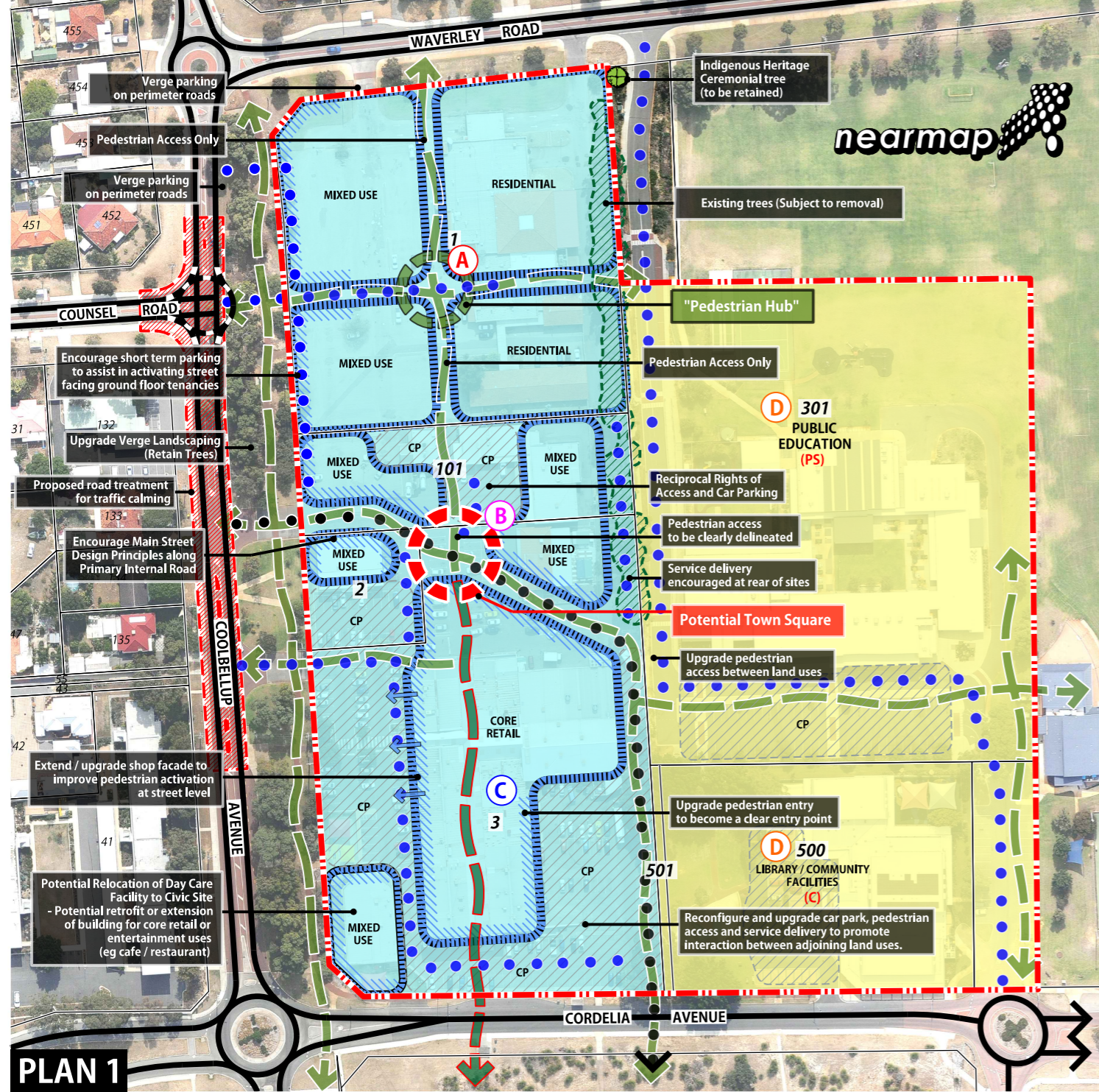


A MIXED USE PRECINCT	B CENTRAL MIXED USE PRECINCT	C CORE SHOP (RETAIL) PRECINCT	D PUBLIC PURPOSE
'LOCAL CENTRE' ZONING RECOMMENDED: - Residential (High Density) - Entertainment - Office - Shop - Consulting Rooms	'LOCAL CENTRE' ZONING RECOMMENDED: - Entertainment - Office - Shop - Consulting Rooms - Residential (High Density)	'LOCAL CENTRE' ZONING RECOMMENDED: - Shop (Supermarket anchor) - Office - Consulting Rooms - Entertainment - Other "Local Centre" landuses complimentary to core Shop use	'CIVIC' ZONING - Educational Facilities - Civic Uses - Child Care



PLAN 1

"Coolbellup Town Centre" Structure Plan
 Lots 1, 2, 3 and 101 Coolbellup Avenue, Portion of Lot 300 Waverley Road, Portion of Lot 301 and Lots 500 and 501 Cordelia Avenue, COOLBELLUP
 for: Coolbellup Hotel Pty Ltd

LEGEND:

