



ODP REQUIREMENTS

- 1 The extension of Cervantes Drive is to be treated in a manner which encourages vehicles to move at a slow speed.
- 2 Egret Point is to be upgraded and/or constructed to a uniform standard from Leisure Way to its connection with the Bridgewater North local road network. This may include undertaking earthworks and constructing a two-lane road, dual use pathway, pedestrian crossings, drainage infrastructure, installing kerbing and street lighting and relocating service infrastructure. These works may be required as a condition of subdivision approval, if granted.

Any works within the Primary Regional Roads reservation are to be undertaken to the specification of Main Roads WA.
- 3 The existing Osprey nest is to be relocated in consultation with the City of Mandurah.
- 4 Indicative location of informal launch facility for 'non powered craft' and associated carparking to be agreed in accordance with the Foreshore Management Plan.
- 5 The existing toilet block is to be relocated in consultation with the City of Mandurah.
- 6 The preparation and implementation of the following management plans may be a requirement of subdivision approval, if granted:
 - a noise management plan;
 - a foreshore management plan;
 - an acid sulphate soils management plan;
 - an urban water management plan;
 - an environmental management plan, which addresses fauna management and relocation and vegetation retention, protection and management.
- 7 Development of the Bridgewater North estate is subject to approval under the Environment Protection and Biodiversity Conservation Act 1999.
- 8 Detailed area plans are to be prepared, in consultation with the City of Mandurah, for the following:
 - (a) all lots with rear-laneway access;
 - (b) all lots abutting public open space; and/or
 - (c) all lots located adjacent to Mandurah Road.
- 9 The Council may request the proponent make a voluntary contribution toward the cost of modifying the intersection of Old Coast Road and Sticks Boulevard, if it is deemed appropriate.
- 10 Public Open Space designation indicates primary function but does not preclude other incidental uses such as recreation, footpaths, drainage etc.

LEGEND

ODP Boundary

ZONING & CODING

- R25** Low Density Residential
(maximum building height of 2 storeys applies unless otherwise nominated on plan)
- R30** Medium Density Residential
(maximum building height of 2 storeys applies unless otherwise nominated on plan)
- R40** Medium Density Residential
(maximum building height of 3 storeys applies unless otherwise nominated on plan)
- R60** High Density Residential
(maximum building height of 3 storeys applies unless otherwise nominated on plan)

- (2)** Maximum Building Height
- Public Open Space - Recreation
- Public Open Space - Conservation & Foreshore
- Possible Cafe / Corner store
- Indicative shared path/regional path location
- Standard through road connection
- Pedestrian access to/in surrounding areas