

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Cockburn Local Planning Scheme No. 3.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

23 July 2007

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 October 2027

PARK PRECINCT

- MAIN FEATURES**
- VIEW TO WESTERN WETLANDS AND RECREATION RESERVE
 - EAST-WEST STREETS: PEDESTRIAN FOCUSED AT GROUND FLOOR LEVEL
 - INTERSECTIONS OF EAST-WEST STREETS & FORREST ROAD TO CONTAIN GATEWAY ARCHITECTURAL CORNER FEATURE
 - CENTRAL PUBLIC CARPARKS ENCOURAGED
 - ACCESS RESTRICTIONS WILL APPLY TO NORTH LAKE ROAD
 - UNDERCROFT CAR PARKING WILL BE ENCOURAGED

CENTRAL PRECINCT

- MAIN FEATURES**
- SEVERAL 4 WAY INTERSECTIONS PRESENT OPPORTUNITIES FOR ARCHITECTURAL CORNER FEATURE BUILDINGS.
 - TALLER BUILDINGS ALONG THE NORTH-SOUTH SPINE ARE APPROPRIATE (VISIBLE FROM THE FREEWAY AND RAIL LINE.)

TOWN SQUARE PRECINCT

- MAIN FEATURES**
- THE TOWN SQUARE ADJACENT TO THE RAIL STATION FORMS THE FOCUS FEATURING:
 - . EXTENSIVE LANDSCAPING
 - . SEATING
 - . WATER FEATURE
 - . TREES
 - . ACTIVE USES AROUND ITS EDGES
 - ALFRESCO DINING ALONG BOTH SIDES OF THE SQUARE WILL BE ENCOURAGED
 - ACROSS SQUARE FROM THE RAIL STATION A LANDMARK BUILDING IS ENVISAGED (I.E. A CIVIC BUILDING)
 - THIS AREA IS LIKELY TO BE ACTIVE WELL INTO THE EVENING HOURS AND USES SHOULD REFLECT THIS
 - SMALL SCALE RETAIL LIKELY TO ADJOIN THE SQUARE IN EARLY DEVELOPMENT YEARS. USES SHOULD REFLECT THIS
 - PASSIVE SURVEILLANCE OF CARPARKS ESSENTIAL

BEELIAR DRIVE PRECINCT

- MAIN FEATURES**
- A KEY GATEWAY OPPORTUNITY EXISTS AT THE INTERSECTION OF BEELIAR DRIVE AND THE NORTH-SOUTH STREET
 - ACCESS RESTRICTIONS WILL APPLY
 - HIGH VISIBILITY TO PASSING TRAFFIC
 - SHARED PARKING AREAS ENCOURAGED

