

STRUCTURE PLAN

Parkridge Estate



PREPARED FOR PARKRIDGE GROUP PTY LTD

DOCUMENT CONTROL

ISSUE	DATE	ISSUE DETAILS	AUTHOR	CHECKED	APPROVED
One	Feb 2018	Client Review	AR	GB	GB
Two	Feb 2018	Shire Review	AR	GB	GB
Three	April 2018	Shire review	KH	GB	GB
Four	May 2018	Advertising	GB	GB	GB
Five	May 2019	Modifications following WAPC assessment	KS	KS	KS
Six	Sep 2019	Modifications received from WAPC on 03/09/2019	KS / SJ	TS	TS
Seven	Sep 2019	WAPC Assessment on Modifications 17/09/2019 1.4 #4 and 1.5.4	KS / SJ	TS	TS

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This structure plan is prepared under the provisions of the Shire of Dardanup Town Planning Scheme Number 3.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

1 October 2019

Signed for and on behalf of the Western Australian Planning Commission:



An officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

Taym Cox

Witness

1 October 2019

Date

1 October 2029

Date of Expiry

Table of Amendments

Amendment No.	Summary of the Amendment	Amendment Type	Date approved by the WAPC

Table of density plans

Density Plan No.	Area of density plan application	Date endorsed by the WAPC

Executive Summary

Calibre has been engaged by Parkridge Group Pty Ltd to prepare a Structure Plan as it relates to Lots 9004 and 9503 Eaton Drive, Eaton.

The Structure Plan seeks to create an urban development with residential cells ranging from R20-40 and R40 also incorporating areas of Public and Regional Open Space.

The following table provides summary information relating to the structure plan area and intent.

Table 1 Summary

Item	Data	
Total area covered by the structure plan	32.1533 hectares	
Area of each land use proposed: <ul style="list-style-type: none"> • Residential (R20-R40) • Residential (R40) 	Hectares 18.7480 0.5659	Lot Yield 411 25
Total estimated lot yield	436	
Estimated number of dwellings	436	
Estimated population	1090	
Estimated area and percentage of public open space given over to: <ul style="list-style-type: none"> • Regional Open Space • Public Open Space (as % of Gross Subdividable area) 	1.0276 hectares 3.15 % 3.1882 hectares 10.24 %	
Estimated percentage of natural area	4.2158 hectares 13.11 %	

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Appendix D	Local Water Management
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PART ONE: IMPLEMENTATION

1.1 Structure Plan Area

The Structure Plan applies to the land known as Lots 9004 and 9503 Eaton Drive, Eaton. The Structure Plan is at *Figure 1*.

1.2 Operation

The Structure Plan comes into effect the date it is approved by the Western Australian Planning Commission.

1.3 Staging

The identification of sub-precincts in the structure plan lends itself to staged subdivision and development, if required. Implementation will occur through subdivision applications prepared by the developer in response to market demand.

1.4 Subdivision and development requirements

The following subdivision and development requirements are to be implemented in conjunction with the Structure Plan map:

1. Subdivision, development and land use within the structure plan area is to be generally in accordance with the Structure Plan.
2. All proposed lots are to be connected to reticulated water, sewer, power and telecommunications.
3. The following planning documents are to be completed prior to lodgement of subdivision or development applications:
 - Preparation of a Density Plan for the area proposed for subdivision and development.
4. The following management plans and planning documents are to be implemented via conditions of subdivision (where applicable):
 - Urban Water Management Strategy
 - Overall Landscape Management Plan
 - Mosquito Management Plan
 - Acid Sulphate Soil Management Plan will be required as a condition of subdivision approval.
5. A minimum of 10% public open space in accordance with WAPC Liveable Neighbourhoods is required at the time of subdivision. The location for public open space is to be provided generally in accordance as shown on the Structure Plan map. It is expected that the public open space is to be ceded free of cost at the time lots or roads are created which are immediately adjacent to the public open space."
6. Lots requiring the preparation of a Local Development Plan shall be determined in accordance with Liveable Neighbourhoods and noted on the required Density Plan of the proposed subdivision to be provided prior to an application for subdivision.

1.5 Other requirements

1.5.1 Density Plans

The Structure Plan has designated a code range of R20-40, aside from one area of R40. A Density Plan that determines final R-Code allocation is required for each stage of subdivision within the Structure Plan area.

The allocation of residential densities shall be in accordance with the following locational criteria:

- a) The R20 density code shall apply as the base code to all 'Residential' zoned lots, with the exception of those lots coded R40 or as set out in b) below.

- b) Medium densities of up to R40 shall be provided in areas of high amenity including but not limited to where:
- The lot is in an area close to high frequency public transport routes;
 - The lot is in an area close to public open space;
 - Lots at ends of street blocks/corner sites.

1.5.2 Lot 5904 – Homestead Lot

The final footprint for the area identified as the 'Homestead Lot' requires future planning. Further investigations will occur by way of a Structure Plan concerning Fire Management, Access, Density Plan and concept design prior to development

1.5.3 Footpaths

The applicant/owner shall make provision for footpaths through the structure plan area. The location and width of footpaths are to be determined at subdivision stage and shall be in accordance with the requirements of Liveable Neighbourhoods.

