

NOTES:

PUBLIC OPEN SPACE AND DRAINAGE

Public Open Space and Drainage areas are indicative only and subject to detailed design and modeling at the Local Structure Plan stage.

TOWN CENTRE

Uses within the Town Centre are as per the City of Cockburn's Town Planning Scheme No.3 use class table with an emphasis on encouraging a main street style local centre.

RESIDENTIAL

Uses within the Residential areas are as per the City of Cockburn's Town Planning Scheme No.3 use class table. Residential densities are indicative only and shall be confirmed at the local structure plan stage aiming to achieve a minimum density of R25 across the structure plan area with higher densities concentrated around high frequency public transport routes, public open spaces, commercial centres and schools.

LOCAL STRUCTURE PLANS

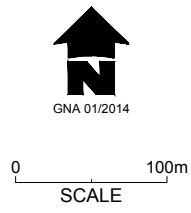
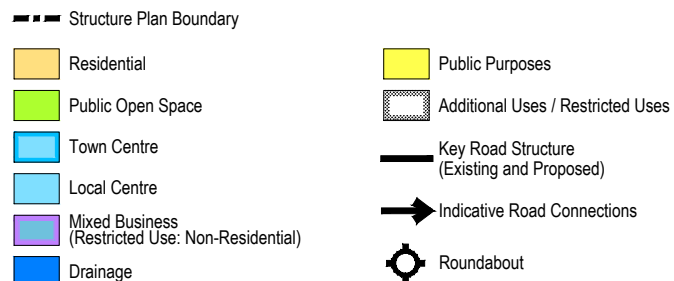
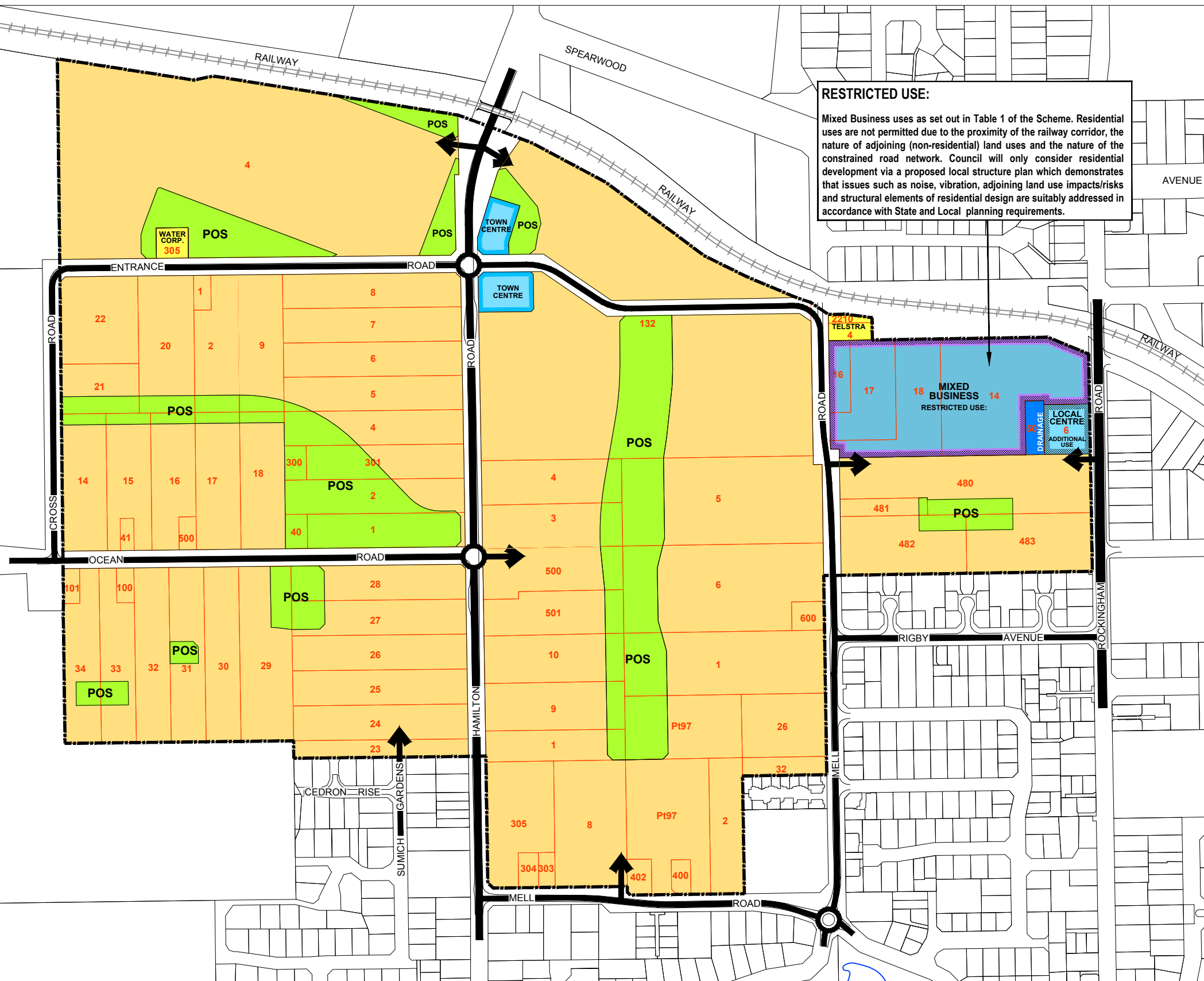
Subdivision and development of the subject area is to be in accordance with an endorsed applicable local structure plan.

DEVELOPER CONTRIBUTIONS

Development in this area is also subject to developer contributions. Schedule 12 of Town Planning Scheme No.3 details Developer Contribution Area provisions. Persons or companies proposing to undertake subdivision in this area should review Schedule 12 and also contact the City's Strategic Planning team to ascertain there are no pending amendments to this schedule.

RESTRICTED USE:

Mixed Business uses as set out in Table 1 of the Scheme. Residential uses are not permitted due to the proximity of the railway corridor, the nature of adjoining (non-residential) land uses and the nature of the constrained road network. Council will only consider residential development via a proposed local structure plan which demonstrates that issues such as noise, vibration, adjoining land use impacts/risks and structural elements of residential design are suitably addressed in accordance with State and Local planning requirements.



**DISTRICT STRUCTURE PLAN
PACKHAM NORTH
SPEARWOOD / COOGEE**