



Part A: Introduction

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(A) INTRODUCTION

0.1 Introduction

The Cockburn Coast District Structure Plan (DSP) vision and objectives form the basis of the Public Realm Design Guidelines (PRDG). The PRDG supports the development of Cockburn Coast by providing a response to the place, its unique nature and ensuring the delivery of the Vision aspirations within the public realm. It aims to define the considerations and opportunities that inform the design and assessment process for all public areas in Cockburn Coast and provide a comprehensive and user friendly framework that reinforces the Vision for the place and ensure consistency of quality and aesthetics in the delivery of the project over its lifespan.

The PRDG has been established to articulate the important interface between Public Open Spaces and streetscapes; as well as establishing continuity between the various development areas and precincts within the Cockburn Coast.

This document shall be utilised in guiding the development of the public realm, and giving assessors a framework to adequately assess if the specific requirements of each developed public realm space are achieved.

The project vision is to create:

“A vibrant, landmark destination that is connected, integrated, diverse and accessible”

0.2 Application

The Cockburn Coast Public Realm Design Guidelines have been prepared and adopted as a Local Authority Guideline in accordance with the City of Cockburn requirements. This Guideline applies to all subdivision and development applications within the Cockburn Coast District Structure Plan (DSP) area (Figure 1) including:

- Emplacement Local Structure Plan Area
- Robb Jetty Local Structure Plan Area
- Power Station Local Structure Plan Area
- Cockburn Coast Foreshore (as defined by the Cockburn Coast Foreshore Management Plan June 2012)




Where any inconsistency arises between this document and the Scheme, the Scheme shall prevail to the extent of that inconsistency.
















The purpose of this document is to assist and guide the development of public open spaces (POS) and streetscapes. Further development of each allocated POS space is required, as this document aims only to suggest possible general arrangements and amenity.

All concepts of POS areas in this document are indicative only, and aim to articulate the principles of what is required in each stage and precinct. Further development of each concept is required

The development of of all built form within the lot boundaries not pertaining to public realm, including interface with with the public realm, is covered in the Cockburn Coast Built Form Design Guidelines, and as such should be referred to in conjunction with the PRDG.

Legend

-  Robb Jetty Precinct_POS Area
-  Hill Top Precinct_POS Area
-  Foreshore Precinct_POS Area

