

# MAIDA VALE CELL 6 STRUCTURE PLAN

**MAIDA VALE ODP**

PUBLIC OPEN SPACE CALCULATIONS	
TOTAL AREA PARCEL 1	20.8083 HA
AREA OF POS REQUIRED (10%)	2.08 HA
AREA BETWEEN CREEK AND EDGE OF BANK	1.30 HA
CREDIT POS 50% OF THIS AREA	0.65 HA
CREDIT COMMUNITY PURPOSE SITE	0.20 HA
BALANCE AREA OF POS REQUIRED	1.21 HA
ACTUAL AREA SHOWN (OVERSUPPLY OF 1500 SQ 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 50% OF THIS AREA	0.45 HA
AREA OF RESERVE ALREADY CLEARED	0.285 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 R30 SITES IDENTIFIED ON:  
• THE CORNER OF MAIDA VALE ROAD & PINKER CRESCENT  
• ON WILLERIN MEWS; AND  
• THE CORNER OF MAIDA VALE ROAD AND HAWTIN ROAD.

IT WILL RECOMMEND THAT FENCING BE OPEN STYLE WHERE THE LOTS ADJACENT TO THE PUBLIC OPEN SPACE.

NOTE 3: DIRECT ACCESS TO HAWTIN 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
- PUBLIC OPEN SPACE / PARKS & RECREATION (MRS)
- NEIGHBOURHOOD CENTRE
- COMMUNITY CENTRE
- PROPOSED ROADS
- EXISTING ROADS
- SCHEME EXTENT
- SECWA TRANSMISSION CORRIDOR
- AMENDMENT AREA

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