

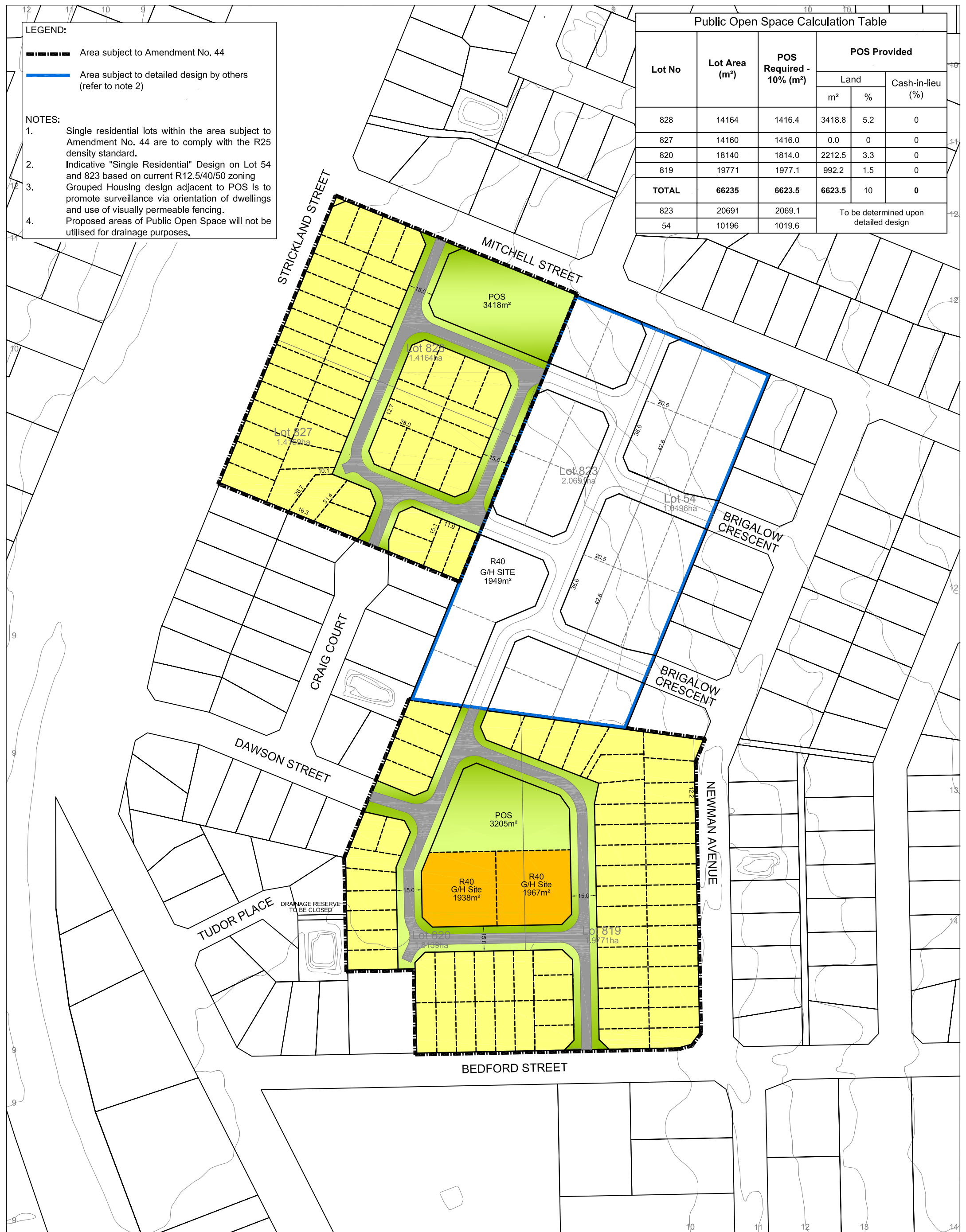
LEGEND:

- Area subject to Amendment No. 44
- Area subject to detailed design by others (refer to note 2)

NOTES:

- Single residential lots within the area subject to Amendment No. 44 are to comply with the R25 density standard.
- Indicative "Single Residential" Design on Lot 54 and 823 based on current R12.5/40/50 zoning Grouped Housing design adjacent to POS is to promote surveillance via orientation of dwellings and use of visually permeable fencing.
- Proposed areas of Public Open Space will not be utilised for drainage purposes.

Lot No	Lot Area (m ²)	POS Required - 10% (m ²)	POS Provided		
			Land		Cash-in-lieu (%)
			m ²	%	
828	14164	1416.4	3418.8	5.2	0
827	14160	1416.0	0.0	0	0
820	18140	1814.0	2212.5	3.3	0
819	19771	1977.1	992.2	1.5	0
TOTAL	66235	6623.5	6623.5	10	0
823	20691	2069.1	To be determined upon detailed design		
54	10196	1019.6	To be determined upon detailed design		



OUTLINE DEVELOPMENT PLAN

Strickland St & Bedford St Precinct

SPALDING

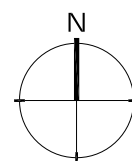


Subdivision, Rezoning, Structure Planning, Development Planning, Design, Advocacy

2953 Albany Highway, Kelmescott, WA 6111

T: 9495 1947
F: 9495 1946
admin@dykstra.com.au

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Figure 4

Notes:

- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement.
- The dimensions, areas and number of lots are subject to survey and also the requirements of all authorities.

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