-  Streetscape Hierarchy (refer to Part C: Typologies for additional information)
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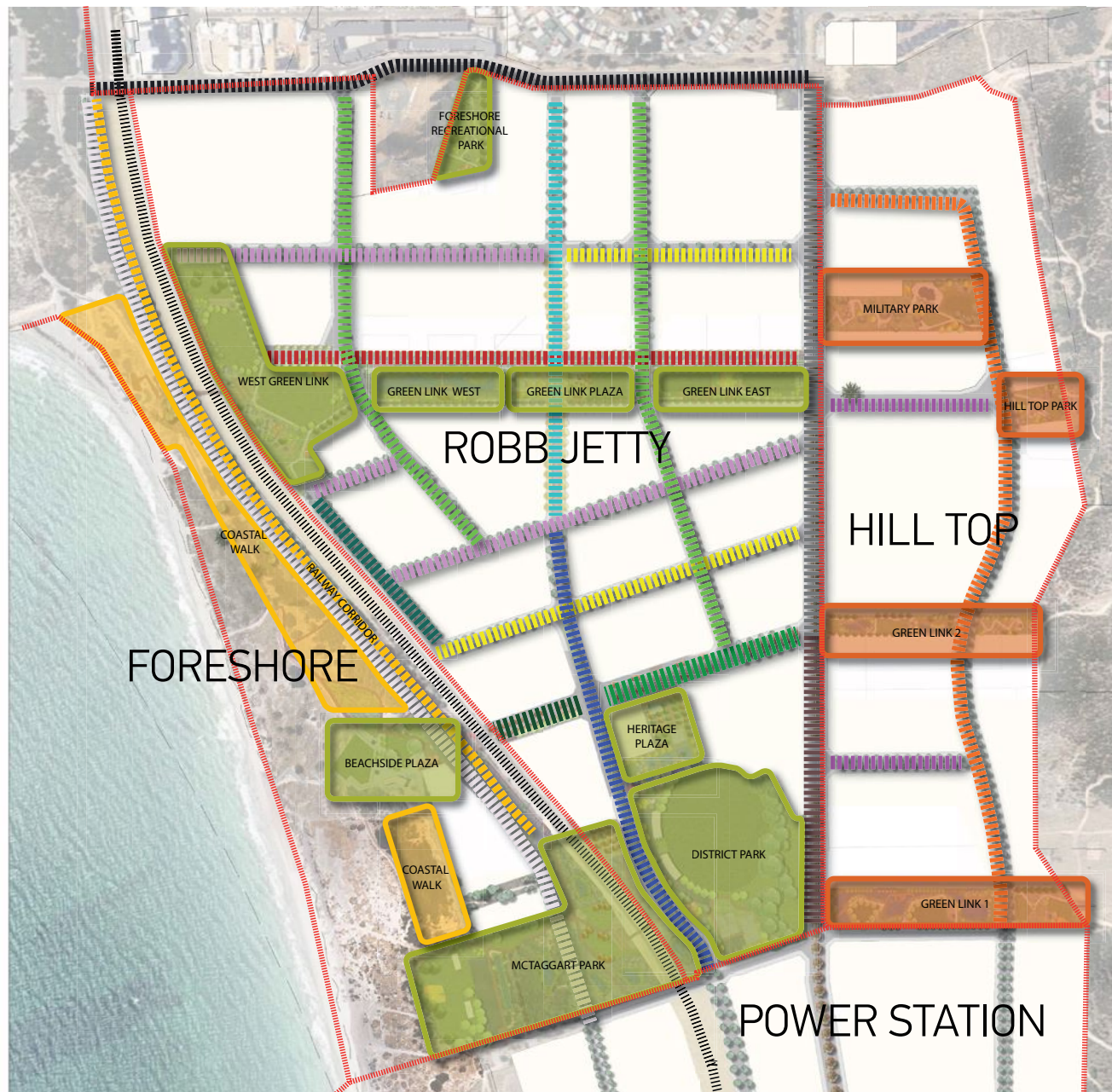


FIGURE 1 - Cockburn Coast Development Area

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0.3 Relationship to other documents

The Cockburn Coast PRDG has been developed with reference to several other key documents to assist developers and approval agencies with the visioning for the various POS and streetscapes within the development.

It is encouraged that at the concept design phase that the following documents are read in conjunction with the PRDG:

- Built Form Design Guidelines
- Public Art Strategy
- Place Making Strategy
- Heritage Strategy

Place Making Strategy (Place Partners)

The Place Making Strategy and Public Art Strategy documents have an important correlation to the PRDG as they have informed of the identity of the POS areas within the precincts of the Cockburn Coast development. Reference to these documents is critical to understand a wholistic vision of the precincts and how the place making, amenity and art work have informed the visioning in this document.

Built Form Guidelines (HASSELL)

The Built Form Design Guidelines have played an important role in determining the interface between the built form potential and the public realm. Built form interface has specifically informed the development of the streetscapes and the attempt to create healthy, habitable, safe and functioning spaces.

Local Structure Plans (HASSELL)

The PRDG has expanded on some of the concepts, ideas and strategies outlined in the Local Structure Plans for both the Robb Jetty and Hill Top (Emplacement) precincts.

The Heritage Strategy Document has informed the PRDG in helping establish the thematic responses to the site, as well as the key characteristics of specific POS areas and art works. This document promotes the retention and protection of heritage elements located within the site.

0.4 Timing of Use of PRDG

The Cockburn Coast Public Realm Design Guidelines should be referred to at the initiation of the project design phase of all POS and streetscape developments to ensure that the relevant information is embedded into all works at an early stage.

