drop off point for MPAC at new plaza entrance and arts centre building.
- 10 Mandurah Performing Arts Centre (MPAC) expanded with new arrival area, A-class art gallery and performance spaces along north-western edge (2 storeys).
- 11 Cinema northern and eastern facades upgraded to provide for activity, lighting and art, with spaces provided at ground level for youth and art activities. Southern edge to allow for additional commercial tenancy (2 storeys).
- 12 Retention of sheoaks and natural waters edge.
- 13 Extension of boardwalk precinct, including relocation and upgrade of sewer pumping station and ice cream tenancy to allow commercial tenancies facing waterfront (2 storeys).
- 14 Upgraded green space between MPAC and termination of Marco Polo Drive, including upgrades to MPAC service area, removal of boat hire building and additional tenancy to improve pedestrian linkages.
- 15 Improved pedestrian linkages arising from Eastern Foreshore Concept Master Plan, improved boardwalk connectivity, bookend commercial building at northern end of eastern foreshore and modified car parking area.
- 16 Dedicated cycle path extending from Eastern Foreshore to Hackett Street as connection to transit station and eastern area residential redevelopment (remaining cycling infrastructure within shared shape streets).
- 17 New mixed use development over multiple lots on key intersection providing for ground level commercial and apartments above (2 storeys at street level; up to 5 storeys).

Civic Administration / Precinct Entrance



Ormsby Terrace Arts Centre



Major Green Space & Community Building



Indicative Scale



All details are indicative for master planning purposes only and are subject to detailed design, business plans, infrastructure works and statutory approvals
Adapted from Hames Sharley plan dated May 2007