

PROPOSED STRUCTURE PLAN

Koorilla School Site

NOTES

A Detailed Area Plan (DAP) is to be prepared and adopted under the City of Cockburn Town Planning Scheme No. 3 for all lots proposed by this Local Structure Plan. All dimensions and proportions are subject to product development and detail design.

Matters for inclusion in the DAP shall include:

- Building envelopes, including street setbacks;
- Parking;
- Vehicle access points;
- Fencing;
- Private open space;
- Landscaping;
- Any variations to the provisions of the R-Codes / Council policy; and
- Retention of significant vegetation on lots.

DEVELOPMENT SUMMARY

Residential R30 Approx. 1.2ha (Estimated 39 Lots)
 Residential R50 Approx. 0.3ha (Estimated 1 Lot = Estimated 18 dwellings)
Total Approx. 1.5ha (Estimated 40 Lots = Estimated 57 dwellings)

PLANNING / DESIGN PRINCIPLES

All residential development is to be designed so as to reduce the dominance of garages on the streetscape.

Residential development along Rosalind Way and Benedick Road to be appropriately designed to ensure an integrated streetscape reflective of the single residential character of the existing area, predominate 1-2 storeys in height.

Development internally may extend to a maximum of 3 storeys in height depending on detailed design.

Residential development on the proposed Residential R50 site to be appropriately designed to respond to the natural topography of the landform and to minimise the visual impact on adjoining existing residential development through appropriate setbacks and scaling of built form.

A detailed tree survey to be undertaken at the subdivision design stage, so that the final subdivision design can be adjusted to achieve the practical retention of vegetation.

Development shall be designed to ensure adequate surveillance of public areas and contribute to a highly desirable pedestrian experience and visually attractive streetscape, facilitating a legible connection between the Local Structure Plan area and the Town Centre.

The 2.0ha Public Purposes Reserve (Aged Care) will be purchased by the City of Cockburn to enable the development of community based (not-for-profit) aged care accommodation, including both low and high care. The community based aged care development forms part of the Public Open Space requirement for the three school sites consistent with the principles of R27 of Liveable Neighbourhoods.

All development and operating approvals relating to the proposed Aged Care facility to be the responsibility of the City of Cockburn.

The Aged Care facility shall 'front' adjacent public streets and shall not have rear fences to those public streets.

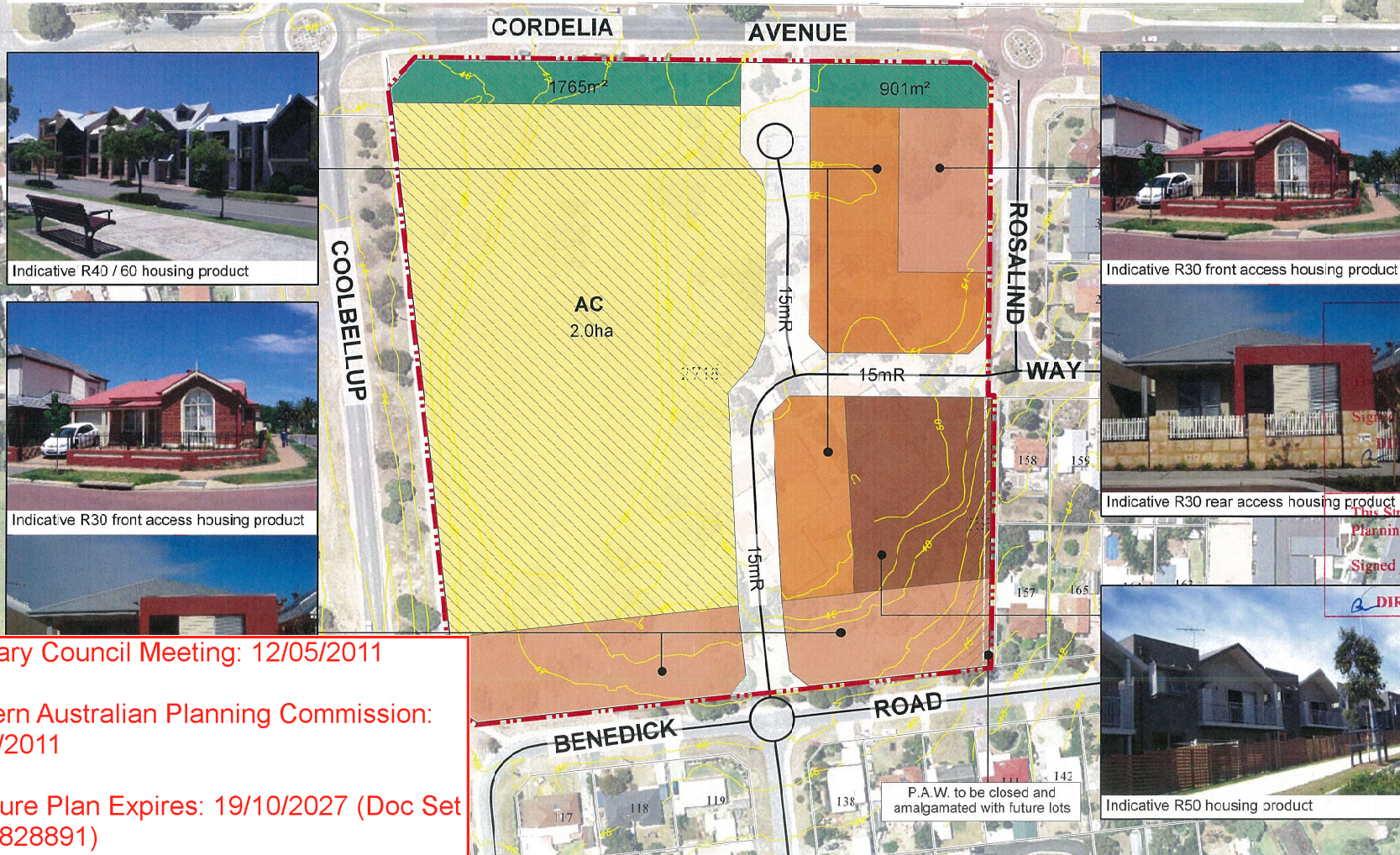
All building types shown are for illustrative purposes only.

LEGEND

- Structure Plan Area
- Residential R30
- Residential R40 / 60
- Residential R50
- Public Purpose DENOTED AS FOLLOWS:
 AC Aged Care
- Parks and Recreation
- Interface between future development and Lots 157 and 158 to be maximum single storey

POS SCHEDULE

Please refer to Table 5 'Public Open Space Schedule (All Sites)' for the full details of Open Space provision over the 3 former school sites.



CITY OF COCKBURN STRUCTURE PLAN

Structure Plan was adopted by Council on 12 / 5 / 11

Signed *[Signature]*
 DIRECTOR OF PLANNING & DEVELOPMENT

Signed *[Signature]*
 DIRECTOR OF PLANNING & DEVELOPMENT

This Structure Plan was endorsed by the Western Australian Planning Commission on 30 / 9 / 11

27 September 2011 DATE
 3431-2-005.dgn PLAN No
 g REVISION
 N.T. PLANNER
 L.W. DRAWN
 N.T. CHECKED

Ordinary Council Meeting: 12/05/2011

Western Australian Planning Commission: 30/09/2011

Structure Plan Expires: 19/10/2027 (Doc Set ID: 11828891)

File No: 110/044

Base data supplied by Landgate
 Aerial Photography dated January 2009, accuracy +/- 4m, Projection MGA Zone 50
 Areas and dimensions shown are subject to final survey calculations.
 All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

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