Additionally, it should be referenced throughout the subsequent design phases to ensure continuity of vision keeping and will be used as an assessment mechanism by approval agencies.

Cross reference and coordination with the engaged civil engineers is required to ensure the functionality of the POS and streetscapes are maximised.

Figure 1 illustrates the typical phases of the development of the public realm, and outlines the appropriate period of reference to the Public Realm

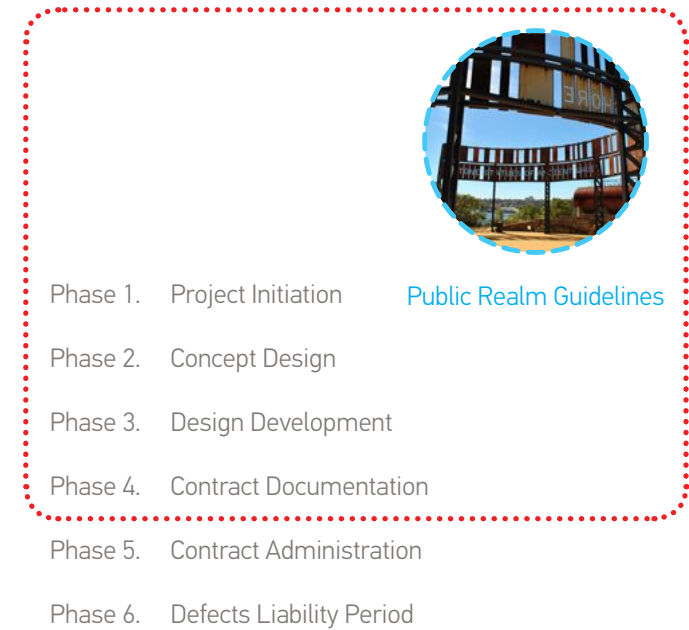


FIGURE 1 - Typical phases and document reference

This image represents the framework in which the PRDG has been developed. Specific reference should be given to the Built Form Guidelines, Place Making Strategy and Public Art Strategy when designing the various POS and streetscapes within the development.



FIGURE 2 - Cockburn Coast Development Framework



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0.5 Planning Framework

The Cockburn Coast District Structure Plan (DSP) has been prepared to coordinate and facilitate subdivision and development of the study area. The DSP requires the preparation of a Local Structure Plan (LSP), Design Guidelines and Detailed Area Plans for the Cockburn Coast LSP areas.

Where any inconsistency arises between this document and the Scheme, the Scheme shall prevail to the extent of that inconsistency.

This operational guidelines document constitutes the Public Realm Design Guidelines for all areas contained within the DSP and has been prepared in accordance with the provisions set out in the following documents:

- Emplacement Local Structure Plan Area
- Robb Jetty Local Structure Plan Area
- Power Station Local Structure Plan Area

The PRDG is to be read and applied in conjunction with the following:

- City of Cockburn Policy SEW1 – Maintenance of Verges/Public Open Space Following Residential Subdivisions
- City of Cockburn Policy SEW2 – Street and Public Area Lighting
- City of Cockburn Policy APD4 – Public Open Space
- Local Planning Policy APD20 – Incorporating Natural Areas in Public Open Space and/or Drainage Areas
- City of Cockburn Guidelines and Standards for the

Design, Construction and Handover of Subdivision within the Municipality

- City of Cockburn POS Development Guidelines October 2013 Rev F
- City of Cockburn Land Management Strategy 2011-2016
- City of Cockburn Public Artworks Strategy
- City of Cockburn Crime Prevention Plan
- The Cockburn Coast Community Plan (Final Draft Dec 2011)
- Cockburn Coast Place Making Strategy
- Cockburn Coast Foreshore Management Plan
- Cockburn Coast Design Guidelines for Robb Jetty and Emplacement
- The Changing Cockburn Coast; European Heritage
- The Changing Cockburn Coast; Indigenous Heritage various public realm areas by precinct
- Part D: Selections - Design intent and performance criteria established for all public realm elements by precinct.



