

LOTS 2,3,4 & 9000 BRANCH CIRCUS, SUCCESS:
 LOTS 2,3,4 & 9000 BRANCH CIRCUS, SUCCESS HAVE BEEN IDENTIFIED AS CONSTRAINED. THESE LOTS ARE AFFECTED BY:

- CONSERVATION CATEGORY WETLANDS AND THEIR BUFFERS
- BUSHFIRE RISK
- INTERFACE ISSUES WITH THE BEELIAR REGIONAL RESERVE
- DISLOCATION FROM THE URBAN FRONT

THE CITY OF COCKBURN SUPPORTS THE RESERVING OF THESE PARCELS OF LAND FOR RESERVATION - PARKS AND RECREATION UNDER THE METROPOLITAN REGION SCHEME.

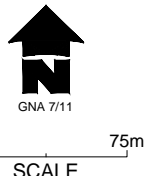
SHOULD RESERVATION OF THE LAND UNDER THE METROPOLITAN REGION SCHEME NOT BE SUCCESSFUL, THE LAND WOULD ALTERNATIVELY BE SUITABLE FOR INCLUSION WITHIN THE CONSERVATION ZONE UNDER THE CITY'S TOWN PLANNING SCHEME. THIS CAN BE BY WAY OF A FUTURE STRUCTURE PLAN.

BUILDING PROTECTION ZONE (LOW FUEL AREA):
 LOCAL STRUCTURE PLANS TO BALANCE BUSH FIRE MANAGEMENT OBJECTIVES WITH WETLAND MANAGEMENT OBJECTIVES. REFINEMENT OF URBAN STRUCTURE MAY BE REQUIRED TO ACHIEVE BOTH BUSH FIRE AND WETLAND MANAGEMENT OBJECTIVES.

NOTE:
 UNCONSTRUCTED ROAD RESERVE TO BE FORMALLY CLOSED AND AMALGAMATED WITH ADJOINING REGIONAL PARK.

ROADS ADJACENT TO PUBLIC OPEN SPACE:
 ROAD RESERVES ADJACENT TO PUBLIC OPEN SPACE ARE TO ACCOMMODATE ALL BATTERING RELATED TO ROAD CONSTRUCTION. TO ACHIEVE THIS, LOCAL STRUCTURE PLANS MAY NEED TO PROVIDE A LARGER ROAD RESERVE THAN SHOWN ON THE DISTRICT STRUCTURE PLAN.

MOSQUITO MANAGEMENT:
 LOCAL STRUCTURE PLANS TO ADDRESS THE RISK POSED TO FUTURE RESIDENTS BY MOSQUITOES AND MOSQUITO-BORNE DISEASES.



- Structure Plan Boundary
- Residential R25
- Residential R30
- Residential R40
- Special Use
- Public Open Space
- Regional Open Space
- Public Purposes
- Constrained Site
- Conservation Category Wetland
- 50m CCW Buffer
- Multiple Use Category Wetland
- Building Protection Zone (30m)
- Pedestrian/Cycle Links
- Bush Forever Boundary
- EPP Wetland Boundary

DISTRICT STRUCTURE PLAN BRANCH CIRCUS

LOTS 3,4,12,13,22,81,125,126 & UCL, HAMMOND ROAD, LOTS 2,3,4,80,761,9000 BRANCH CIRCUS, & LOT 760 GADD STREET, SUCCESS