STRUCTURE PLAN BOUNDARY	Indicative Car Parking	Primary Internal Access Way (Main Street)
Indicative Building Envelope	"Buildings facades requiring ground-level street activation"	Secondary Internal Access Way
Local Centre Zoning (Residential R0)	Pedestrian Link	Traffic calming devices aligned with existing footpath network
Public Purposes	Pedestrian Link (Business hours)	Existing trees
NOTED AS: PRIMARY SCHOOL CIVIC		

TABLE 2 RESIDENTIAL DESIGN CODE VARIATIONS

Design Element	Current R-Codes Provision (2010)	Proposed CTCSP Variation
Table 4 - 6.	Top of external wall: 12m	Top of external wall: 15m
Maximum Height (R80 Density)	Top of external wall (concealed roof): 13m Top of pitched roof: 15m	Top of external wall (concealed roof): 16m Top of pitched roof: 18m

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Development Planning Strategies
 28 Brown St, East Perth WA 6004
 PO BOX 6697 EAST PERTH 6892
 T (08) 9268 7900
 F (08) 9268 7999
 E dps@dpswa.com.au

'Objectives' and 'intent' of the various Design Elements of Table 1 - Built Form and Development Standards and Table 2 - Residential Design Code Variations are rationalised in Part 2 of this Structure Plan.
 Although the Structure Plan emphasises performance based development outcomes, the following minimum standards shall apply to built form and development within the Structure Plan area. The Provisions of the Residential Design Codes or the City of Cockburn Town Planning Scheme apply unless otherwise stated below.

TABLE 1 BUILT FORM AND DEVELOPMENT STANDARDS

- Dwelling Diversity**
 - Developments comprising more than 12 dwellings shall provide diversity in unit types and sizes as follows:
 - Single bedroom dwellings - minimum 20% and maximum 50% for any proposed development; and
 - Dwellings of 2 or more bedrooms - minimum 40% for any proposed development.
 - The development shall not contain any dwellings smaller than 40sqm plot ratio area, excluding outdoor living areas and external storage.
- Frontage & Articulation (Residential Development)**
 - Elevations to public streets (excluding laneways); and Public Open Space (POS) shall be considered as a primary frontage and designed as such.
 - Blank walls to corner frontages will not be permitted.
 - Blank walls to internal side boundaries shall be limited and comply with LSP Provision 8 below.
 - Residential units facing a street, pedestrian access way (Corsos) or area of Public Open Space (POS) shall provide a habitable room interface, preferably a living space. Upper floor residential units are encouraged to provide a balcony space on this frontage.
 - Where residential buildings abut a public street, a nil setback may be provided subject to the design achieving streetscape objectives.
- Frontage & Articulation (Non-Residential Development)**
 - Non-residential uses shall generally provide building frontage to the majority of the lot boundary facing the street, except for:
 - entries, to allow for articulation of the facade provided that the majority of the building facade is maintained at the boundary; and
 - provision of one row (maximum) of short term visitor car parking bays; to assist in activating the relevant shop front.
 - Clear glazing (minimum 75%) is required to retail and commercial tenancies at ground level. Exceptions may be considered to screen service areas, structural elements and the like.
 - Glazing to retail and commercial tenancies along the ground level street frontage shall have a head height of 3m to 3.6m high and finish to the underside of the awning. Sills are permitted to a maximum height of 500mm.
 - Retail shop fronts shall typically be in the 6m-10m range for the majority. Shop fronts may exceed the above dimensional requirements if they are expressed as a series of shop fronts with multiple entry points and/or window displays that allow visual transparency to the shop beyond.
- Robust Building Design**
 - For ground floor residential development facing a public street, flexible building design is encouraged that enables the ground floor to be used for non-residential use at some stage in the future, hence:
 - encouraging and allowing for adaptive re-use of buildings; and
 - encouraging longevity in the design of buildings.
- Awnings and Canopies**
 - Continuous pedestrian cover is required for all future street frontage and 'Main Street' building designs. The pedestrian cover shall:
 - provide shelter over building entries to define the entry; and
 - be articulated (varied) in height and integral to the design and finish of the building.
 - Any canopy or awning shall be a maximum of 3m depth, measured from the setback line, or 0.5 m from the kerb edge.
 - An awning shall be within a minimum of 2.7m and a maximum of 3.6 m in height, measured from the pavement.
- Laneways**
 - Development adjacent and over laneways shall have windows to commercial floor space, and habitable spaces to residential development, to encourage passive surveillance and engagement with the laneway.
- Daylight Access & Shadowing**
 - Daylight access is to be provided to all residential habitable rooms.
 - Non-residential development shall be afforded as much natural ambient light to commercial and retail tenancies as possible, with the ability to manipulate the amount of daylight according to need.
- Staged Development**
 - Any nil setback to a side boundary, where adjoining development has not begun, shall be finished to match the main building or to provide visual interest (e.g. public art).
 - Material changes, landscape and detail elements may be required where the overall height of the wall is considered excessive and detrimental to the overall development and/or the adjacent public realm.
- Visual & Acoustic Privacy**
 - The design of residential development shall provide a balance between visual privacy between dwellings without compromising outlook and views.
 - The design of residential development shall provide appropriate building separation between and within sites to allow for adequate visual privacy to internal spaces.
 - Noise generating uses should be in tenancies suitably designed and built, with the use managed to limit noise and disturbance to residential occupants in the same, or an adjoining development.