0.6 Operation

The Cockburn Coast DSP area has been divided into 4 precincts:

- Robb Jetty
- Hilltop (Emplacement)
- Foreshore
- Power Station

Applications will be assessed against the General Guideline Requirements and the relevant Precinct Specific Guideline Requirements, as well as against the PDRG.

This Public Realm Design Guideline document provides strategic directions and detailed recommendations for the development of a unique place character for Cockburn Coast and its precincts. It synthesises the key findings from primary and secondary research and identifies influences, drivers and considerations in delivering the character of the Cockburn Coast. The Guidelines build upon this research to define place character and provides strategic directions recommendations and requirements for its delivery.

The following pages provide a summary of the PRDG which is divided into four parts

- Part A: Introduction - Guideline Statement, Document Use Guidelines and Explanatory Notes
- Part B: Context and Themes – Overall Masterplan thematic element, character areas and themes that unify and define each precinct.
- Part C: Typologies - Public realm concepts that define typical design response and considerations for various public realm areas by precinct
- Part D: Selections - Design intent and performance criteria established for all public realm elements by

0.7 Development Vision

The following vision objectives are identified within the Cockburn Coast DSP and apply to this PRGD:

- Responsive to the context – regionally and the immediate environment
- Establish a sustainability framework for future detailed planning and design
- Transit orientated development with appropriate density
- Inclusive / participatory planning and consultation process
- Create a place with a mix of people, housing, uses, experience and lifestyle
- Establish an urban development framework that provides guidance for implementation

The following PRDG objectives respond to the DSP Objectives and aim to support the realisation of these within the public realm:

- Leverage existing assets; natural and heritage, with creative and innovative opportunities for re-interpretation and use
- Define both a point of difference and unifying components that will set this place apart from others creating a locational advantage that is complimentary to surrounding centres and their character
- Concentrate activity and amenity around key places and connect destinations with quality pedestrian experiences and public transport
- Build place-based character that will evolve and strengthen over time

- Provide supporting infrastructure and amenity to a defined range of community uses and destinations that will generate social sustainability and social cohesion
- Provide a design framework that is site and place responsive that embodies the heritage, character and place making ideals of the project that will support the emerging character of the Cockburn Coast
- Ensure the PRDG is consultative and supported in its development and application
- Develop a framework approach that is flexible and timeless to manage the development of the Cockburn Coast public realm over a prolonged time frame

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0.8 Application Process

This Public Realm Design Guideline has been prepared to assist in realising the above development vision and objectives for the Cockburn Coast. Proponents seeking to develop wholly or partly within the PRDG area will be expected to carefully consider the context of their proposal and identify the Policy Provisions which apply. In order to depart from any provisions, rationale will have to be presented based on the particular circumstances of the site and justified against the development vision and relevant Design Objectives. The City's preparedness to apply this Guidelines document in a flexible manner will depend on the applicant demonstrating that the urban village atmosphere of Cockburn Coast will not be compromised and that urban design and economic development advantages to the whole development would result from the proposal.

Proponents are strongly encouraged to liaise with the City or Design Panel (if established) as early as possible in the design process to ensure the intent and requirements of the Guidelines and the Vision are satisfactorily addressed. Developers are also strongly encouraged to engage the services of a suitably experienced and qualified Landscape Architect, Architect and/or Planner who can respond to the local context in an innovative and contemporary way.

Overall, all applications will be determined on their individual merits, having regard to the requirements of this document and other relevant requirements.

The application procedure is as follows:

- Engagement with representatives of the City and other relevant authorities to identify potential issues and, if necessary, clarify requirements or an acceptable approach;
- Prepare designs/plans;
- Liaison with City/Design Panel (if established) prior to development application;
- Submit application to the City.

