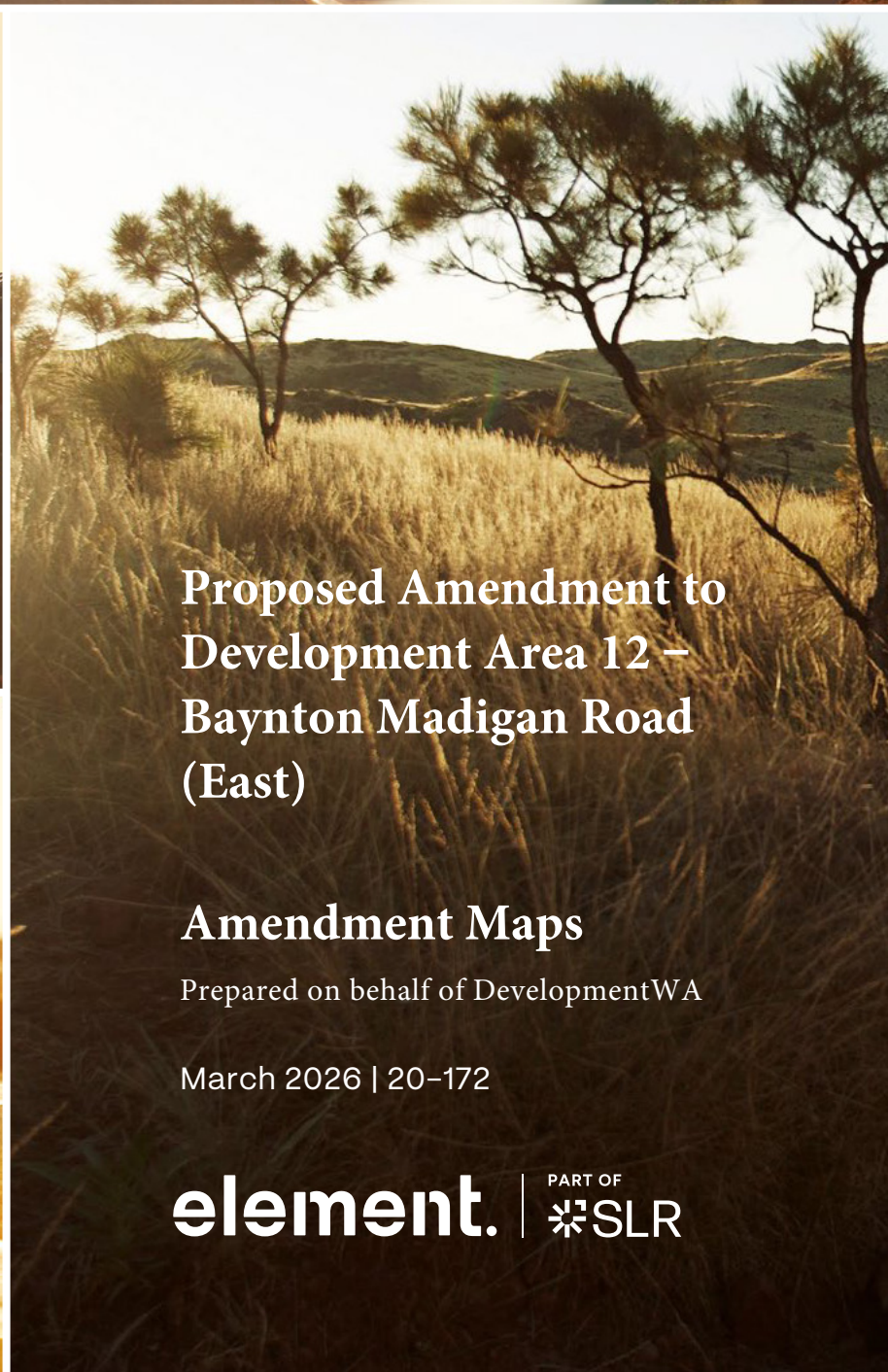




**Proposed Amendment to
Development Area 12 –
Baynton Madigan Road
(East)**

Amendment Maps

Prepared on behalf of DevelopmentWA

March 2026 | 20-172

element. | PART OF  **SLR**

Baynton Madigan (East)
Amendment to Development Area 12 – Baynton Madigan Road (East)
Structure Plan – OLD MAP

