



SUMMARY TABLE			
10% POS calculation to be determined over the three lots comprising the ODP area (Lots 9010 - subject lot, 619 & 620)			
<b>TOTAL SITE AREA</b>			<b>79.6268</b>
Lot 9010 (subject lot)	26.8168		
Lot 619	17.4700		
Lot 620	35.3400		
<b>Deductions:</b>			<b>9.5540</b>
School site (Lot 9010)	1.0258		
Local Centre (Lot 9010)	0.1619		
Road widening - Old Mandurah Road (Lot 9010)	0.3500		
Conservation Category Wetland (Lots 9010 & 620)	0.3000		
River Reserve (Lot 620)	6.9200		
Drainage (1:1)	0.7963*		
<b>NET SITE AREA</b>			<b>70.0728</b>
<b>TOTAL POS REQUIREMENT FOR ODP AREA:</b>			<b>7.0073</b>
The POS contribution for the subdivision of Lot 9010 forms part of the total 10% contribution approved for the overall endorsed ODP area (Lots 619, 620 and 9010).			
POS Requirement for ODP Area: unrestricted (8%)	5.6058		
POS Requirement for ODP Area: restricted (2%)	1.4015		
<b>POS REQUIREMENT FOR LOT 9010 = 33% of Total POS Requirement for ODP Area:</b>			
POS Unrestricted Requirement (33% of 5.6058ha)	1.8499		
POS restricted Requirement (33% of 1.4015ha)	0.4625		
<b>POS PROVIDED ON LOT 9010:</b>			
POS Unrestricted	1.8499	33%	
POS Restricted	1.2329	88%	
Drainage and CCW (not forming part of POS provision)	0.5212		
<b>LOT DENSITY</b>		<b>AV. LOT SIZE (R CODE DENSITY)</b>	<b>NO. OF LOTS</b>
R30		300m <sup>2</sup>	123
R20		450m <sup>2</sup>	150
<b>TOTAL (incl. local centre and school lots)</b>			<b>275</b>

\*estimate, allocating nominal 1% of total site area for purpose of POS calculation

**STAGES 1 TO 3 ENDORSED BY WAPC**  
 Stage 1 endorsed on 03/05/2016  
 Stage 2 & 3 endorsed on 21/10/2016

**LEGEND**

- R20 density code
- R30 density code
- subject to Local Development Plan
- footpath network
- restricted vehicle access

**SCALE**  
 0 5 10 50 100

Scale: 1:2500 @ A3  
 File No: C2012  
 Plan No: P2012-26  
 Date: 08-03-2017

NOTE: CADASTRAL IS BASED ON CURRENT SURVEY PREPARED BY VISION SURVEYS

**WAPC APPROVED PLAN OF SUBDIVISION (REV)**  
**Ravenswood Green**  
 LOT 9010 OLD MANDURAH ROAD, RAVENSWOOD  
 PREPARED FOR DJM MacCORMICK PROPERTY GROUP