

**RUSSELL ROAD / FRANKLAND AVENUE INTERSECTION**  
 - to be built as a signalised intersection.

**POS AREA 3**  
 - incorporating drainage function.

**NEIGHBOURHOOD CENTRE**  
 - 5000m<sup>2</sup> NLA  
 - oriented to Russell Road and Hammond Road  
 - intersection to be signalised  
 - R40/R60 residential code  
 - Centre Plan to be prepared  
 - On-street parking within neighbourhood centre to be provided

**MIXED BUSINESS**  
 - Access off Old Russell Road  
 - In accordance with SSDSP

**R40 SITES**  
 - Detailed Area Plan to be prepared for lots backing onto POS.  
 - Detailed Area Plan to be prepared for lot abutting Russell Road.

**ENTRY - STAGE 1**  
 -display housing

An acoustically engineered noise wall to be provided along the northern boundary of the R40 site.

**WETLANDS**

**R40 SITE**  
 - Detailed Area Plan prepared  
 - common fencing to be provided around site.

**LOW LYING PEATY LAND**  
 - retain as natural buffer to wetlands

**WATER SENSITIVE DESIGN**  
 - lake, boardwalk and nutrient retentive vegetation.  
 - retain natural vegetation over balance of area.

**NOTE :**  
 NO RESIDENTIAL DEVELOPMENT WITHIN 200m OF THE DOG KENNELS ON LOT 11 BARFIELD ROAD WILL BE UNDERTAKEN UNTIL SUCH TIME AS THE USE OF LOT 11 FOR KENNELS CEASES.

**HARRY WARING MARSUPIAL RESERVE**

**FRANKLAND AVENUE**

**RUSSELL ROAD**

**ROAD**

**BARFIELD ROAD**

**CITY OF COCKBURN STRUCTURE PLAN**

This Structure Plan was adopted by Council on **13 / 10 / 05**

Signed *MB*  
 For **DIRECTOR OF PLANNING & DEVELOPMENT**  
 File No: **9643A**

This Structure Plan was endorsed by the Western Australian Planning Commission on **2 / 2 / 2006**

Signed *MB*  
 For **DIRECTOR OF PLANNING & DEVELOPMENT**

**POS AREA 4**  
 - POS Area located more centrally to its catchment.

**NS CONNECTOR**  
 - Realignment of NS connector road to a more central location.

**LOT 412**

- |  |                 |  |                                    |  |                                   |  |                         |
|--|-----------------|--|------------------------------------|--|-----------------------------------|--|-------------------------|
|  | Residential R20 |  | Public Open Space                  |  | Boundary of Local Structure Plan. |  | 500m dogkennel buffer   |
|  | Residential R25 |  | Regional Open Space and other uses |  | Dual Use Paths                    |  | 200m dogkennel buffer   |
|  | Residential R40 |  | Walkable Catchments                |  | Footpaths                         |  | Controlled Intersection |
|  | Commercial      |  | Stage 1 Subdivision - approved     |  |                                   |  |                         |
|  | Mixed Business  |  |                                    |  |                                   |  |                         |

**FRANKLAND LOCAL STRUCTURE PLAN**  
 (CONCEPT PLAN RETAINING RUSSELL ROAD IN CURRENT MRS ALIGNMENT  
 Revised 20.10.05)

