ENDORSEMENT PAGE

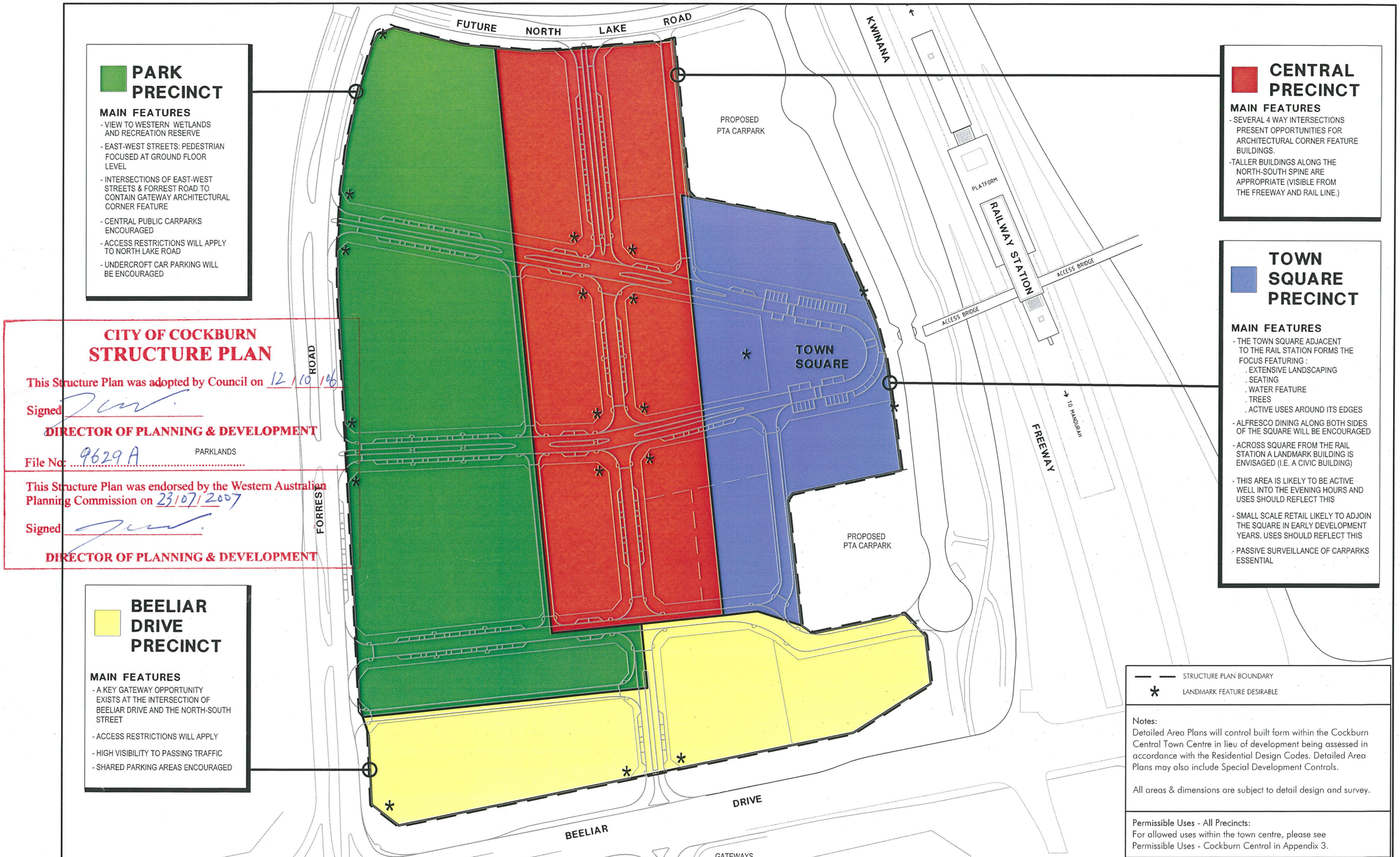
This structure plan is prepared under the provisions of the City of Cockburn Local Planning Scheme No. 3.

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 2037**



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

CITY OF COCKBURN
STRUCTURE PLAN

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

Signed

DIRECTOR OF PLANNING & DEVELOPMENT

File No: 9629A PARKLANDS

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

Signed

DIRECTOR OF PLANNING & DEVELOPMENT

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

— — 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	CHK'D	APP'D
25.09.06	A	Alteration to Notes	JJT	SB	JJT	JJT

PROJECT **COCKBURN CENTRAL**

DRAWING TITLE **COCKBURN CENTRAL STRUCTURE PLAN**

PRINCIPAL **LANDCORP**

This drawing has been prepared in accordance with the Cardno BSD Quality Management System. It remains the property of Cardno BSD Pty. Ltd. and shall not be used without permission. This drawing shall be preliminary only and/or not for construction until signed approved.

N W E S

SCALE: 1:2000 0 20m 40 60 80 100 120 140 160 180 200

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Project Number	Drawing Number	Revision	Original
P05002	P779-C02	A	A3

Designed JJT Checked JJT Date 25.09.06
Drawn SB Approved JJT Sheet 1 Of 1
Local Authority CITY OF COCKBURN