1.5.4 Public Open Space Management Plan

Public Open Space Management Plan shall be in accordance with the requirements of Liveable Neighbourhoods.

1.6 Additional information

Additional information	Approval stage	Consultation required
Density Plan	Subdivision Application	



LEGEND

- EXISTING CADASTRE
- ⬜ LOT BOUNDARY
- ⬜ STRUCTURE PLAN BOUNDARY
- PROPOSED CADASTRE
- ⬜ STAGE BOUNDARY
- RESIDENTIAL: R20 - R40
- RESIDENTIAL: R40
Lots requiring Local Development Plan in accordance with Liveable Neighbourhoods
- PUBLIC OPEN SPACE 3,188ha
- REGIONAL OPEN SPACE
- LOCAL ROADS
- PATHWAY - SHARED PATHS
- PROPOSED MANAGED LOW FUEL ZONE (3m WIDTH)
- VEGETATION TO BE RETAINED
- * RESIDENTIAL DENSITY TO BE CONSISTENT WITH ADJOINING STRUCTURE PLAN

INDICATIVE LOT YIELD

NORTH STAGE
RESIDENTIAL R20 - R40 :247 LOTS

SOUTH STAGE
RESIDENTIAL R20 - R40 :164 LOTS
RESIDENTIAL R40 : 25 LOTS



PART TWO: EXPLANATORY REPORT

1 Planning background

1.1 Introduction and purpose

This Structure Plan has been prepared in accordance with the obligations set out in the Shire of Dardanup Town Planning Scheme No.3 for the 'Residential' development.

1.1.1 Land description

The subject land comprises Lots 9004 and 9503 Eaton Drive, Eaton.

1.1.2 Location

The subject land is located approximately 2.5km north of the Eaton town centre (refer *Figure 2: Location Plan*)

1.1.3 Area and land use

The subject land has a combined area of 32.1533 hectares. The land is bound by Eaton Drive to the East with Millbridge Estate adjacent to Eaton Drive, residential development to the South and the Collie River and recreation land to the west and north.

The land is parkland cleared with some small patches of remnant vegetation, most of which relate to the Collie River foreshore area.

The site is vacant and has been used for broad acre farming/grazing with improved pasture.

1.1.4 Legal description and ownership

The land is legally described as Lots 9004 and 9503 Eaton Drive, Eaton the Certificates of Title area included at *Appendix A*. Lots 9004 and 9503 are owned by Parkridge Group Pty Ltd.

