



EXISTING MAIDA VALE CELL 6 STRUCTURE PLAN

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OCM 19/9/94  
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**MAIDA VALE COP**

**PUBLIC OPEN SPACE CALCULATIONS**

TOTAL AREA PARCEL 1	20.6093 HA
AREA OF POS REQUIRED (10%)	2.06 HA
AREA BETWEEN CREEK AND EDGE OF BANK	1.20 HA
CREDIT POS 80% OF THIS AREA	0.96 HA
CREDIT COMMUNITY PURPOSE SITE	0.20 HA
BALANCE AREA OF POS REQUIRED	1.21 HA
ACTUAL AREA SHOWN (COVER SUPPLY OF 1559 8D M)	1.36 HA

**TOTAL AREA PARCEL 2** 15.80 HA

AREA OF POS REQUIRED (10%)	1.58 HA
AREA BETWEEN CREEK AND TOP OF BANK	0.90 HA
CREDIT POS 80% OF THIS AREA	0.72 HA
AREA OF RESERVE ALREADY CLEARED	0.200 HA
BALANCE AREA OF POS REQUIRED	0.845 HA
ACTUAL AREA SHOWN	0.845 HA

NOTE 1: ALL AREA CALCULATIONS SUBJECT TO SURVEY

**DEVELOPMENT YIELD:**

SINGLE RESIDENTIAL LOTS R20  
 PARCEL 1 176  
 PARCEL 2 154

SINGLE RESIDENTIAL LOTS R5  
 PARCEL 1 7

GROUPED DWELLING SITES  
 PARCEL 1 4  
 PARCEL 2 4

NOTE 2: AT THE TIME OF SUBDIVISION COUNCIL WILL RECOMMEND TO THE WESTERN AUSTRALIAN PLANNING COMMISSION THAT UNIFORM FENCING WILL BE REQUIRED FOR THE R20 SITES IDENTIFIED ON:  
 • THE CORNER OF MAIDA VALE ROAD & PINKER CRESCENT  
 • ON WILBERN MEWS; AND  
 • THE CORNER OF MAIDA VALE ROAD AND HAWYTN ROAD.

IT WILL RECOMMEND THAT FENCING BE OPEN STYLE WHERE THE LOTS ADJUT THE PUBLIC OPEN SPACE

NOTE 3: DIRECT ACCESS TO HAWYTN ROAD IS NOT PERMITTED. AT THE TIME OF SUBDIVISION COUNCIL WILL RECOMMEND TO THE WESTERN AUSTRALIAN PLANNING COMMISSION THAT A RESTRICTIVE COVENANT BE PLACED ON THE CERTIFICATE OF TITLE TO THIS EFFECT.

- LEGEND**
- RESIDENTIAL R5
  - RESIDENTIAL R20
  - RESIDENTIAL R30
  - RESIDENTIAL R40
  - RESIDENTIAL R60
  - PUBLIC OPEN SPACE / PARKS AND RECREATION (MRS)
  - NEIGHBOURHOOD CENTRE
  - COMMUNITY CENTRE
  - PROPOSED LOTS
  - EXISTING LOTS
  - PROPOSED ROADS
  - EXISTING ROADS
  - SCHEME EXTENT
  - SEWGA TRANSMISSION CORRIDOR
  - SUBJECT LAND

PROPOSED MAIDA VALE CELL 6 STRUCTURE PLAN

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