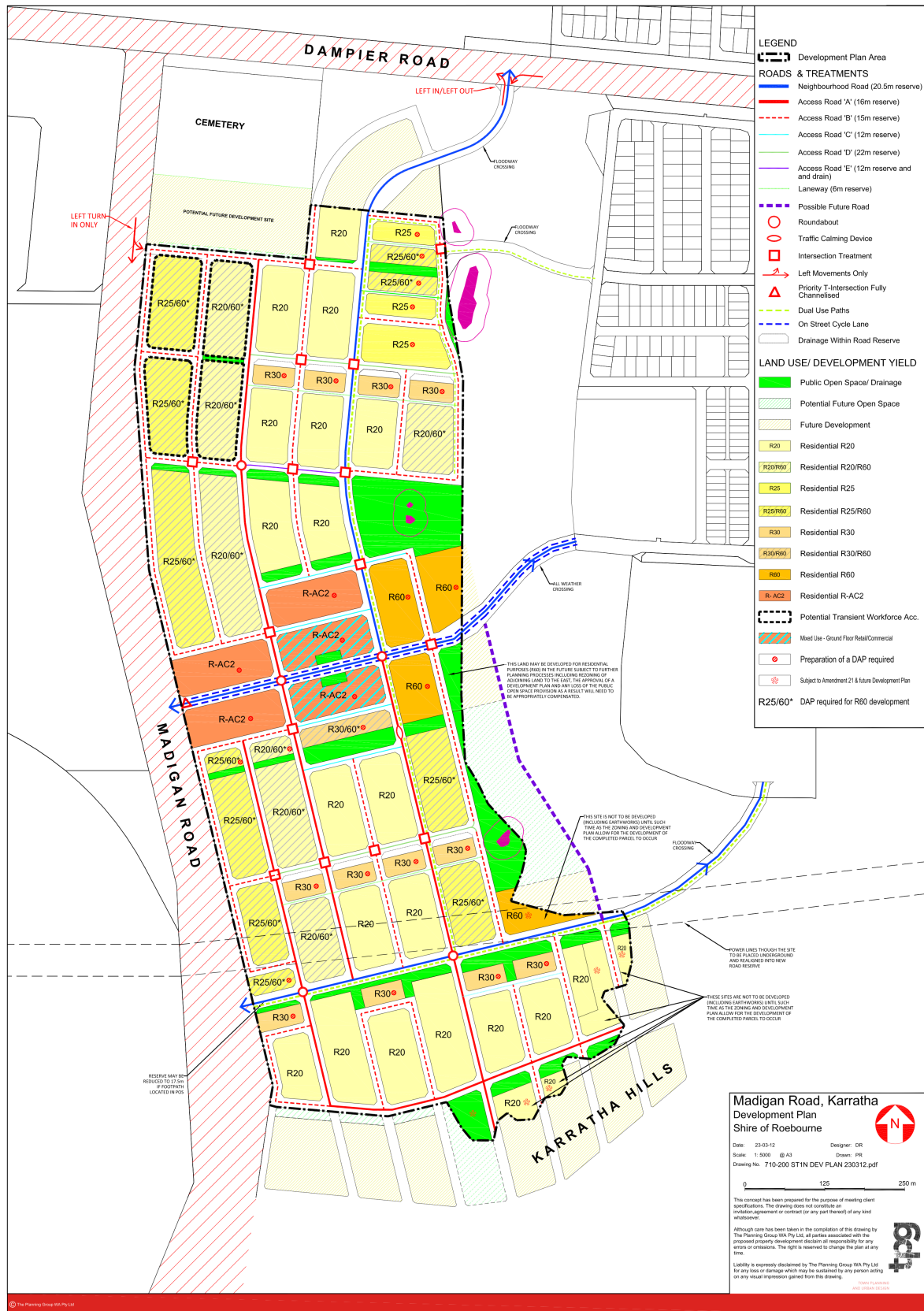


Figure 2 – Development Area 12 - Baynton Madigan Road (East) Structure Plan formerly known as Lot 500
 Madigan Road Baynton Development Plan



Legend

Structure Plan Boundary

Land Use and Density

R20	Residential R20
R20 / 60	Residential R20 / 60
R25	Residential R25
R25 / 60	Residential R25 / 60
R30	Residential R30
R-AC2	Mixed Use (Ground Floor Retail / Commercial)
	Public Purpose: School
	Public Open Space and Drainage
	Future Residential
	Future Public Open Space
	Indicative Drainage Area

Other

	Future Easement Requirement For Existing 133Kv Power Lines – 40m
	Heritage Site and 20m Buffer
*	Local Development Plan required for R60 Development
○	Roundabout
□	Intersection Treatment
	Restricted Movement Intersection (Left In Only)
	Arterial Road (20.5m)
	Local Road (17.9m)
	Local Road (16m)
	Local Road (15m)
	Local Road (12m)
	Access Lane (6m)
	Future Road Connection
	Dual Use Path
	Cycle Path

Notes

- 1 Flood Crossing
- 2 All Weather Crossing
- 3 Potential future development sites subject
to zoning changes
- 4 Existing power lines shall remain in situ and
incorporated as part of the future east-west
road reserve