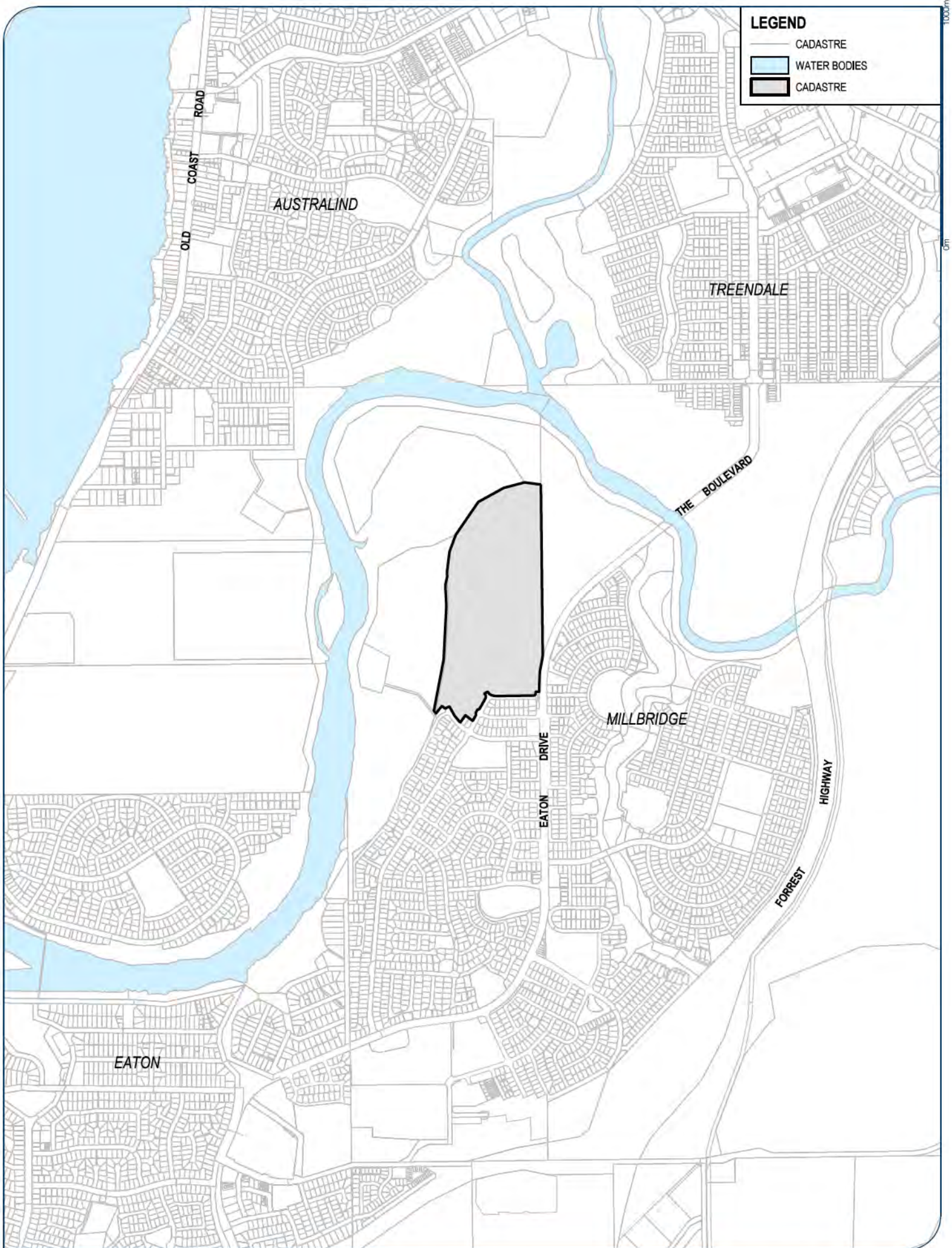
1.2 Planning framework

1.2.1 Zoning and reservations

Lots 9004 is included in the 'Development' zone of the Scheme. The land is also included within a 'Residential Development area' category, Clause 3.16.9 identifies that *'It is intended that the land in a Residential Development Area be progressively developed for residential purposes and such other business and public uses as are normally associated with residential development'*.

Lot 9503 and a small portion of Lot 9004 is reserved as Regional Open Space under the Scheme and is to be preserved as part of this Structure Plan.

The proposal has been prepared with regard to the *Planning and Development (Local Planning Schemes) Regulations 2015* that took effect on 19 October 2015 and the *Structure Plan Framework (August 2015)*.



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LOCATION PLAN

Parkridge, Eaton



Plan No: 17-002497P-FI-01

Date: 08.11.2017
 Rev: ORIGINAL
 Scale: A2 @ 1:10000, A4 @ 1:20000
 Co-ords: MGA
 Aerial: N/A

Figure 2 - Location Plan

1.2.2 Regional and sub-regional structure plan

The Greater Bunbury Strategy 2013 was prepared by the Department of Planning to guide urban, industrial and regional land use planning; and associated infrastructure delivery in the Greater Bunbury sub-region in the short, medium and long terms.

The Greater Bunbury Sub-regional Structure Plan 2013 identifies the land as 'Urban Undeveloped Land' and 'Regional Open Space' reservation, consistent with the zonings of TPS No.3.

1.2.3 Planning strategies

The Shire of Dardanup Local Planning Strategy was adopted by Council in March 2014 was prepared to provide a strategic plan that will plan for the future of the Shire in a responsible manner and reflect the aspirations of the shire and its community, accommodates future needs and creates opportunities to enhance local attributes.

At the time of the Strategy's completion, it estimated that the Eaton/Millbridge urban area would reach a population of 15,000 persons when fully developed, possibly higher if the residential densities are increased.

The subject land is identified for urban development in the Greater Bunbury Region Scheme and Shire of Dardanup Town Planning Strategy, development of this site is likely to have been incorporated into the population and housing predictions included within the Local Planning Strategy.

Residential Density proposed for the subject land is consistent with the current TPS 3, discussions will continue with officers at the Shire of Dardanup during the structure planning process, to ensure the proposed development is consistent with the densities proposed as part of LPS 9.

1.2.4 Planning policies

Shire of Dardanup Development Policy No.28 – Acid Sulfate Soils

The Shire of Dardanup recognises the Western Australian (WAPC) Planning Bulltin No. 64, which forms part of the Shire's Policy as the appropriate means of dealing with Acid Sulphate Soils.

The Policy indicates that any areas of high risk Acid Sulfate Soils are to be identified on a Development Guide Plan or Subdivision Guide Plan, prior to the approval of the subdivision or rezoning of development. Any application on such land, should be accompanied by a *Detailed Site Assessment* and an *Acid Sulfate Soil Management Plan* that addresses the matter set out in the Western Australian (WAPC) Planning Bulletin No. 64 prior to the approval of the subdivision, rezoning or development.

The small pocket of urban development on the eastern edge of the subject is identified as High to Moderate risk according to Acid Sulfate Soil Risk Mapping from the Department of Environment Regulation.

A Detailed Site Assessment and Acid Sulphate Soil Management Plan will be undertaken as part of the subdivision stage of development.

Shire of Dardanup Development Policy No.20 – Local Biodiversity

The Shire of Dardanup *Local Biodiversity* Policy was endorsed in 2011. The Policy aims to preserve significant areas of remnant vegetation, significant wetlands and waterways as well as key biodiversity corridors for future generations.

