

<b>POS</b>	<b>DESIGN GUIDELINES FOR COCKBURN COMMERCIAL PARK – LOT 502 SUDLOW ROAD BIBRA LAKE</b>	<b>PSPD15</b>
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<b>POSITION STATEMENT CODE:</b>	PSPD15
<b>DIRECTORATE:</b>	Planning and Development
<b>BUSINESS UNIT:</b>	Planning and Development
<b>SERVICE UNIT:</b>	Statutory Planning Services
<b>RESPONSIBLE OFFICER:</b>	Manager, Statutory Planning
<b>FILE NO.:</b>	182/002
<b>DATE FIRST ADOPTED:</b>	10 December 2009
<b>DATE LAST REVIEWED:</b>	10 December 2015
<b>ATTACHMENTS:</b>	N/A
<b>VERSION NO.</b>	4

<b>Dates of Amendments / Reviews:</b>		
DAPPS Meeting:	27 September 2012 22 August 2013	26 February 2015 26 November 2015
OCM:	11 October 2012 12 September 2013	12 March 2015

**BACKGROUND:**

In order to facilitate improved built form, a high quality landscaped environment and business flexibility within the Cockburn Commercial Park, LandCorp have produced a set of Design Guidelines which will be given to prospective purchasers as part of a Contract of Sale. These guidelines are additional requirements of LandCorp to the existing standards in Council's Town Planning Scheme

The Design Guidelines will be used by applicants to ensure new development is based on energy, water and resource efficiency in design and construction.

Cockburn Commercial Park proposes an innovative sustainable industrial park which is unparalleled by any rival development of the same anywhere in the Perth metropolitan area.

**PURPOSE:**

The purpose of this Position Statement is to ensure that all prospective purchasers of lots contained in the Cockburn Commercial Park are informed of and guided by the criteria contained within LandCorp's Design Guidelines and that development assessment is consistent with achieving these desired outcomes.

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1. Prior to submitting plans for approval by Council the applicant is required to submit one set of plans for assessment to LandCorp. LandCorp will ensure that the application is consistent with the adopted Design Guidelines for Cockburn Commercial Park, through a check list process.
2. The applicant will then be required to submit the approved stamped plans to Council for assessment under the current Town Planning Scheme. If the applicant seeks a variation to the Cockburn Park Design Guidelines the modifications need to be adopted first by LandCorp. In case of dispute the current Town Planning Scheme shall prevail.