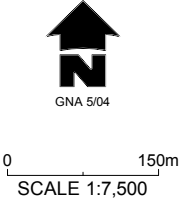
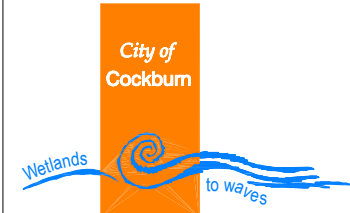


- 1 MIXED BUSINESS - PRECINCT ONE**  
ARMADALE ROAD (SOLOMON ROAD TO NORTH LAKE ROAD)  
- This precinct has been defined to provide a focal point for the Structure Plan area and avoid the proliferation of retail uses. The precincts key location is considered the most appropriate for uses such as Fast Food Outlet, Service Station, Bank, Shop and the like. Uses such as these that are expected to provide a service to passing traffic, but importantly also to the residents south of Armadale Road are to be encouraged.
- 2 MIXED BUSINESS - PRECINCT TWO**  
PARK 'N RIDE (NORTH LAKE ROAD TO ARMADALE ROAD)  
- This precinct has been specifically defined to encourage the location of relatively high employment providing uses that will provide a service to or draw on proximity to public transport patrons. Uses such as office would be appropriate in this location.
- 3 MIXED BUSINESS - PRECINCT THREE**  
NORTH LAKE ROAD  
- This precinct encompasses the North Lake Road frontage land within the Structure Plan, where uses requiring good exposure such as Showrooms are to be encouraged.  
- Development shall comply with the D20 Design Guidelines, and in particular should have regard to the 'high exposure' locations within this precinct in regard to quality of development and landscaping proposed.

1. IN ADDITION TO THE REQUIREMENTS OF TOWN PLANNING SCHEME No.3, ALL DEVELOPMENT WITHIN (INCLUDING THE SOLOMON ROAD DEVELOPMENT ZONE) SHALL COMPLY WITH THE DESIGN GUIDELINES SET OUT IN COUNCIL POLICY APO38.  
2. ACCESS TO ARMADALE ROAD AND NORTH LAKE ROAD SHALL BE IN ACCORDANCE WITH THE ADOPTED VEHICLE ACCESS.

NOTE: THIS AREA MAY BE REQUIRED FOR PUBLIC OPEN SPACE AND DRAINAGE PURPOSES IN RECOGNITION OF ITS CONSERVATION VALUES AND ACCORDINGLY SHALL NOT BE DEVELOPED OR SUBDIVIDED UNTIL SUCH REQUIREMENTS HAVE BEEN DETERMINED AND AN APPROPRIATE STRUCTURE PLAN HAS BEEN ADOPTED.

NOTE: THIS AREA MAY BE REQUIRED FOR REGIONAL SPORTS PURPOSES AND ACCORDINGLY SHALL NOT BE DEVELOPED OR SUBDIVIDED UNTIL SUCH REQUIREMENTS HAVE BEEN DETERMINED AND AN APPROPRIATE STRUCTURE PLAN HAS BEEN ADOPTED.



Mixed Business	Light & Service Industry	Lakes & Drainage
Mixed Use	Car Park	Council Use Site
Development Site	Parks & Recreation	Precinct Number
Gateways Shopping Centre	Public Purposes - Water Corporation	Signalised Intersection or Roundabout

# COCKBURN REGIONAL CENTRE

## COMPOSITE STRUCTURE PLAN