Almost the entire eastern portion of the structure plan area is identified for Regional Open Space, consistent with Town Planning Scheme No.3. The Structure Plan design ensures there is a defined boundary between the Regional Open Space and the Urban development in the form of a road, which also acts as an additional fire buffer measure.

A central lineal area of Public Open Space is also proposed in the western portion of the structure plan area, which links east to the Regional Open Space, this has been strategically positioned to preserve a small stand of trees present, but also provides an area of passive recreation for community.

The structure plan design and designation of Regional and Public Open Space allocations are consistent with the Shire's Local Biodiversity Policy.

Shire of Dardanup Development Policy No.18 – Sustainability

The objective of the Sustainability Policy is *'to enable the Environmental, Social and Economic objectives at all levels of development to be clarified and described how they can be implemented.*

As part of the Structure Planning and Subdivision stages of this project, consideration and implementation of suitable sustainability aspects will be undertaken. Preparation of the supporting Local Water Management Strategy will also incorporate suitable sustainability measures to improve the development.

1.2.5 Pre lodgement consultation

Pre-lodgement consultation has occurred over the Structure Plan itself (with the Shire of Dardanup and Department of Planning), as well as during the preparation and preliminary assessment of the various technical reports.

2 Site conditions and constraints

2.1 Biodiversity and natural area assets

The subject land is currently unused. There is one larger pocket of natural vegetation located on the eastern edge and some well established groupings of trees along the northern boundary. The northern and western boundaries adjoin the Collie River foreshore reserve, which contains remnant vegetation

2.1.1 Flora and Fauna

The area subject to the structure plan has previously been assessed by the EPA during the preparation of the Region Scheme, and subsequent amendments to the Local Planning Scheme. The site has also previously been subject to an approved subdivision design that proposed to clear the remnant vegetation.

With the preparation of this Structure Plan the majority of the vegetation located within the subject site is identified within areas of Public Open Space as depicted on the Structure Plan. As this vegetation is being preserved in its entirety, no Flora and Fauna assessment has been carried out.

All vegetation, save for fuel reduction as per the Fire Management Plan, within the Public Open Space is being retained.

Accendo was engaged by the proponent to prepare an environmental assessment to support the preparation of a Structure Plan for the subject site. A copy of this assessment can be found at *Appendix F*.

2.2 Landform and soils

The site sits at a fairly flat contour of 5m AHD, before petering off towards the Collie River.

The subject land forms part of the Pinjarra System and is made up of the following units.

- P6a: Very undulating alluvial terraces and low rises contiguous with the plain, with deep moderately well to well drained soils associated with major current river systems and larger streams. Acidic red and yellow duplex soils, less common. Typically loamy duplexes supergroups (40%).
- P6b: Very undulating alluvial terraces and low rises contiguous with the plain, with deep moderately well to well drained soils associated with prior stream deposits. Soils are uniform brownish sands (40% brown deep sand, 30% yellow deep sand).
- B6: Sandplain and broad extremely low rises with imperfectly drained deep or very deep grey siliceous sands. Pale deep sand (55%), poor sand effective duplex.

2.3 Groundwater and surface water

Winter groundwater levels at the site are approximately 3 m from the surface at the eastern boundary sloping steeply towards the Collie River, in line with surface topography. A Local Water Management Strategy (LWMS) has been prepared for the site and is included as *Appendix D*. The objective of this LWMS is to detail the best management practices approach to water management that will be undertaken for this development, in accordance with Better Urban Water Management (WAPC, 2008). This will include managing, protecting and conserving the total water cycle of the local environment and the greater catchment. The practices will involve:

- Stormwater management that incorporates the latest's water sensitive urban design practices;
- Groundwater resource management;
- Protection and enhancement of ecosystems dependent on water resources from the subject land;
- Sustainable water servicing.

2.4 Bushfire hazard

A Bushfire Management Plan has been prepared for Parkridge Estate, Eaton to support the Local Structure Plan, a full copy of this report is located at *Appendix B*.

The aim of this Report is to reduce the threat to the residents in the proposed subdivision in the event of a bushfire within or adjacent to the development. It demonstrates:

- How the hazard level will be reduced and maintained for the life of the development; and
- That compliance with the Bushfire Protection Criteria in the Guidelines can be achieved.

All of the proposed lots will have a Bushfire Attack Level of BAL-29 rating or less. The majority of the lots in the Estate will have a BAL-12.5 or BAL-Low rating.

There are potentially two stages of development with an overall yield of 436 lots with a combination of R20 and R40 densities. A local open space reserve approximately 3.019 hectares will be provided centrally within the Estate and a portion of this will retain the existing vegetation. The second area of local open space (0.169ha) will be provided at the intersection of Leicester Ramble and Peninsula Lakes and will function as a low fuel zone and drainage in conjunction with the subdivision road.

The central Local Open Space area is proposed to be developed and managed as Low Threat Vegetation by the Shire of Dardanup. This will be subject to the approval of a landscaping and management plan as a condition of subdivision.

