

Public Open Space Provision and Requirements

The criteria for public open space provision is set out in the Western Australian Planning Commission's Liveable Neighbourhoods and Development Control Policy 2.3 – Public Open Space in Residential Areas. The usual requirement is that 10% of developable land is to be provided as public open space, which may include a range of functions such as recreation, conservation and drainage, although there are limitations on credit allowances, including:

- Existing schools, reserves, dedicated drainage (detention of stormwater for a 1:1 year storm event) and purely commercially zoned land is not credited as public open space.
- A minimum of 8% of the required 10% public open space must provide for active and passive recreation, but may also include drainage areas that do not accommodate storm events equal to or less than a 1:5 year event.
- The remaining 2% (of the 10%) may comprise 'restricted' public open space, being areas that incorporate stormwater captured from between 1:1 year and 1:5 year events.

The following table provide an overview of the proposed public open space provision for the DA6 precinct, and includes a comparison of the existing public open space provision.

Provision	Existing	Proposed
Gross Area	49.0907ha	49.0907ha
Deductions		
Redcliffe Primary School	3.4952ha	3.262ha
Primary Regional Road Reservation (Tonkin Highway and Great Eastern Highway)	3.4003ha	0ha
Brearley Avenue Road Reservation	3.6913ha	0ha
Dedicated Drainage (1:1 year) and Drainage Reserves	1.0358ha	0.3567ha
Mixed Use and Commercial Zones (25%)	1.2660ha	2.1726ha
Redcliffe Train Station	0ha	1.2871ha
Total Deductions	13.1048ha	7.0784ha
Total Net Developable Area	35.9859ha	42.0123ha
Public Open Space Required @ 10%	3.5986ha	4.2012ha
Total Public Open Space Provided	3.6140ha	3.6623ha
Total Public Open Space Provision	10.04%	8.72%

Provision	Unrestricted	Restricted	Total
POS 1	0.8956ha	0.125ha	1.0206ha
POS 2	1.0758ha	0.15ha	1.2258ha
POS 3	0.3757ha	0ha	0.3757ha
POS 4	0.5329ha	0ha	0.5329ha
POS 5	0.5073ha	0ha	0.5073ha
Total	3.3873ha	0.275ha	3.6623ha