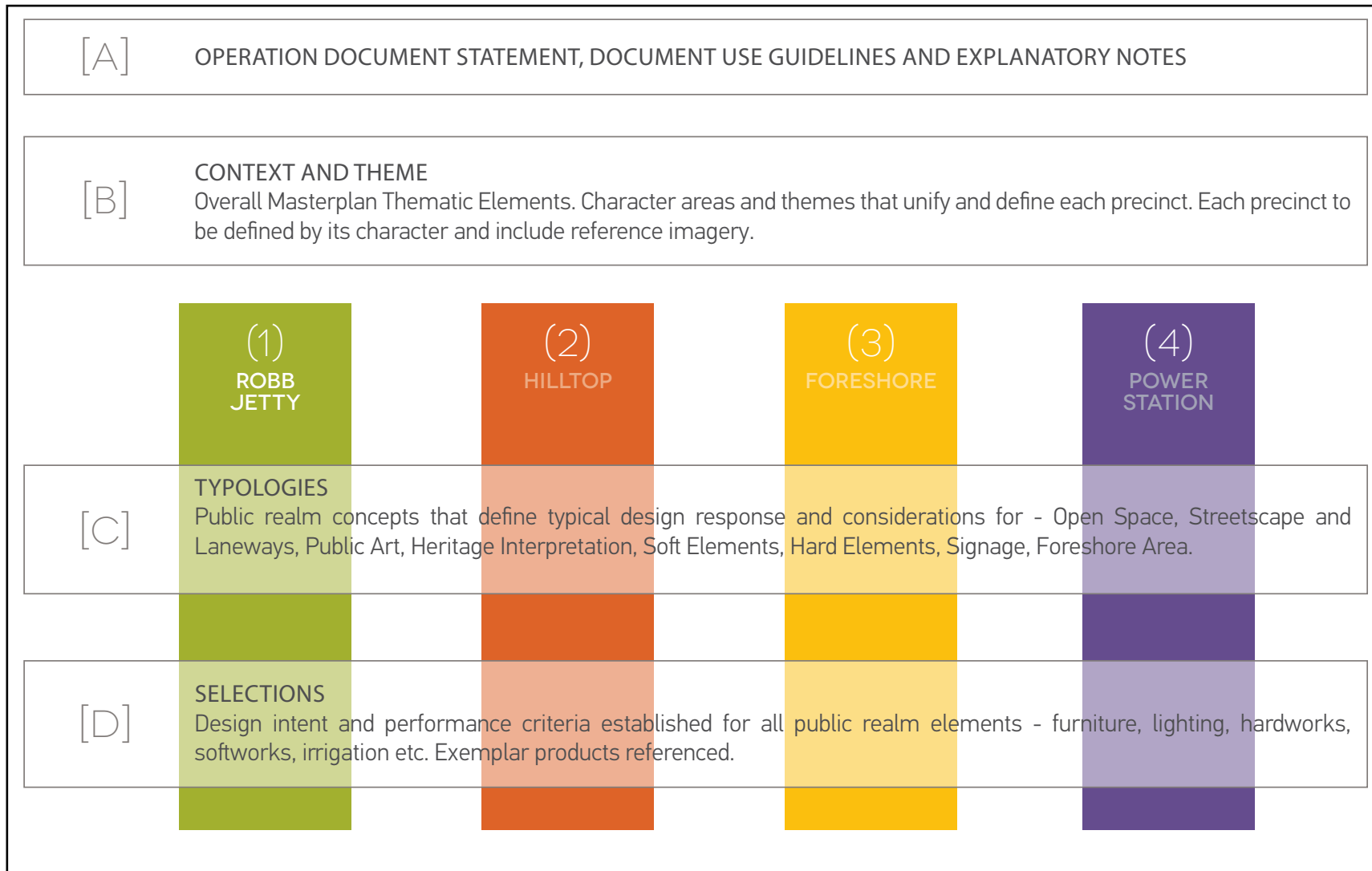


FIGURE 3 - PRDG Document Structure