Until the adjoining Lot 3001 to east is developed, an Emergency Access way will be created through Lot 3001 along the alignment of the proposed subdivision road giving secondary access to Eaton Drive.

A BAL Contour Map is shown as *Figure 3*. This plan illustrates the potential radiant heat impacts and associated BAL ratings of the proposed subdivision in reference to any classified vegetation remaining within 100 metres of the assessment area after the development is completed.

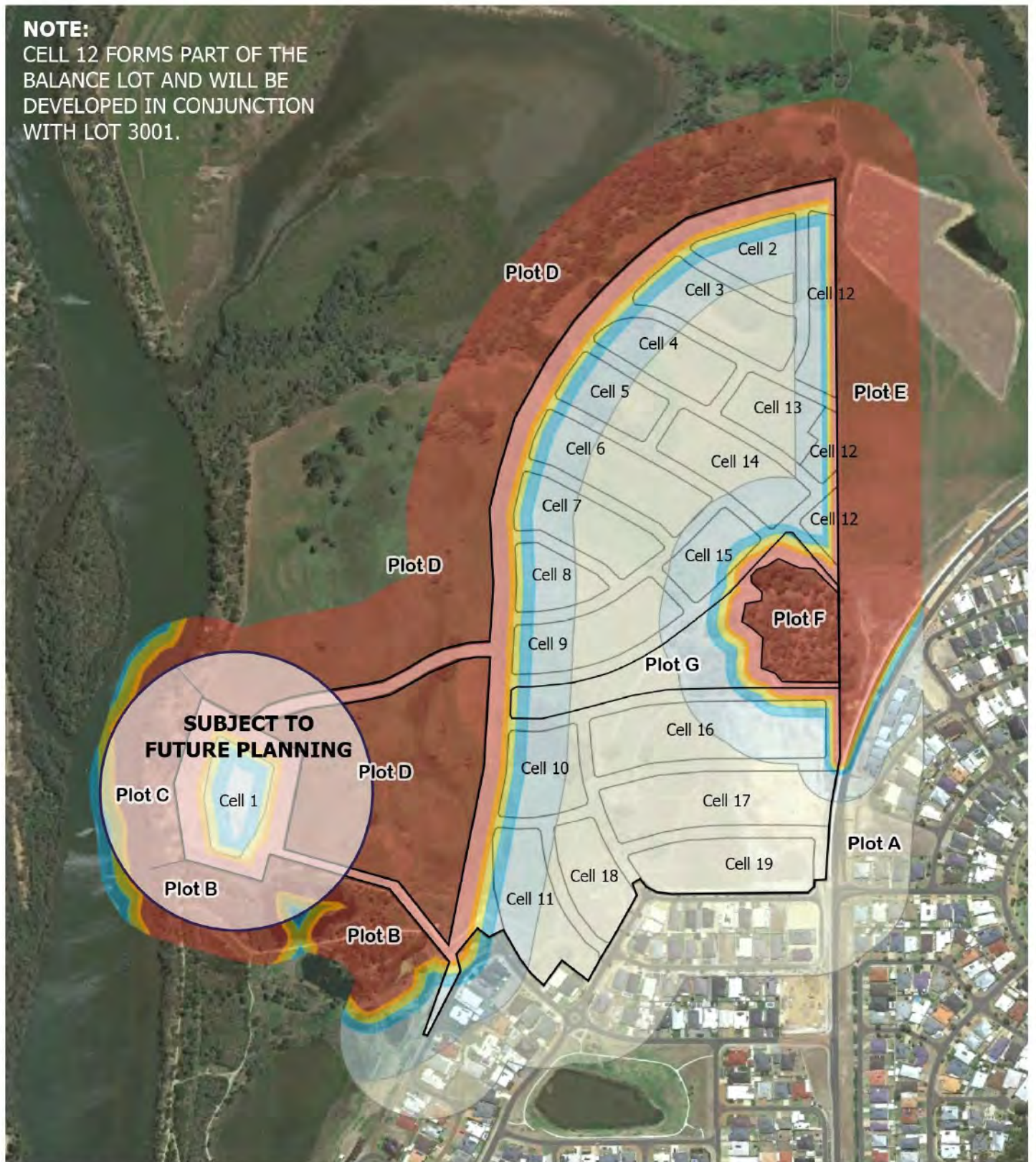
Table 4 (of the BMP Report) and Figure 3 confirms that all lots have a BAL-29 or lower rating.

The proposed subdivision complies with the objectives of the State Planning Policy 3.7 as:

1. It avoids any increase in the threat of bushfire to people, property and infrastructure
2. It reduces vulnerability to bushfire through the identification and consideration of bushfire risks in the design of the development and the decision-making process.
3. The design of the subdivision and the development takes into account bushfire protection requirements and includes specific bushfire protection measures
4. Achieves an appropriate balance between bushfire risk management measures and biodiversity, conservation values and environmental protection.

NOTE:

CELL 12 FORMS PART OF THE BALANCE LOT AND WILL BE DEVELOPED IN CONJUNCTION WITH LOT 3001.



