Variation to Approved Structure Plan

"Highbury Park Estate" Lots 656 & 659 Baldivis Rd, Baldivis

Avon ESTATES

Scale 1:5,000 @ A4
1:3,500 @ A3

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Urban Endeavour
Plan 202LSPrB- 20071119

Public Open Space & Drainage Assessment

Lot 656	29.1728ha
Lot 659	25.2440ha
Total	**54.4168ha**
Deductions	
Part Primary School Site (100%)	2.0025ha
Area 1 - Drainage (0%)	0.0000ha
Area 2 - Drainage (0%)	0.0000ha
Area 3 - Drainage (0%)	0.0000ha
Area 4 - Drainage (0%)	0.0000ha
Area 5 - Drainage (0%)	0.0000ha
Area 6 - Drainage (100%)	0.1257ha
Area 7 - Drainage (100%)	0.0649ha
Area E - Easements (100%)	1.2401ha
Area F - Buffer (50%)	0.1317ha
Area G - Easements (100%)	0.7936ha
Area H - Buffer (50%)	0.0807ha
Total Deductions	**4.4392ha**
Gross Residential Area	**49.9776ha**
POS Provided	
Area 1 - Drainage (50% Credit)	0.0299ha
Area 2 - Drainage (50% Credit)	0.0158ha
Area 3 - Drainage (50% Credit)	0.0131ha
Area 4 - Drainage (50% Credit)	0.0213ha
Area 5 - Drainage (50% Credit)	0.0237ha
Area 6 - Drainage (0% Credit)	0.0000ha
Area 7 - Drainage (0% Credit)	0.0000ha
Area A - POS (100% Credit)	0.1219ha
Area B - POS (100% Credit)	0.7092ha
Area C - POS (100% Credit)	0.8238ha
Area D - POS (100% Credit)	0.5360ha
Area E - Easements (50% Credit)	0.6201ha
Area F - Buffer (50% Credit)	0.1317ha
Area G - Easements (50% Credit)	0.3968ha
Area H - Buffer (50% Credit)	0.0807ha
Area I - POS (100% Credit)	0.4842ha
Area J - POS (100% Credit)	0.5004ha
Area K - POS (100% Credit)	0.5003ha
Area L - POS (0% Credit)	0.0000ha
Area M - POS (0% Credit)	0.0000ha
Area N - POS (0% Credit)	0.0000ha
Area O - POS (0% Credit)	0.0000ha
Area P - POS (0% Credit)	0.0000ha
Total POS Provided	**5.0087ha (10.02%)**

Total POS over provision 0.0109ha
Total yield 610 x R20 residential lots.
Minimum Lot Area 450sqm
Average Lot Area 522sqm
Maximum Lot Area 902sqm

Key To Symbols

- R20 Residential Development — R20
- Part Primary School Site
- Public Open Space (Areas A to P) — A
- Drainage (Areas 1 to 7) — 1
- Neighbourhood Connector Road (Anticipated Public Transport / 2.0m Dual Use Path Alignments)
- Additional Dual Use Paths
- 1.5m Footpaths on all roads (except those already dedicated and approved under 125833 & 131975) — No Symbol
- Proposed Roundabout
- Drainage & POS area numbers & letters — 10
- Detailed Area Plan required to set dwelling orientation, garage location, setbacks, fencing standards etc... — DAP