



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

Amendment 2 to Structure Plan Bridgewater North has been approved by the Western Australian Planning Commission on 22 Feb 2023.

Rigali

Rose Rigali
Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 16 of the Planning and Development Act 2005