LEGEND

DEVELOPMENT AREA



PROPOSED CADASTRE



INDICATIVE BUSHFIRE ATTACK LEVELS

- BAL - FZ
- BAL - 40
- BAL - 29
- BAL - 19
- BAL - 12.5
- BAL - Low

VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject site)



VEGETATION PLOT



CROSS SECTIONS (See Figure 9)



BAL CONTOUR ASSESSMENT AREA (100m from the external boundary of the subject site)



Location Details:

Lots 9004, 9503, 9504 Peninsula Lakes Dr Eaton

Assessment Date:

11/01/2018

Prepared by:

G Lush

Accreditation Level:

Level 2

Accreditation Number:

BPAD 27682

Accreditation Expiry Date:

February 2019

Date of Aerial

Nov 2017

FIGURE 8
BAL CONTOUR MAP

Figure 3 - BAL Contour Map



Job No 17-076

Rev Description
A Preliminary

Date
04/02/2018



2.5 Heritage

Hough Homestead is located on Lot 9504 and is listed in the Shire of Dardanup Local Heritage Survey (Place No,44, 2016). The homestead is detailed as having 'some/moderate significance' within the Heritage Survey. An excerpt from the Survey describes the homestead as:

'Although it is recognised that the place is subject to ongoing deterioration likely to result in its eventual demise from the landscape. However, the place should be recognised by interpretation of the former residence, the families associated with it (Taylor) and the farming undertaken on the property possibly through heritage/historic trails or through Oral History recordings with the family and descendants. Any archival information or other records (such as photographs) should be actively sourced and retained for future reference material'

This area is still subject to further investigation for development.

As indicated above the homestead is in a dilapidated state and is likely to be removed as part of the future development of the site. The developers will investigate ways to incorporate the history of the site into the development, possibly through road names, landscaping and informative plaques within the Public Open Space area.

2.6 Traffic Impact Assessment

A Traffic Impact Assessment has been prepared for the future development of Parkridge Estate, Eaton. This report prepared by Riley Consulting in April 2018 is focussed on two proposed intersections to Eaton Drive, to determine what control will be required, these being Peninsula Lakes Drive onto Eaton Drive and a future northern connection onto Eaton Drive. A complete copy of this report is located in *Appendix C*.

The concept layout for Parkridge Estate estimates a total of 436 residential lots, which equates to approximately 3500 vehicle movements per day, using the standard ratio of 8 trips per residential lot.

At the time of writing this report, a bridge is being constructed over the Collie River that will link Eaton Drive through to Treendale (to the North of the development). The proposed bridge will allow local residents access to the Treendale Shopping Centre and Eaton Shopping Centre.

The intersections of Peninsula Lakes Drive and the new northern connection with Eaton Drive have been tested using 3 traffic distribution scenarios, all of which have been calculated with the assumption that the bridge over the Collie River is open. The Sidra assessment shows that:

1. The Peninsula Lakes Drive intersection operates in an acceptable manner with the provision of give way control to the side road. A wider median gap on Eaton Drive is required to permit right turning movements to shelter. A seagull treatment is considered appropriate for this intersection.
2. The northern access to Eaton Drive, as presently constructed (seagull treatment) is shown to operate in an acceptable manner with the provision of give way control to the side road and the wider median on Eaton Drive.

Analysis of the future operation of Eaton Drive at Peninsula Lakes and the future northern access indicates that acceptable operation can be expected with a boulevard style road for Eaton Drive and a median to shelter right turning vehicles.

It is concluded that long term planning should provide:

- Give way conditions for Peninsula Lakes Drive and a wider central median on Eaton Drive with an intersection layout as constructed for the northern access is appropriate ; and
- Give way conditions for the future northern access and intersection layout as constructed for the northern access is appropriate.

The Eaton Drive road reserve at the Peninsula Lakes Drive intersection is designed for the future upgrade to dual lanes. It is anticipated that the upgrade of this intersection will be undertaken when the future dual lane is installed.

2.7 Context and other land use constraints and opportunities

Land to the immediate south and east is all zoned for residential development and forms part of the Eaton and Millbridge Estates. Further to the north is Treendale Estate and Clifton Park is located on the western side of the Collie River. The location of subject land in conjunction with these residential estates is consistent with the development proposed for the site.

3 Land use and subdivision requirements

The landowners are looking to pursue development within the area subject to this Structure Plan. Residential development is proposed for the area consistent with the zoning of the Scheme and surrounding developments.

The breakdown of land use areas is detailed in the Structure Plan Table (*Table 1*) and identified on the Structure Plan (*Figure 1: Local Structure Plan*).

The land uses proposed as part of the development include; Medium Density Residential, Public Open Space and Regional Open Space.

The structure plan report is supported by a Local Water Management Strategy, Bushfire Management Plan and the Structure Plan (refer *Figure 1*) which has been prepared in accordance with the requirements of Clause 3.16 of TPS 3 and Schedule 2, Part 4, clause 16 of the deemed provisions of the Regulations.

