



PUBLIC OPEN SPACE SCHEDULE - LOT 199 GAEBLER ROAD, BANJUP

REQUIRED POS PROVISION: (ALL FIGURES IN HECTARES)			
Total area of Lot 199	48.44		
25% Bush Forever	12.16		
Total of Balance Development Area	36.28		
<i>Minus</i>			
Neighbourhood Centre	0.59		
Net Subdivisional Area	35.69		
Required POS Provision @ 7%	2.499		
PROPOSED POS PROVISION (AS PER COUNCIL ADOPTED LOCAL STRUCTURE PLAN)			
Area	Total Park Area	Drainage/Wet Area	Area Credited (50% of Wet Area & Balance)
Park A	1.4347	0.2045 0.5612 (Lake)	1.0519
Park B	0.3923	0	0.3923
Park C	1.1367	0.1305	1.0714
Total	2.9637	0.8962	2.5156

NB - Wet Area credited (@ 50% credit) = 0.4481 ha, representing 15.12% of the total POS provided (i.e., is below 20% cap specified in Council Policy APD 28 and Liveable Neighbourhoods)

Total POS Provision = 7.05% of Balance Development Area (surplus of 0.0256 ha over 7.05%)

**CITY OF BANJUP
STRUCTURE PLAN**

This Structure Plan was adopted by Council on 20/11/2004

Signed DIRECTOR OF PLANNING & DEVELOPMENT

File No: 9645A
LANDSCAPE BUFFER/INTERFACE TREATMENT TO BE DETERMINED IN CONSULTATION WITH THE CITY OF COORINA Commission on 18/5/2004.

Signed DIRECTOR OF PLANNING & DEVELOPMENT

LEGEND

- NEIGHBOURHOOD SHOPPING CENTRE
- R20 RESIDENTIAL
- R30 RESIDENTIAL
- PUBLIC OPEN SPACE
- CONSERVATION AREA
- FOOTPATHS
- DUAL USE PATHS
- CAR PARKING
- DETAILED AREA PLANS
- SPECIAL PURPOSE STREETS
- DETAILED AREA PLAN - Mixed Business/Commercial/ Home Based Business/Medium Density Residential.

**LOCAL STRUCTURE PLAN
Lot 199, Gaebler Road, AUBIN GROVE**

0 25 50 75 100 METRES
SCALE 1:2500 @ A2

DATE 10/11/2003
PLAN No. STGR068

DPS DEVELOPMENT PLANNING SERVICES
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FIGURE 4