

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

INTENDED USES

- MEDIUM-HIGH DENSITY RESIDENTIAL
- OFFICE
- HOME OFFICES
- GROUND FLOOR RETAIL
- ENTERTAINMENT
- MIXED USES
- SERVICE COMMERCIAL ON NORTH LAKE ROAD

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.)

INTENDED USES

- RESIDENTIAL
- COMMERCIAL OFFICE & RETAIL (EMPHASIS ON COMMERCIAL OFFICE)
- MIXED USES
- SERVICE COMMERCIAL

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

INTENDED USES

- SMALL SCALE RETAIL ACTIVITY AS CORE USES
- GROUND FLOOR LEVEL : RETAIL ABOVE GFL : A MIX OF OFFICE AND RESIDENTIAL USES
- USES WITH A PEDESTRIAN/TOD FOCUS

PARKLANDS

BEELIAR DRIVE PRECINCT

MAIN FEATURES

- AREA LIKELY TO DEVELOP FIRST
- 20m SETBACK FROM BEELIAR DRIVE PROPOSED TO ACCOMMODATE EASILY VISIBLE AND ACCESSIBLE PARKING OR ARTICULATED FACADE REQUIRED FACING BEELIAR IF REDUCED SETBACK SOUGHT
- ACCESS RESTRICTIONS WILL APPLY
- A KEY GATEWAY OPPORTUNITY EXISTS AT THE INTERSECTION OF BEELIAR DRIVE AND THE NORTH-SOUTH STREET
- SHARED PARKING AREAS ENCOURAGED
- NEED TO COMPLIMENT USES OPPOSITE IN GATEWAYS

INTENDED USES

- BULKYGOODS RETAILING
- MAJOR OFFICE COMPLEX
- TRAFFIC GENERATING DEVELOPMENT
- POSSIBLE RESIDENTIAL ON STREETS OTHER THAN BEELIAR DRIVE



FACADE TYPES LEGEND	
(REFER TO DESIGN GUIDELINES FOR FACADE CONTROLS)	
[Pattern]	TYPE 1
[Pattern]	TYPE 2
[Pattern]	TYPE 3
[Pattern]	TYPE 4
[Pattern]	TYPE 5
[Asterisk]	LANDMARK ELEMENT DESIRABLE

STRUCTURE PLAN BOUNDARY

NOTES:
 ALL PARCELS ALLOW RESIDENTIAL DEVELOPMENT UP TO R160 DENSITY (SUBJECT TO OTHER CONTROLS)
 ALL AREAS & DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DRN	CHKD	APPD
05.09.05	A	Minor text alterations	JLS	SB	JJT	JJT
01.11.05	B	Minor alterations made to notations. Street scape updated. Drawing Title changed	JJT	SB	SB	JJT
17.3.06	C	Minor alterations made to facade hatching.	JJT	JJT	JJT	JJT

PROJECT: **COCKBURN CENTRAL**

DRAWING TITLE: **COCKBURN CENTRAL STRUCTURE PLAN**

PRINCIPAL: **LANDCORP**

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SCALE: 1:2000

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Project Number	Drawing Number	Revision	Original
P05002	P779-C01	B	A3
Designed JJT	Checked JT	Date	17.3.06
Drawn MG	Approved JT	Sheet	Of
Local Authority	CITY OF COCKBURN	1	1