3.1 Design principles

The structure plan design includes the following design elements; two large residential cells located north and south of a large, central Public Open Space.

The main links into the development will be the extension of Peninsula Lakes Drive and Robusta Road; no roads are proposed to connect directly with Eaton Drive.

The establishment of the central open space area and adjoining regional open space buffer to the Collie River are located to serve the community needs, provide a buffer to adjoining and surrounding land uses, integration and protection to existing vegetated areas and enhance sensitive water cycle management.

3.2 Public Open space

Public Open Space is provided through the use of a central elongated strip that runs horizontally across Lot 9004. There is also a smaller second pocket identified north of the intersection of Peninsula Lakes Drive and Leicester Ramble.

The Public Open Space has been located to provide a large central area of useable space and to incorporate an area of remnant vegetation located within Lot 9004, as shown in Figure 4.

Public open space declaration of function				
POS No.	Gross Area (ha)	Net Area (ha)	Category	Function
Unrestricted Public Open Space				
1	3.0189	3.0189	Neighbourhood	Recreation – landscaped open space
2	0.1693	0.1693	Small	Nature – landscaped open space
Sub-total	3.1882	3.1882		
Exclusions				
3 (Regional Open Space)	1.0276	1.0276	Regional Open Space Reserve	Nature – landscaped open space
Total Restricted and Unrestricted POS	3.1882	3.1882		

Table 2 Public Open Space Declaration of Function

The open space has been calculated using the following method:

Public open space schedule		
Calculation of Required POS Provision		
	Total site area (ha)	32.1533
<i>Deductions</i>		
Environmental		0.0000
Conservation Category Wetland		0.0000
Bush Forever		0.0000
Regional Open Space Reserves		1.0276
Restricted Access Conservation Areas		0.0000
Surface area of natural water bodies		0.0000
Infrastructure		
Rail Reservation		0.0000
Regional Road Reservations, widenings - Primary/Other		0.0000
Public utilities (include pump station sites, transmission corridors)		0.0000
Drainage (steep sided drains and basins)		0.0000
Non Residential Land Uses		
Primary School		0.0000
High School		0.0000
Activity centres, commercial, retail (excluding residential component)		0.0000
Public Purpose Reserves		0.0000
Other		
Surplus Restricted Public Open Space Not Credited		
	Total Deductions	1.0276
	Gross Subdivisible Area (total site area minus deductions)	31.1257
	Required Public Open Space (10%)	3.1125
Breakdown of POS Provided		
Restricted Public Open Space		
Conservation Category Wetland Buffer (up to 50m)		0.0000
Resource Enhancement, multiple use wetland or similar and associated buffers (up to 30m)		0.0000
Reserved land encumbered by easements ie powerlines, sewer gas - suitable for POS		0.0000
	<i>Total Restricted POS</i>	0.0000
	<i>Maximum 20 credit</i>	0.0000
	Total Restricted POS Credited to a maximum of 20% (i.e 0.1638)	0.0000
Surplus Restricted POS Not Credited i.e. over the maximum 20 (refer Note 3)		0.0000
Unrestricted Public Open Space: by function (refer Note 4)		
Sport		0.0000
Recreation		3.0189
Nature		0.1693
	<i>Total Unrestricted POS</i>	3.1882
	Total Unrestricted POS	3.1882
	Total	3.1882
	POS Provision as Percentage of Gross Subdivisible Area	10.24%



Figure 4: Public Open Space Plan

3.3 Residential

Parkridge Estate, Eaton is proposed to yield in order of 521 lots, split into 2 'main stages' being North Stage and South Stage as identified on the Structure Plan (refer *Figure One*).

A Density Range of between R20-R40 has been identified overall, with one area to be R40. This enables a range of lots sizes to be created at subdivision stage in accordance with the criteria set out in Part 1 of this Structure Plan.

As per the requirements of the Structure Plan Framework, a Density Plan will be lodged in conjunction with the subdivision application to allocate the final density for each stage.

The very eastern portion of urban development (as identified on the Structure Plan) will be developed in conjunction with the development timeframe of Lot 3001 to ensure residential lots and road alignments are congruent.

3.4 Movement networks

As part of the Local Structure Plan, it is proposed that Peninsula Lakes Drive continue northward into the development and essentially form the western development boundary between the residential estate and the Regional Open Space. It is also proposed to continue Wandoo Way and Robusta Road as part of the southern stage of the development.

No additional connection points directly onto Eaton Drive are proposed as part of the Structure Plan. Connection onto Eaton Drive will occur through the existing Peninsula Lakes Drive, or a future connection further north as part of the adjoining site.

Traffic calming measures along Peninsula Lakes Drive are to form part of the road design at subdivision stage.

Provision is to be made for on-street parking within road reserves surrounding the Public Open Space and at regular intervals along the length of Peninsula Lakes Drive adjoining the Regional Open Space.

3.5 Water management

A Local Water Management Strategy has been completed for the Structure Plan area and is attached as *Appendix D*.