CITY OF COCKBURN STRUCTURE PLAN

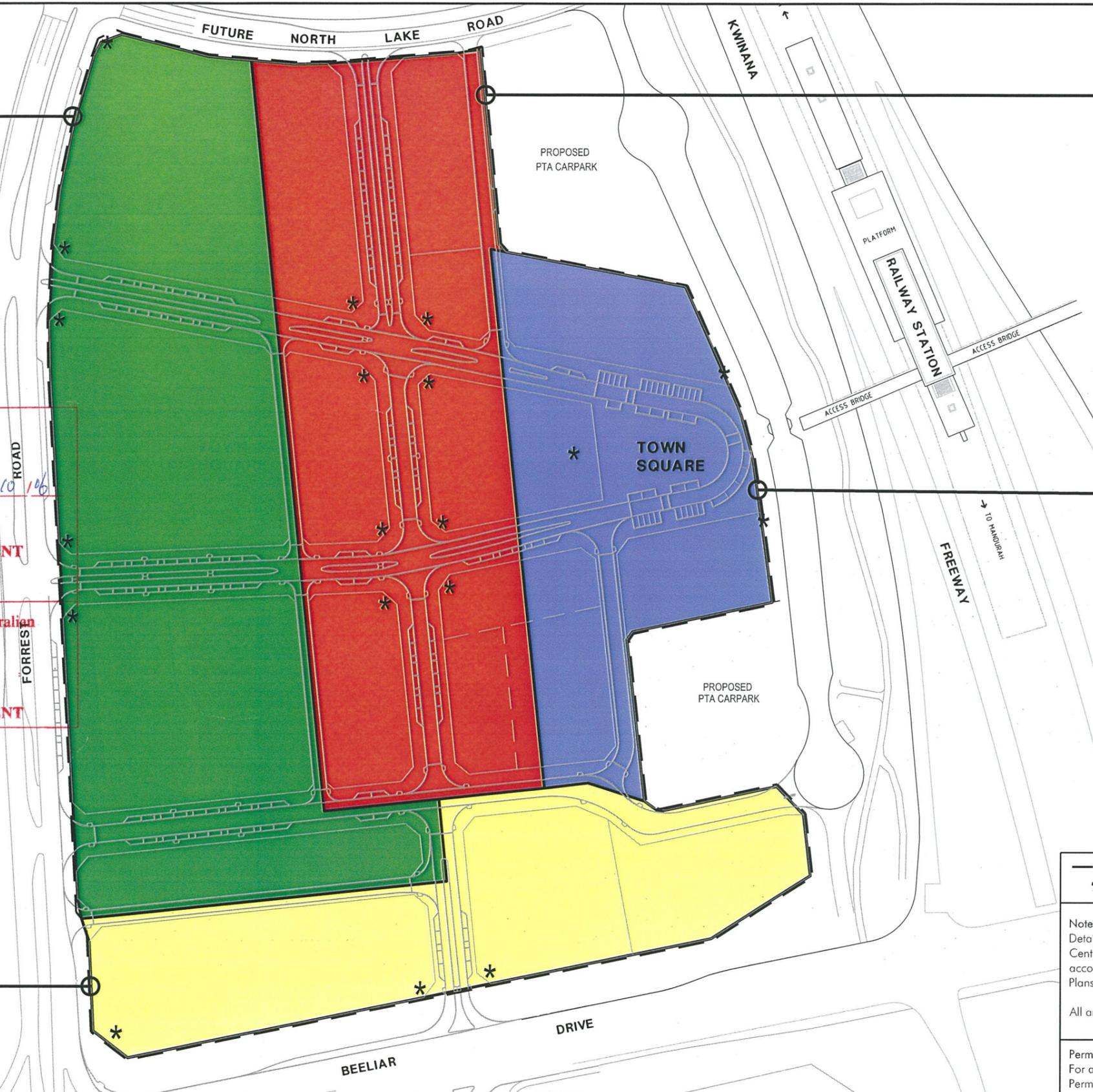
This Structure Plan was adopted by Council on 12/10/06

Signed *[Signature]*
DIRECTOR OF PLANNING & DEVELOPMENT

File No: 9629.A PARKLANDS

This Structure Plan was endorsed by the Western Australian Planning Commission on 23/07/2007

Signed *[Signature]*
DIRECTOR OF PLANNING & DEVELOPMENT



--- STRUCTURE PLAN BOUNDARY
* LANDMARK FEATURE DESIRABLE

Notes:
Detailed Area Plans will control built form within the Cockburn Central Town Centre in lieu of development being assessed in accordance with the Residential Design Codes. Detailed Area Plans may also include Special Development Controls.

All areas & dimensions are subject to detail design and survey.

Permissible Uses - All Precincts:
For allowed uses within the town centre, please see Permissible Uses - Cockburn Central in Appendix 3.

DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DRN	CHKD	APPD
25.09.06	A	Alteration to Notes	JJT	SB	JJT	JJT

PROJECT: **COCKBURN CENTRAL**

DRAWING TITLE: **COCKBURN CENTRAL STRUCTURE PLAN**

PRINCIPAL: **LANDCORP**

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SCALE: 1:2000

Cardno BSD CONSULTING ENGINEERS
TOWN PLANNERS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS

Cardno BSD Centre 2 Bagot Road
P.O. Box 155 Subiaco
Western Australia 6904
Telephone (08) 9273 3888
Facsimile (08) 9388 3831

Project Number	Drawing Number	Revision	Original
P05002	P779-C02	A	A3
Designed JJT	Checked JJT	Date	25.09.06
Drawn SB	Approved JJT	Sheet	Of
Local Authority	CITY OF COCKBURN	1	1