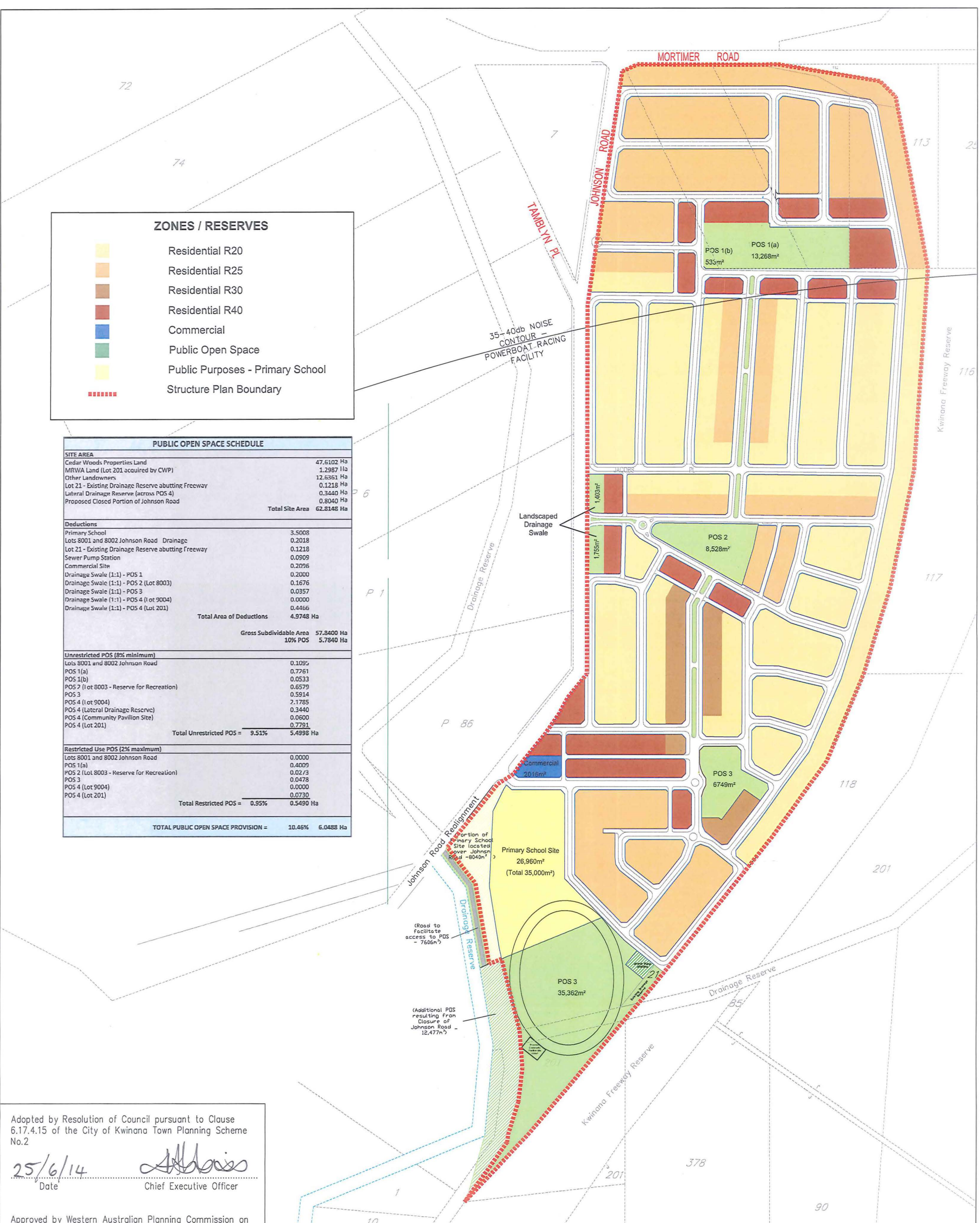


**ZONES / RESERVES**

- Residential R20
- Residential R25
- Residential R30
- Residential R40
- Commercial
- Public Open Space
- Public Purposes - Primary School
- Structure Plan Boundary

**PUBLIC OPEN SPACE SCHEDULE**

SITE AREA	
Cedar Woods Properties Land	47.6102 Ha
MRWA Land (Lot 201 acquired by CWP)	1.2987 Ha
Other Landowners	12.6361 Ha
Lot 21 - Existing Drainage Reserve abutting Freeway	0.1218 Ha
Lateral Drainage Reserve (across POS 4)	0.3440 Ha
Proposed Closed Portion of Johnson Road	0.8040 Ha
<b>Total Site Area</b>	<b>62.8148 Ha</b>
Deductions	
Primary School	3.5008
Lots 8001 and 8002 Johnson Road Drainage	0.2018
Lot 21 - Existing Drainage Reserve abutting Freeway	0.1218
Sewer Pump Station	0.0909
Commercial Site	0.2096
Drainage Swale (1:1) - POS 1	0.2000
Drainage Swale (1:1) - POS 2 (Lot 8003)	0.1676
Drainage Swale (1:1) - POS 3	0.0357
Drainage Swale (1:1) - POS 4 (Lot 9004)	0.0000
Drainage Swale (1:1) - POS 4 (Lot 201)	0.4466
<b>Total Area of Deductions</b>	<b>4.9748 Ha</b>
<b>Gross Subdividable Area</b>	<b>57.8400 Ha</b>
<b>10% POS</b>	<b>5.7840 Ha</b>
Unrestricted POS (8% minimum)	
Lots 8001 and 8002 Johnson Road	0.1095
POS 1(a)	0.7761
POS 1(b)	0.0533
POS 2 (Lot 8003 - Reserve for Recreation)	0.6579
POS 3	0.5914
POS 4 (Lot 9004)	2.1785
POS 4 (Lateral Drainage Reserve)	0.3440
POS 4 (Community Pavilion Site)	0.0600
POS 4 (Lot 201)	0.7791
<b>Total Unrestricted POS =</b>	<b>9.531% 5.4998 Ha</b>
Restricted Use POS (2% maximum)	
Lots 8001 and 8002 Johnson Road	0.0000
POS 1(a)	0.4009
POS 2 (Lot 8003 - Reserve for Recreation)	0.0273
POS 3	0.0478
POS 4 (Lot 9004)	0.0000
POS 4 (Lot 201)	0.0730
<b>Total Restricted POS =</b>	<b>0.95% 0.5490 Ha</b>
<b>TOTAL PUBLIC OPEN SPACE PROVISION =</b>	<b>10.48% 6.0488 Ha</b>



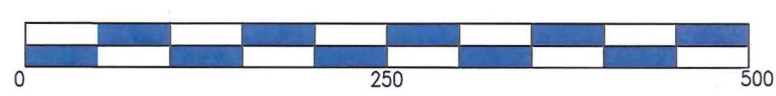
Adopted by Resolution of Council pursuant to Clause 6.17.4.15 of the City of Kwinana Town Planning Scheme No.2

25/6/14  
Date

*[Signature]*  
Chief Executive Officer

Approved by Western Australian Planning Commission on 17 July 2014

# Wellard West Local Structure Plan



Scale 1:5000 @A3



Prepared: 07/05/2014