Figure 5 identifies the key elements for the Local Water Management Strategy, where the main swales, infiltration basins and bioretention pits will be placed.

The Local Water Management Strategy is to inform any future Urban Water Management Strategy for the Structure Plan Area.

3.6 Infrastructure coordination, servicing and staging

The proposed development of Parkridge Estate, Eaton will require connection to reticulated water and sewer, both of which are located in the adjoining residential developments and readily available for connection.

Power, gas and telecommunications will be connected as part of the subdivisional works.

A Servicing Report has been prepared which demonstrates the land is capable of being supplied with the necessary infrastructure to proceed with development. This Assessment is included as *Appendix E*.

3.7 Landscaping

The requirements of the Overall Landscape Management Plan as referenced in Part 1 Section 1.4 #4 are as follows:

- The provision of street trees throughout the Structure Plan area in accordance with Council Policy CP061 and Liveable Neighbourhoods.

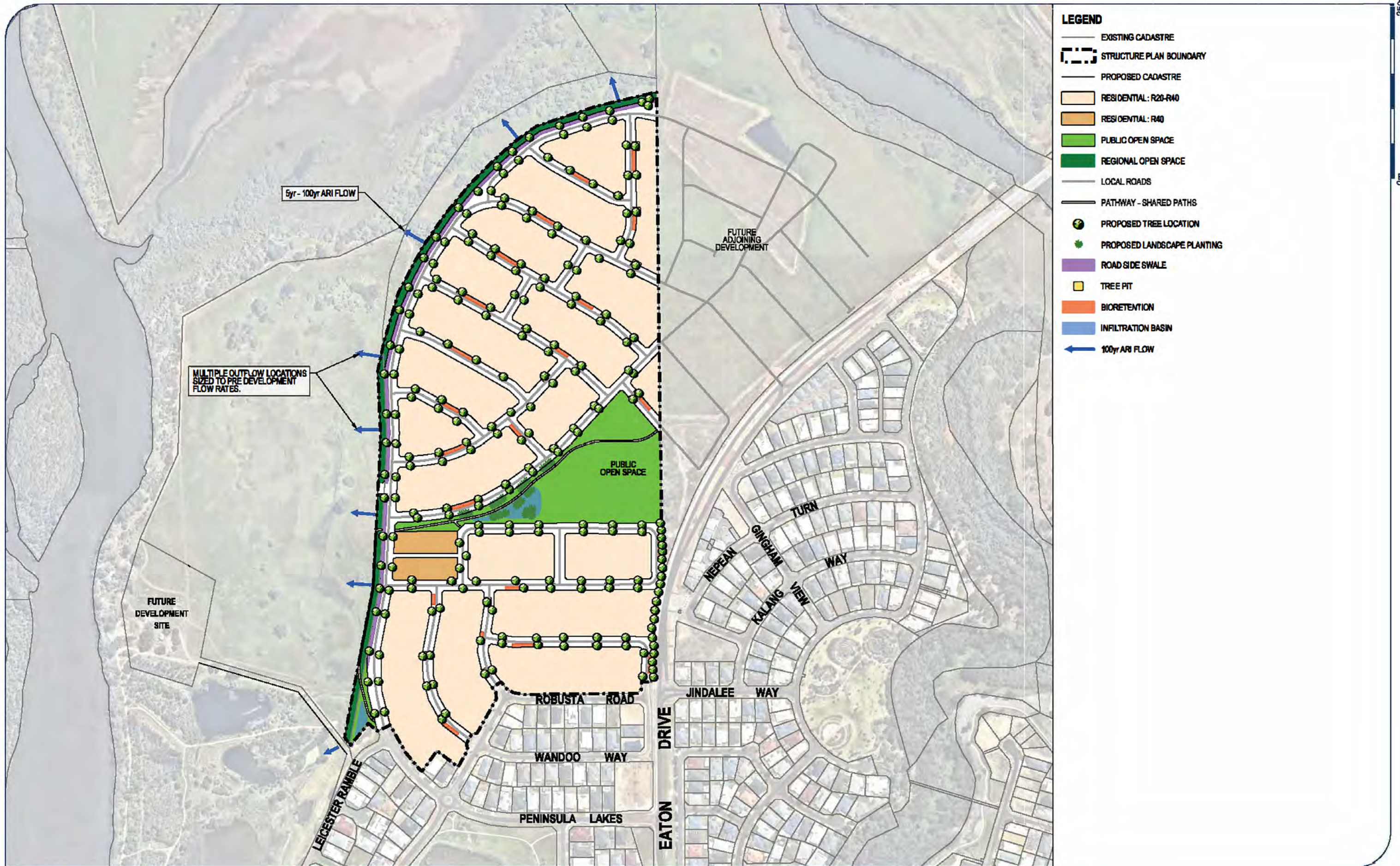


Figure 5 - Local Water Management Strategy

Appendix A Certificates of Title

Appendix B Bushfire Management Plan

Appendix C Traffic Management Report

Appendix D Local Water Management

Appendix E Servicing and Infrastructure

Appendix F Environmental Assessment



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